








Character Assessment Route and Description		Value Range very negative to very positive				
ZONE 5. High Street						
DATE: 30 <sup>th</sup> May; 17 <sup>th</sup> June TIME: 2pm; 11am WEATHER: Dry						
A. VIEW from Co-op towards the Town Hall		VN	N	O	P	VP
<p><b>View (i) – from Co-Op to Town Hall</b></p> <p>A linear, slightly curved street, rising steeply to the Town Hall. The Town Hall and its clock are the focal point, totally enclosing the view, with a soft backdrop provided by the large trees that lie beyond the town centre.</p> <p>The buildings on the left side of the street are clearly visible with intricate rooflines and a largely continuous frontage.</p> <p>To the right, the curve of the street blocks site of the rooflines and frontages at the northern end, beyond the former Bank building (no 12), now a retailer Eliza Scott. In the foreground the buildings are predominantly Victorian with a fragmented appearance, staggered frontages and an ad hoc roofline.</p> <p>The only gap visible from this view is in the foreground on the right, the green space beyond Transform, which adds interest to the view.</p> <p>The telephone wire across the street above the Town Hall and clock tower intrudes on the view.</p>						X
					X	X
<p><b>View (ii) – from 27 High St. west side/Eliza Scotts (no 12) east side to Town Hall</b></p> <p>The view opens out with the visibility of narrow gaps on either side of the Town Hall yet the sense of enclosure remains. This is created by the increased gradient of the street; the</p>						X
						
<p>grandeur and dominance of the Town Hall despite being completely surrounded by buildings at the top of the hill; the height and scale of the buildings that abut the single track carriageway to the right of the Town Hall and; the narrow cobbled shut that lies to its left.</p> 						



Buildings on both sides of the street reflect the historic origins of this part of the centre including the burgage plot footprint; the ancient shuts providing gaps between buildings particularly on the eastern side of the street; flying freeholds and; a scale and grandeur that reminds us of the wealth and importance of this town throughout its history.

The narrow, cobbled shut along the eastern wall of the Town Hall.

VN N O P VP

X

**View (iii) – from no.36 High St/Town Hall up to Market Square/Salop St.**

The curve of the High St. continues with imposing buildings on both right and left and is framed by the continuous curve of the building frontages that line the northern side of the Market Square.

Only the hairdresser’s premises at the end of the Market Square frontage stands out as different from the rest and therefore out of character in terms of its predominantly glass frontage and absent roofline.



The white building at the end of the Market Square frontage is a little incongruous

X

X



The parked cars are very intrusive along the entire length of the street as are the lorries and vans that travel along the street and sometimes park.

X

	VN	N	O	P	VP
<p><b>Reverse view:</b></p> <p>A seat in front of the Town Hall provides a stunning view down the winding historic street with its multicoloured properties. The gradient is most pronounced at the top end of the street – High Street, then flattens out along Church Street until it reaches the Parish Church gate at the bottom of the hill. The entire stretch is part of the long-distance footpath the ‘Shropshire Way’ which bisects the town from north to south and provides a reminder of the town’s attraction to walkers wishing to explore the surrounding countryside.</p>  <p>The historic urban space is enclosed by a staggered border of mature trees the tops of which can be seen above the rooflines. Beyond the church at the bottom of the hill the view opens out into the surrounding hills giving a sense of a seemingly endless space.</p> <p>The view is marred only by the cars parked immediately in front of the viewing seat and continuing along the entire stretch of the road.</p> 					<p>X</p> <p>X</p>
<p><b>B. COMPONENTS of the STREETScape from the Co-op towards the Town Hall</b></p>					
<p>The renovated Town Hall which dates from around 1760 is a dominant feature in the streetscape. Situated at the top of the hill, the street spans either side of it with a cobbled, stepped footpath on its western side and a single carriageway road on its eastern flank. It is enclosed by historic buildings on both sides of</p> 					<p>X</p>

the street, some of which were grand properties in themselves. Yet, because of its scale and central position the Town Hall has a unique presence.

Within the street itself, there is a strong contrast in appearance between its two sides. This reflects the continuous development of the town over time and changing styles from the medieval period, through the Victorian era to the present day.

To the west are stepped and intricate rooflines and a largely continuous frontage with intricate indents and protrusions on building facias.



Some properties are colourfully decorated and all are well maintained. Their footprint reflects the medieval origins of the development where burgage plots of a regular size (33') were provided in this part of town in exchange for services or an annual rent.



There is a sense of continuity throughout its length despite its buildings dating from the 1500's to the 1800's and being continuously modified during this time and since, according to fashion and change of use.



No. 27, the blue house stands proud of 29 and 31 at first floor level.

An example of this is the façade of the two buildings nos. 29 and 31. Now glass fronted, retail properties at ground floor level, they were originally set back, as the upper story attests, in line with the main façade of the adjoining Grade II\* listed Porch House building at the northern end. The adjacent building to the south, no. 27 stood forward of no 29 in line with the continuous frontage of the properties to the south. Today with their extended

VN	N	O	P	VP
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				X
				X
			X	

ground floor frontages numbers 29 and 31 continue the building line right up to the grand entrance of the Porch House.

Buildings on the east side of the street have a different appearance being largely collections of different styles, periods and shapes. Several date at least from the 1700's, others are classical Victorian premises, the majority of which are red brick.

At the northern end of the street, beyond the former red brick, Victorian bank, now the retailer 'Eliza Scotts', there remain timber framed buildings from the 1600's although the facias of many have been rendered and painted as fashions changed.



Eliza Scotts in the foreground is the most modern of the buildings in this section of High street



Several properties are grand in size and appearance, if sometimes in need of attention. Some have decorative ironwork along the frontage reflecting previous occupants' private or commercial status,

perhaps when the town benefitted from the wool trade.

The southern end of the east side of the street is dominated by four prominent buildings of Victorian origin, three of which are red brick and one, the largest was once a grand Bank with an accompanying residence and large garden.

Viewed from higher up the street, only the corner of the Bank building is visible, together with the trees in the garden of the residence. The three large red brick buildings are set back from view.



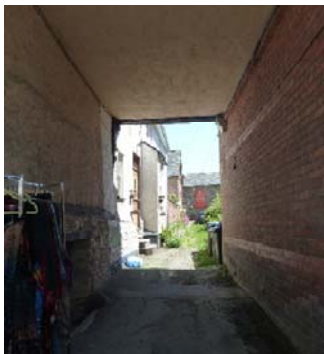



X

X

X



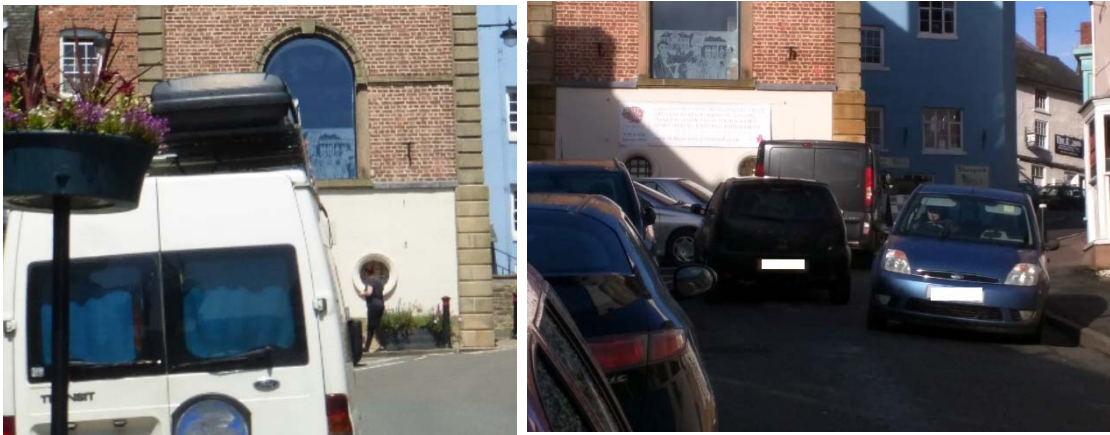


VN	N	O	P	VP
<p>Whilst the school is the last building in Church Street it is visually more closely connected to number 2 High Street than to adjacent properties on Church street.</p> <p>Unlike the west side, along the entire length of the eastern side of the street, there is no uniformity of size or appearance, footprint or historic origin. The frontages appear to be a mix of: well – maintained; vibrant; and in need of attention. Despite the contrast in size, positioning and relationship of spaces and buildings on the two sides of the street, there is a strong sense of cohesion and enclosure.</p> <p>There is, however, a different feel to the bottom end of the street than to the top. This is inevitable given the breadth and flat nature of the carriageway at the bottom of the hill and, on the eastern side, the presence of only three large Victorian buildings, separated by a significant area of soft landscape. This creates an open feel in contrast to the tight space, the steep incline, the single-track carriageway at the top of the hill and the dominant, central location of the three-storey Town Hall.</p> <p>The influence of burgage plots can be seen from the shuts and flying freeholds. On the west side there are two flying freeholds, one at the southern end of the street by no. 11 and one to the north at the Porch House.</p> <p>On the east there are 3 flying freeholds: to the south of both nos. 26 and 36 and at no. 40. Often gated, when the gates are opened, concealed properties can be glimpsed behind.</p>	X	X	X	
				X
	X			
	X			
<p>On the east there are 3 flying freeholds: to the south of both nos. 26 and 36 and at no. 40. Often gated, when the gates are opened, concealed properties can be glimpsed behind.</p>		<p>Flying freehold at no. 26</p>		
	<p>The flying freehold at no. 40 is above the gated access to properties beyond</p>			
<p>There are three significant shuts between properties along the frontage, Chapel Yard, School Lane and Valley Coach House. All are visible only when passing and give surprise glimpses into what would have been the rear of the burgage plots.</p>		<p>These three cottages in the Chapel Yard shut once numbered six and were occupied by 33 people, including 23 children. All are now classified as non-designated heritage assets.</p>		
	<p>The shut leading to Valley Coach House, visible at the rear.</p>			

	VN	N	O	P	VP
<p>Ten individual buildings or spaces contribute significantly to the streetscape and are detailed in the following Section C but virtually the entire frontage is an historical gem. Of the 33 properties that line the High Street frontage all but 2 are either Listed Buildings (19) or non-designated heritage assets (12). In addition, the Town Hall which sits in the centre of the carriageway is a Grade II* Listed Building and there are a further 8 classified buildings immediately behind the frontage, 1 of which is Grade II*; 2 are Grade II and 5 are non-designated assets .</p>					X
<p>The majority (15) of these Listed Buildings lie at the northern end of the street (from nos. 23/8), which is at the heart of the original settlement, where the steep gradient rises up to the Town Hall. Two of the fifteen are also Grade II* and the remaining thirteen are Grade II. Of the other 3 properties in this section of the street, 2 are classified as non-designated heritage assets. Only 1 property has no historic designation.</p>					
<p>This section of the High Street is also historically significant as regards the number of premises which have been used as pubs since the early 1700's. Ten different ale houses have been recorded as being licenced in eight of the properties in this location, including at the Grade II* Listed Porch House. All are included in the '46 Lost Pubs Trail' and are identified by a plaque on their facia. Only one has survived in this stretch, the Crown and Anchor Vaults at no. 30 High Street.</p>					X
<p>In the southern section of the street, there are fifteen properties of which 4 are Grade II Listed Buildings and 10 are classified as non-designated heritage assets. Again, only 1 property has no historic designation.</p>					
<p>There are only 2 buildings which have a negative impact on the streetscape due to their neglected and unused appearance, one of which, no. 28, is a Grade II Listed Building and the other, no. 34, a non-designated heritage asset.</p>		X	X		
<div style="display: flex; align-items: center;">  </div>					
<div style="display: flex;">  <div style="margin-left: 20px;"> <p>The sitting area immediately in front of the Town Hall is a very attractive space, partly because of its setting with flower boxes, surrounded by historic buildings and providing a wonderful view down the winding historic street with its multicoloured properties and out into the surrounding foothills that lead to the AONB.</p> <p>The view from the sitting area</p> </div> </div>					X

	VN	N	O	P	VP
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The setting is marred only by the parked cars immediately in front of the seating and the traffic manoeuvring within the tight space.



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	X				
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Parked cars and moving vehicles affect the tranquillity of the seating area at the base of the Town Hall

The parked cars in High Street are very intrusive and there are too many for the space available evidenced by the fact that they also occupy the passing places. At the time of the survey this van occupied one of the two passing places for 14 minutes whilst its occupant visited the bank and shops.



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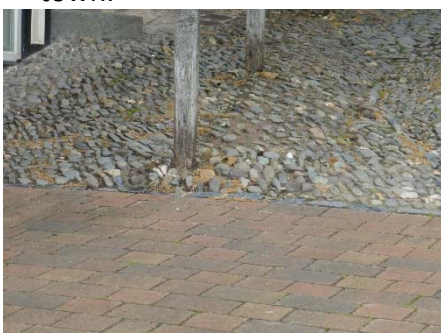
For their entire length the pavements on both sides of the street are tarmacadam, except for a small stretch on the eastern side, opposite the renovated Town Hall and an even smaller segment of pavement on the western side of the Town Hall. Here the path changes to small tiles, undertaken as part of the Town Hall renovation works.

Although pleasant, this appears as an anomaly on the street scene as the pavements themselves are not in direct contact with the Town Hall and the pavements are not tiled anywhere else in the town.



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On the west side of the Town Hall the tiled pavement stretches only between the Cobbles and the corner of the Porch House.

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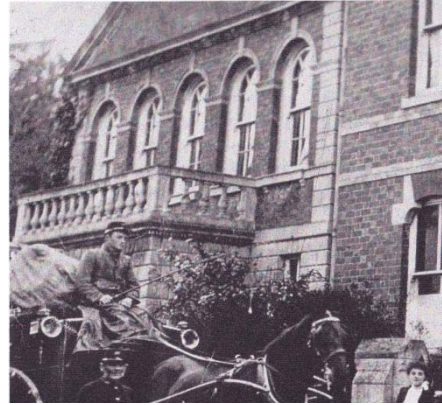


C. DETAILED DESCRIPTION of SIGNIFICANT ELEMENTS of the streetscape	VN	N	O	P	VP
<p><b>Section (i) – from the Co-op to Bank House</b></p> <p><b>1. The ‘green space’</b> between Transform and no 4, Bank House is defined by an old stone wall that runs along the frontage and continues along an elegant raised pathway that runs parallel to the street and provides the entrance to the former Bank residence. The wall is softened by creepers and topped by a decorative wrought iron balustrade which includes an iron entrance gate.</p> 					X
<p>Behind the wall is the garden of the residence which is bordered by beech trees and a conifer that are in scale with adjoining buildings and provide an informal, soft open space in contrast to the formal, built frontage. The overhanging branches of the two beech trees frame the old, red telephone box which sits against the wall. At the time of the visit, one of their branches had been platted, perhaps as a nod to the knit-bombing decoration that from time to time has been applied to the kiosk itself.</p> 					X
<p>Between the Transform building and the garden is the access to three bungalows that were built when the rear part of the original Bank House garden was sold in the 1980’s.</p> <p><i>In the foreground is the access to the bungalows at the rear</i></p>			X		
<p><b>2. Bank House</b> is part of a grand, two storey L-shaped building with the Bank fronting the pavement and the accompanying residence set back within a garden. Its imposing stature is in part the result of its unique decoration both to its facia and surrounding outside space. It is a Victorian building but, unlike the other 3 adjacent Victorian properties which are red brick, Bank House is a rendered building painted light grey. There is intricate, white decorative stonework around the windows, doorways and corners of the Bank section of the building and at second floor level, a white balustrade.</p> 					X
<p>The residential section of the edifice is finished in a less grand way but also has the grey and white painted exterior. At the rear, part of the former large garden</p>					X

has been developed for three bungalow plots. The premises remain as a bank with the residence and the reduced garden now in separate private ownership.

**3. Transform** is a two-story Victorian building whose exterior has been drastically altered three times during its lifetime. Originally a red brick built Wesleyan Chapel, its façade was in line with the adjoining red brick Victorian corner property to the south.

Photographs from the very early 1900's show that like its neighbour, Bank House, to the north the front facia was decorated with large stone work on both the ground floor and the corners of the building. The Chapel also had a rectangular entrance that stood proud of the building and was topped by a balustrade. The frontage was capped by a triangular brick and stone pediment.



Comparable stonework and balustrade detail on both the Chapel and the Bank.

With subsequent changes of use, first to a cinema, then to a trouser factory and latterly to retail with residential flat above, the frontage was extended in line with



the garden wall of the adjacent corner property. Its upper floor is red brick with four small windows and the ground floor is mostly large windows and two glass doors with a rendered surround. None of the windows bear any relationship in either size, shape, or materials to buildings adjacent to them. There is a flat roof on the first floor, but the pediment of the original frontage remains, albeit largely hidden with only its peak visible from street level, poking up incongruously behind the flat roof.

With the addition of the clean lined name sign which is in the centre of the façade and comprises very modern lettering, the building appears insensitive to the edifices around it and stands out on the street as a relatively modern anomaly.



X

X

X

X

X

VN	N	O	P	VP
	X			X
			X	X
			X	
			X	
				X

**General ambience**

This section of the street is colourful, vibrant and friendly but traffic is intrusive both visually and regarding engine fumes and noise particularly around the junctions with New Street and Harley Jenkins Street.



The sense of history is everywhere with grand buildings of the Victorian era as well as more modest buildings from earlier times. All are well maintained as are the public surfaces including the tarmacadam pavements.

**Section (ii) – from Bank House to the Town Hall**

**1. Glimpsed views.**

There are 4 glimpses into developments behind the street frontage, in what were burgage plots accessed by former shuts. On the west side, between 25 and 27 a collection of old buildings can be seen. These once comprised a malthouse, later converted in 1898 to a coach house and stabling. The stone building at the rear is now 2 separate residential properties.



On the east, just beyond Bank House is a view of Valley Coach House and adjacent buildings. Now a totally enclosed space, it is permanently visible through wrought iron gates at its access.

The **Chapel Yard shut** is one of the best-preserved courtyards built on an original burgage plot and is thought to be referenced in a government report of 1869. It is accessed under a flying freehold at number 26. Originally a row of 6 stone dwellings with 1 outside lavatory and water supply, records show that it was once occupied by 33 people, including 23 children. It now comprises 3 modernised cottages, one of which has been rendered. These form the southern edge of the site.

The courtyard is now enclosed by other buildings but still retains its historic feel. The cottages are not visible from the entrance, particularly in summer, because of the plants and shrubs that grow in their front gardens and provide

a soft contrast to the buildings. Along the northern edge there is a mix of rendered, brick and stone walls with varied rooflines and with wildflowers and grasses growing at the base and overhanging a footpath. The access is wide enough for vehicles. Its surface is completely covered by uncut grass for its entire length beyond the flying freehold, completing the soft look but providing an unkempt appearance. In winter months when the grass dies, the broken tarmac and rough ground beneath it are visible.



The shut accessed under the flying freehold at no. 26 High Street.



At the eastern end, a former stone Congregational Chapel with several subsequent uses is now home to the Heritage Resource Centre. The building stands at right angles to the cottages and provides a complete sense of enclosure even though the shut turns left in front of it to meet School Lane, another shut.

The **School Lane shut** is accessed between no. 28 High street and the Crown and Anchor Vaults pub, locally referred to as 'The Vaults'. The shut runs through to Station Street which lies at the outer boundary of the old burgages plots. Only the western end of the Lane is visible from High Street up to the point that it joins the Chapel Yard shut. This view from High Street was formerly totally enclosed by buildings before an old stone and iron barn was demolished. The barn sat where the cars now stand and blocked sight of the bungalow. A wooden fence has replaced it since the photograph was taken.



At the junction with High Street the shut is both narrow and tightly enclosed. Along the northern edge is the old stone wall of the two and a half storey, Grade II Listed Vaults pub whose outdoor space and outbuildings are a mix of brick; breezeblock; both natural and orange painted render; and wooden fence.

Opposite is a row of three, one and a half storey properties which are also Grade II Listed. The facia of each is different although all have similar dormer windows. The first is red brick, the middle one timber shuttering and the third is a stone rebuild of an original building which, in recent years, was irreparably

VN	N	O	P	VP
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		X		
			X	
			X	



damaged by fire. The rebuild reflects the historic nature of the town centre and includes red brick detailing around the doors and windows as well as two dormer windows that are in keeping with the original rooflights of the other two buildings.



Beyond the curtilage of the Vaults pub the space opens out. This is the site of the original burgage plot which has until very recently remained undeveloped. Following the demolition of the old barn, the site remains as rough and uneven ground with broken tarmac, untended vegetation and the footings of the old barn in sight.



It is currently used primarily for parked vehicles and is unkempt. A new wooden fence has been erected along the eastern boundary blocking the view of the late 20<sup>th</sup> century bungalow that is located further along School Lane. The land on both sides of this fence is sensitive to potential future development.

The site viewed from the junction with Chapel Yard

A modern red brick dwelling has been built with a tarmac frontage and a small fenced off garden. The footprint and scale of the new dwelling and the materials used in its construction, fit in well with adjacent, historical buildings that line the High Street. Whilst the tarmacked surface and the garden fencing is somewhat incongruous at present, the potential for it to be absorbed into the surroundings will largely depend on the long-term development and treatment of the remainder of the site.



VN	N	O	P	VP
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	X			
			X	

	VN	N	O	P	VP
<p>Whilst all the shuts contain interesting and positive townscape features, they are all marred by large, wheeled waste bins.</p>		X			
<p><b>2. Significant Buildings</b></p> <p>There are four significant buildings clustered at the top of the High Street. At the centre is the Town Hall, a Grade II* Listed Building. To the west are two further Grade II* Listed Buildings, the Porch House and the House on Crutches and to the east is the Grade II Listed Crown and Anchor Vaults public house.</p> <p>The three storey <b>Town Hall</b> with its clock and cupola, its location in the centre of the carriageway and its elevated position, dominates the view up the street and is an ever-present part of the High Street experience.</p> <p>Built around 1760, to replace the original civic building, the Town Hall was renovated in 2013/14 using Lottery Funding. It is steeped in history, the town having received its first Charter in 1573 during the reign of Elizabeth I. The Town Hall was also used for the sale of produce on market days and still visible on the front facia of the building are the barred windows of the original goal that was housed in the basement.</p> <p>The Town Hall remains at the heart of the town’s civic and social activity. It is the home of the Town Council, a location for local crafts and products, a wedding venue, hosts a variety of events, exhibitions and community services and is a visitor centre. It has stunning elevations on three sides and from the inside provides, through its floor to ceiling, arched, front window, a magnificent view of the town’s setting in the surrounding hills.</p> <p>Just below the Town Hall is the Grade II* <b>Porch House</b> which dates back to 1564 and is described in the English Heritage Listings as ‘<i>one of the most important and sumptuous houses in the town</i>’. The timber framed house reveals much evidence of the wealth of both the town and its occupants at the time. It occupies two of the standard 33’ wide burgage plots and has a Plank and Muntin wall construction.</p>					X
					X
					X

Carvings on the upper beams date from 1564 and include a three-dimensional man's head. The beams were also painted both on the interior and exterior.

There is a well at the rear of the house and a large stone extension was added to the property in the early 1700's. The extension included four chimney stacks, suggesting twenty fireplaces and a stone roof instead of thatch. The building also incorporated a flying freehold. The stone roof remains at the rear of the property today together with fourteen of the original chimneys. [An original carving](#)



Over time the Porch House has been altered to reflect both usage and current styles. Between 1794 and 1814 it was the Red Lion Inn and subsequently, the ground floor was used as a saddler's shop for around a century. In the Victorian era the front elevation was rendered and remained so until the mid-1960's.

In 1986 the property was completely renovated and in 1989 the occupants added carvings of the heads of their three children on the beams at the front elevation.



[The 1989 carvings sit alongside the original sculpture](#)



More recently a large metal sculpture was introduced along the frontage, one of several sculptures created by local artist Roger Williams which can be seen adorning several properties in the town. Following his unexpected death in 2019, a Sculpture Trail is being prepared as a celebration of the artist's work. The beam with the original carved head can be seen behind the metal angel.

VN	N	O	P	VP
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				X
				X

VN	N	O	P	VP
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On the east side of the street, opposite the Porch House is the **Vaults** public house. This Grade II Listed Building is a timber framed building whose frontage has been long since rendered and the gable end which is visible when walking up the High Street is now a predominantly stone construction. The Vaults is one of the newest of the 6 licenced premises that remain in the town. Like the Kings Head, lower down the hill on Church Street, it has been continually licenced only since 1832.

The building strikes a dramatic pose, a combination of the bright orange render on the frontage; the large metal sculpture above its door and; its span along the steep gradient which is emphasised by the horizontal nature of the three ground floor level bay windows. The northern most window sits less than 1' above the pavement whilst the southerly of the three is more than 4' above pavement level. The whole tone of The Vaults celebrates its current use as a home for regular live music sessions and a supporter of local events and festivals.



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The sculpture above the door is of the same form as that outside the Porch House, opposite and was created by the same artist.

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Along the western edge of the Town Hall, runs the Cobbles pedestrian link to Market Square. On the opposite side of the walkway is the **House on Crutches**, and behind it, no. 41 both of which are Grade II\* Listed Buildings. In addition to its Listing classification, the House on Crutches is particularly notable for its unique appearance. A timber framed construction, it was built between 1610 and 1630 and overhangs the cobbled walkway, supported by two wooden pillars. Originally a dwelling, the building has been restored for use as a museum which is run by volunteers and has displays of aspects of local life from both the past and the present.



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VN	N	O	P	VP
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**3. The Cobbles** Pedestrian access to Market Square on the western side of the Town Hall is via the Cobbles, an ancient, quaint cobbled walkway with a central wooden hand-rail. Following renovation of the Town Hall, planters have been added on the eastern side of this area, enhancing the floorspace. The staggered frontages and rooflines on both sides of the walkway, including the House on Crutches create an enclosed space, rising up to the Square above. The Poppy House cafe on Market Square, immediately opposite the Cobbles provides a visual stop, particularly with its decorated fascia depicting a poppy. The ancient stepped, cobbled surface of the walkway is particularly attractive.




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**4. General ambience** is vibrant, welcoming and steeped in history as evidenced by the number of listed buildings including 4 that are Grade II\* Listed.

However, as lower down the street, traffic is intrusive both visually and from the conflict occurring between parked and moving vehicles and pedestrians. One side of the street was filled with parked cars including, for part of the visit, the passing place.



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The car in the foreground is parked in the  passing place



Cars were seen mounting the pavement to enable other vehicles coming in the opposite direction to pass.

X				
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The intricate rooflines and frontages that abound have been replicated in new developments and wrought iron work is evident as in the grand Victorian buildings lower down the street.

The tarmacked pavement surfaces were in places patched and broken. The renovated section of tiles east of the Town Hall is attractive but anomalous with the rest of the surface.



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## D. SPIRIT OF THE ZONE

With the exception of 2 properties, number 2 at the northern end of the street and the former Wesleyan Chapel, now 'Transform' at the bottom of High Street **all** the other street front properties are heritage assets. The total number of assets are:

- ✚ 4 Grade II\* Listed Buildings
- ✚ 18 Grade II Listed Buildings
- ✚ 19 non-designated heritage assets.

It is impossible to ignore the street's heritage value.

High Street lies at the heart of this 12<sup>th</sup> century settlement. Whilst proudly steeped in history it also feels very much alive and connected to today's community and the 21<sup>st</sup> century. The gradient of the street enables a superb view out to the surrounding hills and the glimpses into hidden spaces along the street all invite further exploration and reinforce the sense of the town's links to its rural surroundings and its past. The continual adaptations to buildings and spaces that have occurred over time can still be seen and on the most part welcomed.



There are several instances of current adaptations maintaining the link with the past. For example, dormer windows are common on the older buildings and have been replicated on a recent new build.

The Town Hall renovations also combine the best of the building's architectural and functional heritage with new materials and adaptations that enhance its visual qualities and its use for today's purposes.

Similarly, the carvings on the beams at the Porch House reveal a continuum of its occupant's lives from the 16<sup>th</sup> to the 21<sup>st</sup> century. The modern metal sculptures at this building and opposite, at the Vaults, not only mirror the Victorian wrought iron work that decorates a number of premises on the street but also reflect the current artistic presence within the community.

The multicoloured buildings, including one non-traditional Conservation Area colour at the Vaults and the painted elephant mural beside the Town Hall, also imbue a sense of vibrancy and/or connection between the past and the present.

Other characteristic architectural features of the zone are: the staggered facias, footprints and building lines; staggered rooflines; and glimpses into hidden spaces.



The most sensitive locations as regards future change or development in the zone are the two properties that are currently in a state of neglect and the undeveloped area of School Lane which is believed to be a former burgrave plot.

The most significant negative element is the presence of both parked and moving traffic and the difficulty in reconciling the demand for vehicular access in the 21<sup>st</sup> century with the profile of a 12<sup>th</sup> century street.



Situations like these are common on both High street and other streets within the Conservation Area