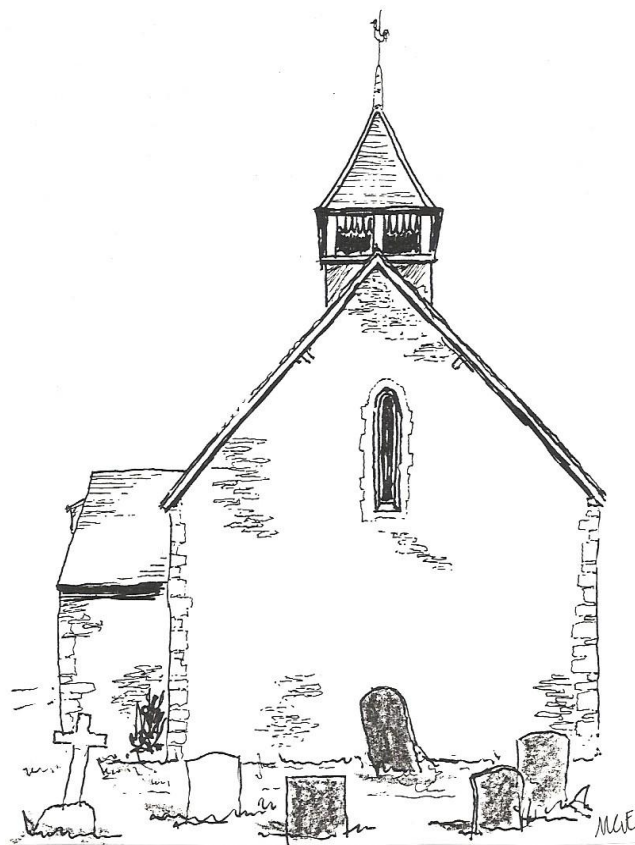


# CONSERVATION AREA APPRAISAL



**CLEE ST. MARGARET**

**Designated 10<sup>TH</sup> FEBRUARY 1994**



**PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990**

**CLEE ST. MARGARET CONSERVATION AREA**

**STATEMENT**

**CONTENTS**

1. EXTENT OF CONSERVATION AREA
2. DESIGNATION OF CONSERVATION AREA
3. HISTORY
4. CHARACTERISTICS
5. THE LEGAL FRAMEWORK
6. PLANNING POLICY GUIDANCE 15
7. GUIDANCE ON POLICY CRITERIA
8. OTHER CRITERIA

**APPENDIX**

1. PLAN OF THE CONSERVATION AREA

# **PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990**

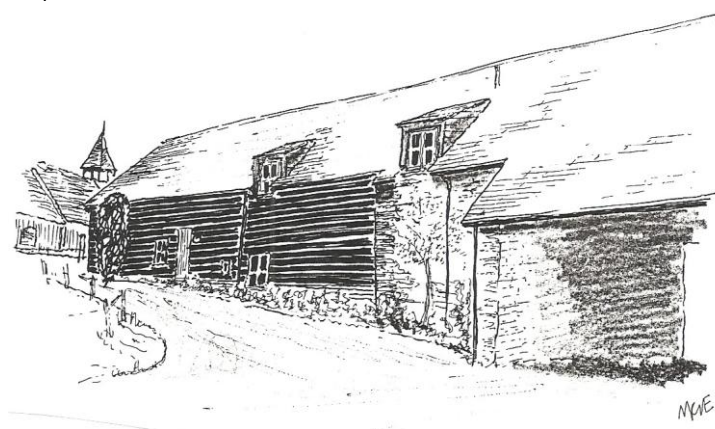
## **CLEE ST. MARGARET CONSERVATION AREA**

### **1.0 THE EXTENT OF CLEE ST. MARGARET CONSERVATION AREA**

- 1.1 The Clee St. Margaret Conservation Area consists of a large part of the village of Clee St. Margaret in the Parish of Clee St. Margaret and its immediate environs as illustrated in the Clee St. Margaret Conservation Area Plan.

### **2.0 THE DESIGNATION OF CLEE ST. MARGARET CONSERVATION AREA**

- 2.1 Clee St. Margaret Conservation Area was designated a conservation area by South Shropshire Council on the 10<sup>th</sup> February 1994 in accordance with the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.



### **3.0 THE HISTORY OF CLEE ST. MARGARET**

- 3.1 The village was referred to as "Clee Town" on early maps, which perhaps relates to a field known as "Town Piece". Its name is derived from the Clee Hills and also it commemorates its Patron Saint, Margaret, hence the name "Clee St. Margaret".
- 3.2 At the time of the Domesday Book (1086), it lay in Patton Hundred and contained 1 hide, 4 ploughs, 2 villagers with 1 plough and 2 smallholders. It also included a mill that provided grain for the Lord's house. In Saxon times, Aluric held it and was a free man. Later the manor was transferred to Munslow and then to Wenlock Liberty. It was held by Wenlock Abbey in 1255 and was granted to St. Milburga's in exchange for Eardington.

### **4.0 THE CHARACTERISTICS OF THE CLEE ST. MARGARET CONSERVATION AREA**

#### **Introduction**

- 4.1 Clee St. Margaret is a small farming community situated on the lower slopes of the Clee Hills, overlooking the Corvedale. It has a church, village hall (the former village school) and a former mill. There is also a plant nursery on the periphery of the village. Within the Conservation Area there are 2 farmhouses, a variety of farm buildings, together with a number of houses and cottages.

- 4.2 A character appraisal of the village has been carried out and the main findings are set out under the following headings: -

Setting  
Archaeological Significance  
Architectural and Historic Quality  
Street Scene  
Key Buildings  
Materials  
Natural Features  
Negative Factors

### **Setting**

- 4.3 The village of Clee St. Margaret is located in the parish of the same name adjoining the Clee Brook, some 6 miles above its confluence with the River Corve near Ludlow. The village is situated on the lower slopes of the Clee Hills, overlooking the Corvedale amid agricultural land.

### **Archaeological Significance**

- 4.4 Immediately to the east of the village lies Nordybank, an Iron Age hill fort, which is of national importance and is a scheduled ancient monument. To the southwest of the village lies the deserted mediaeval village of Cold Weston, which is also an ancient monument.

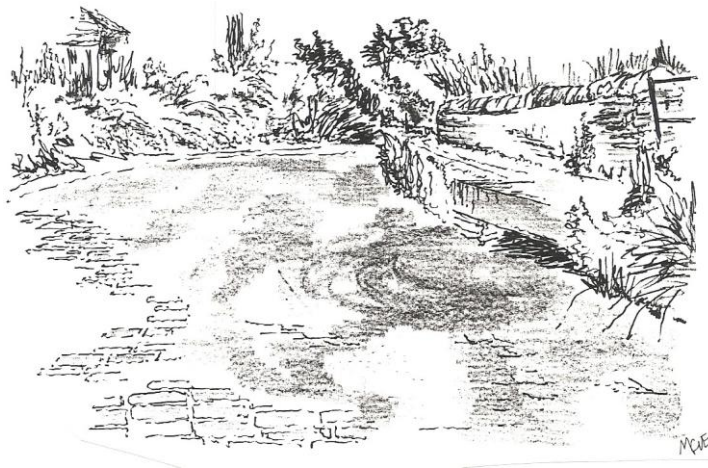
- 4.5 The following are classed as monuments in the Clee St. Margaret Conservation Area: -

- A watermill of unknown date.  
(Disused corn mill)
- K6 Telephone Kiosk opposite The Old Post Office (Grade II Listing)  
(A telephone kiosk of type K6, which was designed in 1935 by Sir Giles Gilbert Scott. Made in cast-iron by various contractors, it is a square kiosk with a domed roof, unperforated crowns to the top panels and margin glazing to the windows and the door)
- Church House (Grade II Listing)  
(17th Century to Early 20th Century (pre WW1) - 1600 AD to 1913 AD  
A farmhouse, now a house, of the 17th Century with 19th and 20th Century extensions)
- Barn east of Church House (Grade II Listing)  
(Unknown date  
This barn, built in the 18th Century, is a single storey and loft construction in coursed rubble stone with a plain-tile roof and a 4-window range. The north front has ventilation slots at both floors in the end bays and there are 2 first-floor openings, one with a brick segmental arch. The single boarded door at ground-floor level also has a brick segmental arch. Ventilation slots flank the 2 first-floor boarded openings at the rear and the 2 ground-floor doorways have late 19th Century brick segmental arches. It forms a group with Church Farmhouse and is included for group value)
- Church of St Margaret (Grade II\* Listing)

(Medieval to Early 20th Century (pre WW1) - 1066 AD to 1913 AD  
A church of the 11th, 13th and 15th Century, it was restored in 1872 and  
has 1897 additions)

### **Architectural and Historic Quality**

- 4.6 St. Margaret's Church and Church House are buildings of special architectural or historic interest and it is the effect of the grouping of these buildings and other historic buildings that is striking. Looking from the church, there are attractive views down across the meadowland towards Furlong Cottage, as well as down along the main village street.
- 4.7 Adjoining the church is Church House, which is a small 'T' shaped Tudor farmhouse. The barn adjoining the property is also listed as being of special historic and architectural interest. Both buildings are, from a townscape point of view, of great importance to the village as they play a major part in creating a sense of space in this part of the village.
- 4.8 To the west of the lane, adjoining the church, there are a number of buildings, which although not listed, are of much importance to the overall appearance of the village. The recently renovated barns adjoining Bush Farmhouse, Bush Farmhouse itself, the School House, Steppes Cottage and the Old Post Office are built in the local vernacular style consisting mostly of local stone and clay tiles. All of these buildings, together with the lush vegetation that overhangs into the lane during the summer, are particularly important in making the village so attractive. The use mostly of stone, small clay tiles and shiplap boarding adds to the impression that this is a small stone built village, which has remained almost unspoilt.



### **Street Scene**

- 4.9 Perhaps the overriding impression of Clee St. Margaret is the ford where vehicular traffic has to pass through the Clee Brook and along the narrow twisting lanes to either Ludlow or the B4364. On either side, the land rises steeply and to the south of the lane is heavily wooded.
- 4.10 Whereas the lane leading from Lower Brook House to the ford follows the line of the Clee Brook, the lane from Glebe Farm to Church House rises steeply, reflecting the topography of the area. In this part of the village the buildings are grouped together quite closely, which adds to the interest of the street scene. Elsewhere in the village the buildings are loosely spaced which gives a different effect.

- 4.11 The twists and turns of the lanes in the village create a series of interesting views that are very much part of its character. The steep sided slopes, the twisting line of the Clee Brook and the local vernacular style of the stone buildings in Clee St. Margaret very much contribute to its attractiveness. The sequence of views from the ford and around the corner past School House and Steppes Cottage up to the church and Church House are very important.
- 4.12 St. Margaret's Church and Church House, because of their historic and architectural style and their position, are the dominant buildings in the village. Both buildings are very visible and contribute a great deal to the street scene.

### **Key Buildings**

- 4.13 **Church House** is a 2-storey farmhouse, which is now a house, and was built in the 17th Century with 19th and 20th Century extensions. It is of stone rubble construction with first floor timber-framing and plain-tiled roofs. There is a projecting stone stepped eaves stack to the north and a integral brick eaves chimney to the west. The building is T-shaped in plan with a main range and cross wing with extensions wings. The entrance front to the north has a stone stack to the left and a 20th Century front entrance door with a casement over is to the right of the main range. The projecting gable end of the cross-wing to the right has a 20th Century 3-light casement in the rubble wall part that is covered by a further projecting 20th Century single storey extension wing. A gable end truss of jowled-post vestiges, cambered tie beam, vertical-struts, high collar, window rail, and diagonal-struts is set within the former window opening. The cross-wing return side has a framed first floor with brick infill on dry stone coursed rubble at the ground floor. The framing consists of square panels with a girding-beam, studs with mid-rails, and it has 2 casements inserted. A 20th Century 3-light casement is at the ground floor level. The rear south gable end has a 20th Century casement at each storey with thin plain stone hoodmoulds. The jowled-post is the only remaining vestige of the gable truss. There are 4 rows of pigeonholes with thin stone ledges in the gable apex. The rear of the main range has rubble walls with 20th Century windows and doors while the east gable end of the main range is timber-framed with a gable end truss consisting of a straight tie-beam with a single brace and 4 studs below, twin vertical-struts framing a 20th Century casement, and a collar with 3 vertical-struts over. The main range of Church House is connected to a 19th Century outbuilding wing that is now converted to domestic use.
- 4.14 The **Church of St Margaret** was built in the 11th, 13th, and 15th Centuries and restored in 1872; it also has 1897 additions. It was first referred to in the taxation records of 1291. It is of stone rubble construction with some early Norman herringbone work on two chancel walls, and ashlar dressings. The plain tile roofs have ornamental ridge tiles. It has a chancel and nave with a south porch, a north vestry and an integral belfry. The chancel has a restored east window of an Early English lancet and a 11th Century round headed lancet to the north. To the south are a decorated period pointed-arched window with 2 cusped lights and a narrow priests door with a flat plain tympanum. The north wall of the nave has 2 Early English style lancets to the left with a gabled vestry extension to the right. The south wall has a decorated pointed-arch with 3 orders of sunk chamfers on a surround to the right, and to the left is a restored twin cusped lancet window with a flat head, while in the centre is the 12th Century south door consisting of a segmental-arch on a plain abacus with rounded piers. The boarded and cross-boarded door contains some medieval boards. The west wall has a restored

lancet and the stone walled south porch is a late 19th Century restoration. The bellcote was remodelled in 1897 with an open arcade with a tiled pyramid roof. Interior: The chancel has a 2-bay double trenched-purlin roof with straight wind-braces. There are two trusses consisting of a cambered tie beam, vertical-struts, and a collar with raking-struts. The choir benches date from 1639. The small plain pointed chancel arch has a plain abacus with a restored moulded hood-mould and apex figurehead, and the arch is flanked by large hagioscopes. The panelled chancel gates are of the 17th Century. The nave has a 3-bay restored single trenched-purlin roof with 2 trusses consisting of a collar, twin-raking struts, and steeply cambered tie beams. A 19th Century queen-post truss is inserted for belfry support. The panelled pulpit with carved panels is of the 17th Century as are the plain rugged carved bench ends with seat backs with a moulded top edge. The plain bowl font is of Norman origin.

### **Materials**

- 4.15 The traditional building materials used in Clee St. Margaret include the local stone, timber framing and shiplap boarding. Only in a very few instances has red brick been introduced.
- 4.16 As in other conservation areas, the use of stone boundary walls in Clee St. Margaret is of particular importance and is a distinct characteristic of the village. It is an important unifying element that links this rather dispersed village together. It appears in the walls above the village well that was renovated in 1990, alongside the ford and the Old Post Office, adjacent the Pound and forms an important element in the barn at Lower Brook House.

### **Natural Features**

- 4.17 The location of the village adjoining the Clee Brook and set amid agricultural land is one of the attractive features of Clee St. Margaret. In addition to its setting, the wealth of trees and hedgerows together with the contribution of the cottage gardens of many of the properties, create a 'soft' or 'natural' setting in the village. The overhanging shrubbery adjoining Bush Farm and the cottage gardens of Upper Brook House and the Pound illustrate the importance of these natural features in the village.

### **Negative Factors**

- 4.18 While much of the character of Clee St. Margaret stems from its quiet, unspoilt atmosphere, the design and use of modern materials in some farm buildings in the village in the conservation area leaves a lot to be desired. These buildings require enhancement.

## **5.0 THE LEGAL FRAMEWORK**

- 5.1 Conservation areas are defined by section 69 of the Listed Buildings and Conservation Areas Act 1990 as "...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". This is a strictly applied definition and should not be confused with Areas of Outstanding Natural Beauty or other designated areas.
- 5.2 Conservation areas are designated by Local Planning Authorities, usually after public consultation, although this is not a legal requirement.

### **The Effect of Conservation Area Status**

The consequences of designation as a conservation area are as follows:

- 5.3 The Local Planning Authority is under a duty “from time to time” to publish and consult on proposals to preserve and enhance conservation areas.
- 5.4 In dealing with planning applications in conservation areas, the Local Planning Authority is required to “pay special attention” to the desirability of preserving or enhancing the character or appearance of the area. This means that there is a higher standard of design required in conservation areas than elsewhere.
- 5.5 Outline planning applications will not normally be entertained.
- 5.6 Planning applications in conservation areas must be advertised as prescribed by Regulations.
- 5.7 It is an **offence** to demolish a building or structure in a conservation area without the consent of the Local Planning Authority. There are some exceptions – please ask before taking action.
- 5.8 English Heritage has the power to make grants or loans for preservation or enhancement, although none are currently available.
- 5.9 It is an **offence** to cut down, top, lop, uproot, wilfully damage or destroy a tree in a conservation area without having given 6 weeks notice to the Local Planning Authority. There are some exceptions – please ask before taking action.
- 5.10 Permitted development and the right to display advertisements are more limited than elsewhere.
- 5.11 Telecommunications operators have more onerous obligations placed on them.



## 6.0 **PLANNING POLICY STATEMENT 5**

PPS5 is the current policy guidance on protection and enhancement of the historic environment.

Development proposals in conservation areas will need to take into account the requirements of PPS5 and in particular the extracts below.

### 6.1 **Planning Policy Statement 5 Planning for the Historic Environment**



**HE10.1** Special regard should be given to such matters as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design (e.g. the scale and spacing of window openings, and the nature and quality of materials)

**HE10.2** Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development, which makes a positive contribution to an areas character or appearance, or by development which leaves character and appearance unharmed.

6.2 In determining applications for proposals to which this policy guidance applies, the Council will have regard to:

Any conservation area statement or village design statement;

The quality of the design and the appropriateness of the proposed use;

The appropriateness of materials and building techniques

### **Reasons**

- a) To ensure new development in a conservation area preserves or enhances its character and appearance and conserves its distinctive qualities;
- b) To ensure that the character or appearance of a conservation area is not adversely affected by the demolition of buildings;
- c) To conform to Policy QE5 of the West Midlands Regional Spatial Strategy;
- d) To conform to PPS5

## **7.0 Guidance on the policy criteria**

7.1 **Special regard given to the scale, design and materials** means that new developments must blend in with the character of the area, not that individuals building styles must be copied.

7.2 The requirement for **demolition of buildings in conservation areas** to be part of the scheme of redevelopment is to avoid unsightly gaps occurring in street frontages.

7.3 There is specific **Supplementary Planning Guidance**:

- Conservation Area statements for most conservation areas
- A variety of Town and Village Design Statements

7.4 **Quality and appropriateness of design, materials and use** is required for all proposals in conservation areas. In considering applications for new development in Conservation Areas, the Council will generally have regard to the following criteria:

- The siting of the development must conform to the general pattern of development in the area and not dominate existing buildings or occupy part of their curtilages.
- The scale of the proposal must be in conformity with the scale of existing buildings within that part of the Conservation Area.
- The use should be one, which is appropriate to the area and will give rise to development of an appropriate scale.
- The proportions of the building and its fenestration must be in keeping with the characteristics of existing buildings in the area.

- The alignment of the proposal along its highway frontage must conform to the pattern of development in the area.
- The proposal must maintain the characteristics of the roofline of the street as regards height, shape and pitch of roof and is not be of a height, which would intrude onto the skyline from any viewpoint.
- The proposal should conform to the existing pattern of door and window openings and their detailing prevailing within the area.
- The proposal should be constructed in materials traditionally used in the Conservation Area matching exactly the colour and texture of that material.
- The proposal should retain, restore or add traditional boundary walls in stone or brick in accordance with the tradition in the Conservation Area.
- The proposal should retain existing trees and provide for the planting of new specimen trees where possible.
- The proposal should retain, and take account of traditional burgage plot layouts or other historic plot and layout forms and ancillary buildings and boundary treatments.

## 8.0 OTHER CRITERIA

- 8.1 As far as possible the Council aims to conserve **traditional shopfronts** by preventing their removal and discouraging unsuitable alterations. Proposals for **new shopfronts and fascias** within conservation areas will be permitted provided: -
- they complement both the architectural character and detail of the building onto which they are to be fitted.
  - they do not result in the removal of any existing separate access to upper storeys or preclude the restoration of such an access if already removed.
- 8.2 Where appropriate the Council, in consultation with the Highway Authority, will seek to introduce schemes to **rationalise traffic and pedestrian signs and other street furniture** in conservation areas in the interests of the amenity. It is recognised that obstructive traffic signs and other street furniture can create 'clutter' and form a visual intrusion that detracts from the appearance and character of the District's conservation areas. The intention of this guidance is to minimise such impacts.
- 8.3 Through the control of new development and Enhancement Schemes carried out in conjunction with the Highway Authority, the Council will ensure that **traditional paved areas** are conserved and maintained. Considerable investment has been made on many listed and non listed buildings in the conservation areas throughout the County. The purpose of this advice is to ensure that similar attention is paid to the space between the buildings in particular the traditional paved areas.

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Source: Shropshire Council Site and Monument Records