

CONSERVATION AREA APPRAISAL



CLUNBURY

Designated 10TH FEBRUARY 1994



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

CLUNBURY CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

CLUNBURY CONSERVATION AREA

1.0 THE EXTENT OF CLUNBURY CONSERVATION AREA

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

2.0 THE DESIGNATION OF CLUNBURY CONSERVATION AREA

- 2.1 Clunbury Conservation Area was designated as 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 CLUNBURY

- 3.1 The village is one of several in the Clun Valley and takes its name from the River Clun.
- 3.2 The name Clun is British and relates to the Gaelic clon and the Welsh llay; both mean 'church', bury meaning 'fortification'. Clunbury in the Domesday Book is referred to as 'Cluneberie'.
- 3.3 Originally, the area was in Clun Parish but became a separate parish in 1341.
- 3.4 The settlement is probably of Anglo-Saxon origins with the oldest remaining building, the Norman church, dating from the late 12th Century.

4.0 THE CHARACTERISTICS OF THE CLUNBURY CONSERVATION AREA

Introduction

- 4.1 Clunbury is a stone settlement in the Area of Outstanding Natural Beauty.
- 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 The village of Clunbury in the parish of the same name lies in the Clun Valley, and its position below Clunbury Hill provides an outstanding setting.

Archaeological Significance

- 4.4 Clunbury Hill was part of the Clee/Clun ridgeway, a trading route used by prehistoric man. These hill top highways were used for hundreds of years before the Romans built their roadways. This is illustrated by the numerous finds of flint near the settlement.
- 4.5 The following are classed as monuments in the Clunbury Conservation Area: -
- The Old Post Office and Holland Cottage (Grade II Listing)
(17th Century - 1600 AD to 1699 AD)
This is a one storey and attic house, which is now divided into 2, of the mid 17th Century with later additions and alterations. It is of timber frame construction with rendered infill on a rendered rubblestone plinth, and the slate roof has ornamental cresting, carved bargeboards and shaped finials. The building shows an unusual method of construction with two internal truss tie beams tenoned into the posts, while other trusses in the building are conventionally constructed. The difference between the two building styles is not thought to be attributable to different phases of construction; however the true reason remains unknown)
 - Upper House (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD)
Built in the early and late 17th Century with later additions and alterations, this farmhouse, which is now a house, is of pebbledashed timber frame construction with roughcast rubblestone and red brick and slate roofs. The rendered rubblestone and brick lean-to at the rear is probably a former dairy)
 - Upper House (a findspot of Bronze Age date)
(Bronze Age - 2350 BC to 701 BC)
Damaged Early Bronze Age bronze flat axe found in the garden of Upper House, Clunbury, in 1928, in subsoil, at depth of 16-18ins. On display in Rowley's House)
 - The Yews and Nos 4 and 5, Beambridge Road (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD)
A farmhouse that is now divided into 3 dwellings, with a late 16th or early 17th Century core, remodelled and extended in the mid 19th Century with later additions and alterations. It is of roughcast timber frame and brick or rubblestone construction and has slate roofs)
 - No 8 (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD)
A cottage, now a store, of the late 16th or early 17th Century with later additions and alterations, some of which are now removed. It is of timber

frame construction, now partly rendered, on a rubblestone plinth with uncoursed limestone rubble rebuilding and a corrugated iron over straw thatch roof that is hipped to the rear of the cross-wing)

- Ivy Cottage (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A 2-storey house of the early 17th Century, with the eaves raised in the late 18th Century and later additions and alterations. It is of timber frame construction with rendered infill on a rubblestone plinth carried up to the left gable end, with limestone rubble also to the rear, and a slate roof)
- No 5 (Church House) (Grade II Listing)
(Late 18th Century to Late 19th Century - 1767 AD to 1899 AD
A late 18th century 2-storey house with later additions and alterations, it is constructed in uncoursed limestone rubble with red brick window heads and has a slate roof)
- No 4 (The Dutch Cottage) (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A one storey and attic cottage of probably the mid to late 17th Century with later additions and alterations, it is constructed of roughcast timber frame to the rear and painted brick to the front, with rubblestone to the right gable end and rendered to the left)
- Clunbury Mill (Mill House)
(A watermill of unknown date
The use of the building on site is not determinable)
- Clunbury Bridge (Grade II Listing)
(Mid 19th Century - 1833 AD to 1866 AD
A bridge, dated 1837, by the Shropshire architect Edward Haycock. Constructed in regularly coursed and dressed limestone rubble with a coped parapet, it has a single segmental arch with projecting keystone and voussoirs, and a flat stringcourse terminating in rectangular corner piers with slightly curved approaches. The contract for the construction dated 4th April 1837 and worth £400, was awarded to Matthew Stead, the younger)
- Clunbury Hall (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A 2-storey and attic farmhouse of the late 18th or early 19th Century with later additions and alterations, possibly including a slight raising of the eaves. Constructed in regularly coursed limestone rubble, it has a slate roof with deep eaves and external end stacks with red brick tops)
- Barn approx. 20m southwest of Clunbury Hall (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A barn of the late 17th Century with later alterations, it is of weatherboarded timber frame construction and has a corrugated iron roof. The barn is prominently sited and runs along the north side of the churchyard of the Church of St. Swithun)
- Church of St Swithin (Grade I Listing)

(Medieval to Late 19th Century - 1066 AD to 1899 AD

A chapel-of-ease, which is now a parish church, of the early and late 12th, 14th and 15th Century with minor additions and alterations of 1842 and 1848. James Piers St. Aubyn restored it in 1881)

Architectural and Historic Quality

- 4.6 Eleven of the buildings in Clunbury are listed as being of special architectural or historic interest. The centrally located church is the key stone focal point of the village.

Street Scene

- 4.7 Much of the character of the village stems from its compact nature, with its historic buildings adjacent to the narrow road through the settlement.

Key Buildings

- 4.8 The **Church of St Swithin** was once a chapel-of-ease and is now the parish church. It is built of uncoursed limestone rubble with a chamfered plinth to the chancel and ashlar dressings, with stone slate roofs to the nave and porch and slates to the chancel and vestry that have coped verges on carved stone kneelers. The tower is probably of the late 12th Century, built in 2 stages on a chamfered plinth with a stringcourse below the embattled parapet and another below the belfry windows, which are louvred with 3-centred arches on the east and north and cusped windows on the south and west sides, the latter with square heads. The first stage of the tower on the south side has a similar square-headed window with a single broad cusped light. The inset 18th Century sundial above retains its gnomon but the inscription has flaked off. The pointed double-chamfered west doorway looks c. 1200 but may be of 1842. The short clasping buttresses at the northeast and southeast angles are actually part of the west wall of the earlier nave, which is probably of the early 12th Century, was extended westwards in the mid to late 12th Century and had its eaves raised in the 15th Century. The original eaves line is clearly visible on the south side, which is buttressed in 3 unequal bays and has a narrow round-headed Romanesque window immediately to the right of the porch. The middle bay has a mid 14th Century pointed window with paired broad cinquefoil-headed lancets and quatrefoil above. The right bay has an early 15th Century square headed window with 2 trefoil-headed lights to the left and an early 14th Century window of paired cusped lancets to the right. A contemporary segmental pointed arched recess below has a grave slab with an incised floriated cross, which, although of roughly the same date as the arch, is apparently not in situ. The porch of 1881 is timber framed and has fretted bargeboards and a ceramic cross to the gable. The restored 12th Century single-stepped round-headed doorway has imposts and a hoodmould. The west jamb of another, infilled, 12th Century doorway is visible to the west of the 14th Century window in the middle bay and presumably is part of the entrance to the original nave. The north side is also buttressed in 3 unequal bays with a 12th Century narrow round-headed window to the left of the west bay and a late 19th Century two-light window to the right. The east bay has an early 15th Century square-headed window with a hoodmould and 2 cusped lights to the right and a 14th Century cusped window to the left, which was widened in the 17th or 18th Century. The chancel, which is reputed to have been rebuilt in 1848, has an apparently 12th Century narrow round-headed window on the north side and a late 19th Century three-light Perpendicular style east window. The tiny blind paired cusped opening directly below the eaves on the north side has probably been reset. The parallel gabled organ chamber of 1848 has a cambered west doorway, a segmental-headed window on the south side and a segmental-

headed east window of 2 cusped lights. Several 12th Century architectural fragments have been reused throughout the church.

Interior: The mid to late 12th Century formerly external west doorway has a round-headed arch with two orders of shafts and scalloped capitals altered in 1842. Also formerly external was the roughly contemporary single-splayed window above with a 3-centred arch. 7 bays have an 15th Century arch-braced collar beam roof with 2 tiers of moulded purlins and moulded rafters. Windbraces forming quatrefoil patterns and bands of Perpendicular traceried panelling run along the tops of the north and south walls. All the windows have wide single splays, and there is a especially pronounced restored 14th Century trefoil-headed piscina beneath the southeast scalloped 12th Century font on a later moulded plinth and 19th Century base. Fixed to the west wall are a 17th Century oak chest and the elaborately carved pulpit back from the pulpit paid for in 1637 from the Churchwardens' accounts, and which was removed in 1881. Other fittings and furnishings are of the late 19th Century or later and include stained glass of 1872 in the east window. Two of the nave north windows have stained glass by Harriman. There are 18th and 19th Century wall tablets and memorials throughout, the most notable being two on the north side of the nave to members of the Edwards family of c. 1833 and c. 1840, the former by Samuel Stead of Ludlow.

Materials

- 4.9 The traditional building materials used in Clunbury are mainly timber frame and stone with slate roofing.
- 4.10 The stone boundary walls of the village, such as at Upper House, The Yews and The Vicarage, make an important contribution to the traditional character of Clunbury.

Natural Features

- 4.11 The most obvious natural feature at Clunbury is the picturesque River Clun which gently flows by the village. Also of significance is the number of mature trees and shrubs around the settlement, particularly the line of Beech trees along the drive to Clunbury Hall and the trees in the grounds of The Vicarage.



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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