

CONSERVATION AREA APPRAISAL



CLUNGUNFORD

Designated 10TH FEBRUARY 1994



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

CLUNGUNFORD 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

CLUNGUNFORD CONSERVATION AREA

1.0 THE EXTENT OF CLUNGUNFORD CONSERVATION AREA.

- 1.1 The Clungunford Conservation Area consists of most of the village of Clungunford and its immediate environs as illustrated in the Clungunford Conservation Area Plan.

2.0 THE DESIGNATION OF CLUNGUNFORD CONSERVATION AREA

- 2.1 Clungunford Conservation Area was designated a conservation area by South Shropshire Council on the 10th 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 CLUNGUNFORD

- 3.1 The settlement's name relates to the River Clun, the 'Gun' from 'Gunward', the pre-Norman conquest holder of the land, and 'ford' from the river crossing.
- 3.2 The stones of the old ford can still be seen just outside the settlement. The river was first bridged in 1657 and the present bridge replaced it in 1935.
- 3.3 The Clun/Clee ridgeway, a prehistoric trading route, runs close to the settlement, as does Watling Street, a Roman road.

4.0 THE CHARACTERISTICS OF THE CLUNGUNFORD CONSERVATION AREA

Introduction

- 4.1 Clungunford is a small settlement within an agricultural setting; it has few facilities. It has a church and village hall and, for this size of settlement, has a well equipped sports club with its ground and recreational area in the centre of the village.
- 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

Setting

- 4.3 Clungunford is in the parish of the same name and is situated in the Clun Valley between Clunbury Hill and Brand Hill.

Archaeological Significance

- 4.4 Its archaeological significance is illustrated by the motte of a Norman castle, northeast of the church.

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

- No's 1 and 2 Church Road (Grade II Listing)
(16th Century to 17th Century - 1500 AD to 1699 AD)
This one-storey and attic house is of the 16th/17th Century and has latterly been divided into a pair of cottages. It is of timber frame construction with oak lath panels on a coursed rubble plinth, and a clay tile roof)
- Church of St Cuthbert (Grade II* Listing)
(Medieval to Late 19th Century - 1066 AD to 1899 AD)
The Parish Church is of circa 1300 and was restored in 1895; E. Turner of Leicester added the northwest tower)
- Churchyard cross in St Cuthbert's churchyard (Grade II Listing)
(Medieval - 1066 AD to 1499 AD)
A good example of a circular stepped cross base of medieval date, which is believed to stand in its original position. The missing medieval cross shaft and head have been replaced with a simple wooden cross)
- Clungunford motte castle 90m northeast of St Cuthbert's Church
(Scheduled Monument)
(Medieval - 1066 AD to 1499 AD)
The monument includes the remains of a small motte castle, which is situated on the east bank of the River Clun and is in close proximity to St Cuthbert's Parish Church. The castle mound, or motte, was originally circular in plan with a diameter of approximately 28m rising to an irregular surfaced summit 3.2m high, however old quarrying scars on the east and south sides of the motte distort its shape. There are traces of a surrounding ditch up to 10m wide and 0.3m deep around the east side of the mound and it is from this that construction material for the mound would have been quarried)
- Glebe Cottage, Church Row (formerly listed as 'Rectory Cottage')
(Grade II Listing)
(16th Century - 1500 AD to 1599 AD)

This one-storey and attic cottage of the 16th Century, with later alterations and additions, is of coursed rubble and timber frame construction with brick infill. The stone tile roofs have been replaced at the front with plain tile)

- Clungunford Farmhouse (Grade II Listing)
(17th Century to Early 19th Century - 1600 AD to 1832 AD)
This farmhouse is of the 17th Century and has had later alterations. The timber framing with brick infill construction is of the early to mid 17th Century while the roughcast brick additions are of the late 17th Century. It has slate roofs and brick stacks)
- Clungunford House (Grade II Listing)
(Late 18th Century - 1767 AD to 1799 AD)
A large 2-storey house of the late 18th Century, it is of rendered brick construction with a slate roof and brick stacks. 2 projecting wings with pedimented gables flank a central recess with a 3-bay Doric portico and 6-panel door)

Architectural and Historic Quality

- 4.6 Five of the village's buildings are listed as being of special architectural or historic interest. The dominant building is the Church of St. Cuthbert, circa 1300.
- 4.7 Several of Clungunford's dwellings are within landscaped grounds, which include mature trees, a feature of the village. The impressive grounds of Clungunford House, which was built by the Rocke family on the site of the former manor, are of primary importance.

Street Scene

- 4.8 The village of Clungunford weaves its way up from the river Clun along Church Road, where the historic buildings are set well back within their own curtilages giving an open feel to the village. In contrast, Chapel Lane has a continuous frontage of a row of farm buildings and on its north side the dwellings are quite close to one another.

Key Buildings

- 4.9 The **Church of St Cuthbert** was built in circa 1300 and restored in 1895; E. Turner of Leicester added the northwest tower. It is constructed in coursed and squared limestone and sandstone rubble with ashlar quoins and dressings and has plain tile roofs. The tower has 4 stages on the basement, with angle buttresses, a stepped plinth, belfry string and a crenellated parapet. The first stage has a 3-light pointed window to the north with intersecting tracery, and windows to the east and west with 2 pointed lights and a circle in the head; above these are lancets. Blind lancet arcading flanks the pointed belfry lights with Y-tracery. The pointed west door has a 3-light pointed window above; the outer lights are acutely pointed, and the inner light simply extends up to the soffit of the main arch. The pointed windows to the north and south consist each of 2-cinquefoil headed lights with a circle in the head containing a saltire cross, and each of the four compartments contains a trefoil. The south porch of 1895 is a gabled timber framed superstructure; the south door is of circa 1300. The north chapel has paired lancets to the north and west with the east window being similar to the west window of the nave.
Interior: The pointed chancel arch has 2 segment-moulded orders. The nave and chancel roofs are reported to be of the 14th Century but are hidden by the

boarded ceilings of the segmental pointed section. The windows of the nave and chancel have segmental pointed rere-arches. Behind the altar are 2 rectangular aumbries rebated for doors. The octagonal Wenlock marble font is of the mid 19th Century. The wooden pulpit, also octagonal, is of the late 19th Century and the stalls incorporate fragments of 17th Century woodwork. In the southeast corner of the nave is a 14th Century stone tablet carved with a heraldic badge, comprising a beast carrying a banner. The monuments include one to Francis Walker who died in 1776, which is a elaborate marble tablet with obelisk and urn, and to John Edwards, died 1724, a aedicular tablet with a broken pediment containing a coat of arms, and an angel head at the base. There are also a number of brasses: to William Freeman, who died in 1671; Susanna Evans, died 1767, this brass has a wooden lugged frame. To Olivia and The Reverend Thomas Evans, who died 1761 and 1762, a wood aedicular surround with Corinthian pilasters and scrolled pediment with a urn in the centre and volutes to the sides and to Blanch Pryce, died 1758, a lugged and pedimented surround. The stained glass in the east window is of 1891 and in the northeast window of the nave it is of 1949.

Materials

- 4.10 The early materials, as you would expect, are stone and timber frame with the later introduction of red brick and some of the buildings of Clungunford have been faced with pebbledash.
- 4.11 The use of stone walling in the village adds to its character. A good example of this is the length of wall adjoining the churchyard.

Natural Features

- 4.12 Most of the settlement's trees are within the grounds of Clungunford House and in and around the churchyard. There are, however, fine mature trees along the B4387, Church Road.
- 4.13 The open space in the centre of the village, used for sport/recreation, is also an asset, worthy of protection.

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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