

CONSERVATION AREA APPRAISAL



CULMINGTON

Designated 16TH DECEMBER 1993

PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

CULMINGTON 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

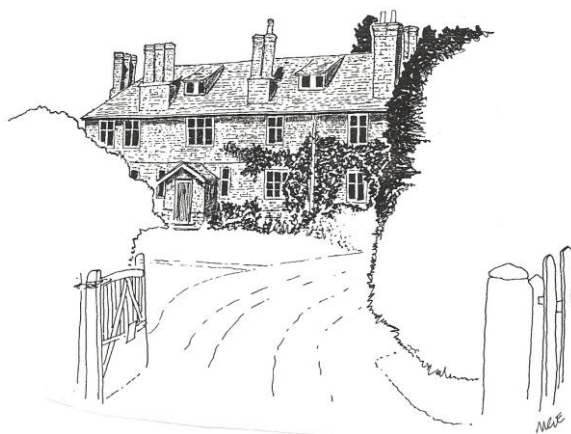
CULMINGTON CONSERVATION AREA

1.0 THE EXTENT OF CULMINGTON CONSERVATION AREA

- 1.1 The Culmington Conservation Area consists of part of the village of Culmington in the Parish of Culmington and its immediate environs as illustrated in the Culmington Conservation Area Plan.

2.0 THE DESIGNATION OF CULMINGTON CONSERVATION AREA

- 2.1 Culmington Conservation Area was designated as a conservation area by South Shropshire Council on the 16th December 1993 in accordance with the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.



3.0 THE HISTORY OF CULMINGTON

- 3.1 Culmington is one of several settlements that are located in the broad valley bottom of the Corvedale, which follow the line of the River Corve.
- 3.2 The name Culmington is probably derived from the winding nature of the River Corve (referred to as "Culm"). To the northeast of the village are the earthwork remains of a Norman motte and bailey castle, which is a scheduled ancient monument.
- 3.3 Culmington is referred to in the Domesday Book as a manor held by Earl Roger. In Saxon times Edric held it. In 1086 there were recorded 2 ploughs, 4 slaves and 12 villagers with ploughs. However, there is no mention of the church, although this does contain Saxon carvings. After Earl Roger, Henry II gave Culmington to Walter de Clifford. It changed hands several times and eventually passed into the ownership of the Talbots, the Earls of Shrewsbury.

4.0 THE CHARACTERISTICS OF THE CULMINGTON CONSERVATION AREA

Introduction

- 4.1 Culmington is one of the main villages in the Corvedale with a limited range of services that include a church and a language school. It is mainly an agricultural village with two farmhouses and a variety of farm buildings, cottages and houses.
- 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 Culmington is located in the Corvedale on the rich lower lying land adjoining the river Corve. It is situated on the confluence of Seifton Brook.

Archaeological Significance

- 4.4 The importance of Culmington is reflected in the remains of the Norman motte and bailey castle to the northeast of the village.

- 4.5 The following are classed as monuments in the Culmington Conservation Area: -

- Culmington Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A 3-storey farmhouse of the mid 19th Century, it is of squared sandstone rubble construction with a plain tile roof and brick end stacks. The single-storey wing to the rear is of rubble construction with a plain tile roof and a cross-axial brick ridge stack. The front to the road has 4 small gables)
- Barn approx. 20m northwest of Culmington Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A corn barn of the 17th, 18th and 19th Centuries, it is of timber-frame and painted brick construction with a plain tile roof. The single-storey range at the west front has 2 shuttered openings and a wagon entrance with plank doors. The north front has a wagon entrance with plank doors and various openings. The original range has a brick extension of the 18th and 19th Century to the south)
- Church of All Saints (Grade II* Listing)
(Late Saxon to Medieval - 800 AD? to 1499 AD
A Parish Church of Early English and later (13th and 14th Century) architecture; first reference to the church is between 1177 and 1185, but most of the work is of the 13th Century. It is constructed in sandstone and the exterior is cement rendered)
- Headstone to Robert Williams in Churchyard of Church of All Saints (Grade II Listing)

(A headstone in Welsh slate, it commemorates Robert Williams MA 1810-1881, Rector of Culmington from 1879-1881 and the author of the *Lexicum Cornu-Britannicum* and other books. The inscription is in Welsh)

- Prince Phillimore School (Formerly known as: Culmington House)
(Grade II Listing)
(Formerly a school, now a house, of the early 18th Century with 19th Century alterations)
- Tudor Lodge (Formerly listed as Culmington Nos. 11 and 12)
(Grade II Listing)
(A single-storey and attic house of the early 17th Century, it is of timber-frame, painted brick and plaster nogging construction with a plain tile roof, a brick end stack to the left and a brick ridge stack to the right cross-wing)

Architectural and Historic Quality

- 4.6 It is not so much the individual architectural or historic quality of the buildings in Culmington that contributes to its special character, but the juxtaposition of a number of buildings of local vernacular style such as several groups of terraced dwellings, mostly cottages, that add greatly to the street scene. They have small dormer windows, are built of red brick with small clay tile roof, and are two storeys high.
- 4.7 The absence of any through traffic in this part of the village adds to its quality and to its peaceful and tranquil setting. The road through the conservation area is lightly trafficked because it serves the village only.

Street Scene

- 4.8 The special character of Culmington stems mostly from the way in which many of the buildings in the street scene relate to one another. The variation of groups of houses/cottages abutting the highway and being set back adds to its attractiveness. In addition to the variation in the building line along the street, the positioning of Culmington Farm is critical. This building punctuates the view southwards and creates a pleasing spatial quality at the southern end of the village.

Key Buildings

- 4.9 The **Parish Church of All Saints** dominates the village. A first reference to the church is between 1177 and 1185, but most of the work is of the 13th Century. It is of sandstone rubble construction with the exterior cement rendered, and has a plain tile roof. Some remarkable Saxon carving and masonry is to be found in the church.
- The nave has herringbone brickwork. The west tower has a truncated conical broached stone spire and a modern openwork spire, which received its unique aluminium ball-head finial in 1969, has now replaced the former small lead spirelet.
- Interior: The roof timbers are exposed, with cusped braces to the nave. The church has a 15th Century rood screen that has been restored and a wall-stair to the rood loft. The recess on the south side of the chancel has a double order of ballflower and corbels, and also a double stoup with trefoil heads. A tablet commemorating Ralph and Margaret Greaves, of c.1638, is of colourwashed sandstone with a moulded pediment on attached pillars and funeral hatchment. The east window is dated c. 1865.

Materials

- 4.10 There are a variety of building materials that have been used in Culmington which very much contribute to the mix of colours and textures in the village. Smooth red brick is found alongside whitewashed roughcast and coarse local stone. Timber framing and whitewashed brickwork is also evident in the buildings in the Conservation Area. Unlike other villages in South Shropshire however, very few buildings have slate roofs. Small clay tiles are the dominant roofing material in the village.
- 4.11 Where the buildings are set back from the roadside, often stonewalls have been used. This is most apparent in the lane leading up to All Saint's Church and adjoining Culmington House. The use of the local stone is an important characteristic and needs to be safeguarded and retained.

Natural Features

- 4.12 Most of the mature trees in the Conservation area are located within the grounds of Culmington House. These are important, as there is generally a dearth of soft landscaping in the village.
- 4.13 Seifton Brook runs along the western edge of the Conservation Area and is an attractive natural feature.

Negative Factors

- 4.14 The area in the village that requires particular enhancement adjoins Culmington Farm where traditional farm buildings have been extended to provide a larger area for holding cattle.



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.

Historic Environment Team
Shropshire Council
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

01743 252586
Historic.environment@shropshire.gov.uk

Updated 2012

Source:
Shropshire Council Sites and Monument Records