

Malvern Hills District Council

Clifton Upon Teme

Appraisal and Management Strategy



Planning Services April 2009

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Part 1: The Appraisal

1.00 Introduction

Background

1.01

A conservation Area is an area of special architectural or historic interest, usually the historic part of a town or village, where we wish to preserve its character or appearance. Clifton upon Teme Conservation Area was designated in 1978 and reappraised in 1998.

1.02

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Councils must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

1.03

The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful, the process requires the preparation of an appraisal to define what is special, thereby justifying the status of the conservation area. This should also form the basis for making decisions about the future of the conservation area, ensuring its character and appearance is taken properly into account.

1.04

This appraisal begins with a brief overview of the planning context and a summary of the special interest before looking in more detail at the setting, historic development and spatial and character analysis. Key issues affecting the area have been identified and management proposals to address them are proposed. The appraisal has also included a review of whether additional areas should be added to, or areas removed from, the designation. At this stage, any proposals for boundary change are put forward as the basis for further discussion and consultation. Any decision on changes to the boundary of

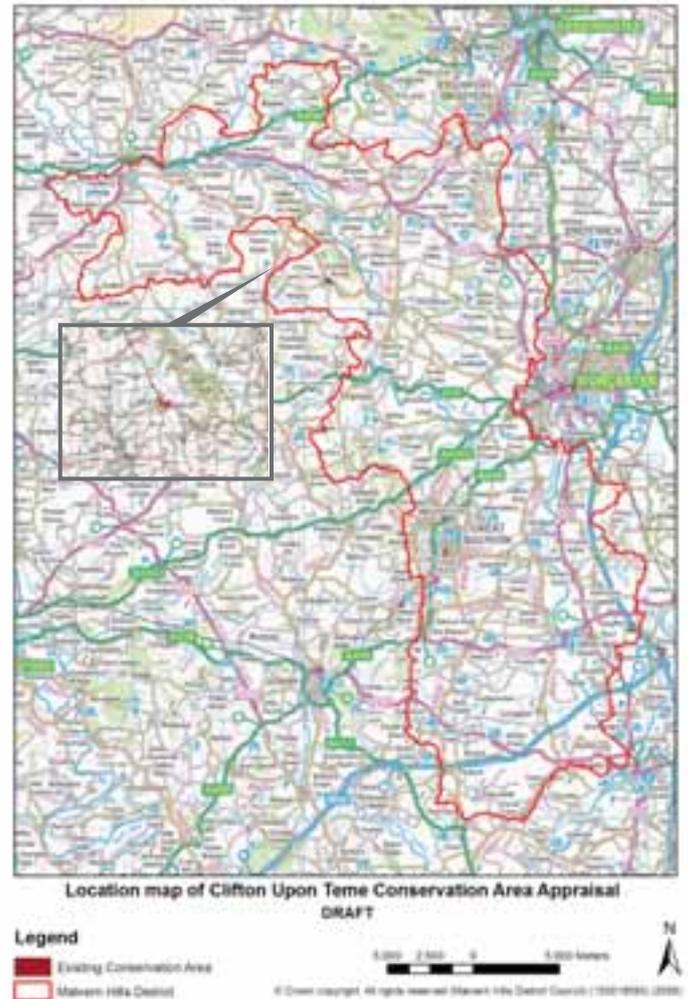
Clifton upon Teme Conservation Areas will be taken at a later stage in association with consideration of management proposals.

1.05

No appraisal can ever be completely comprehensive and omission of any particular building, feature or space in this document should not be taken to imply that it is of no interest.

1.06

This Appraisal has been undertaken in accordance with the recommendations of the English Heritage publications, Guidance on Conservation Area Appraisals and Guidance on the Management of Conservation Areas.



Location map of Clifton upon Teme Conservation Area.

2.00 -Planning Policy Context

2.01

Conservation Areas were established by the 1967 Civic Amenities Act and are defined as being areas of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The local authority must give special attention to these areas and to their enhancement, and ensure that development proposals preserve and enhance the character of the area. Conservation Areas can vary greatly in size and character, but generally it is the appearance of the area, rather than individual buildings, that justifies the designation. They remain a particularly important way of conserving the built environment.

2.02

The designation is seen as the first step in a dynamic process, and is intended to provide a basis for making sustainable decisions about its future through the development of management proposals. Designation gives the local authority additional powers to foster a spirit of good neighbourliness and to encourage sensitive new development and to stop, for example, removal of significant features. In conservation areas the demolition of any building and most parts of buildings is unlawful without Conservation Area Consent from the Council. All trees over a certain size are protected against felling, lopping or pruning without authorisation. A wider variety of extensions, including all roof alterations, require planning permission

2.03

This appraisal should be read in conjunction with the national, regional and the local planning policy framework, particularly:

- Planning Policy Guidance Note 15 – Planning and the Historic Environment (PPG15) which sets out Government Policy on the protection of conservation areas and other elements of the historic environment.
- Malvern Hills District Council’s Local Plan which sets out the District’s planning policies. These policies will influence how development proceeds throughout the district including Clifton upon Teme

Conservation Area.

However, the Malvern Hills District Local Plan covers the period 1996-2011. Under new planning regulations, the local plan system has been replaced by a ‘Local Development Framework’ system. Some local plan policies will eventually be replaced through the Local Development Framework process after full public consultation.

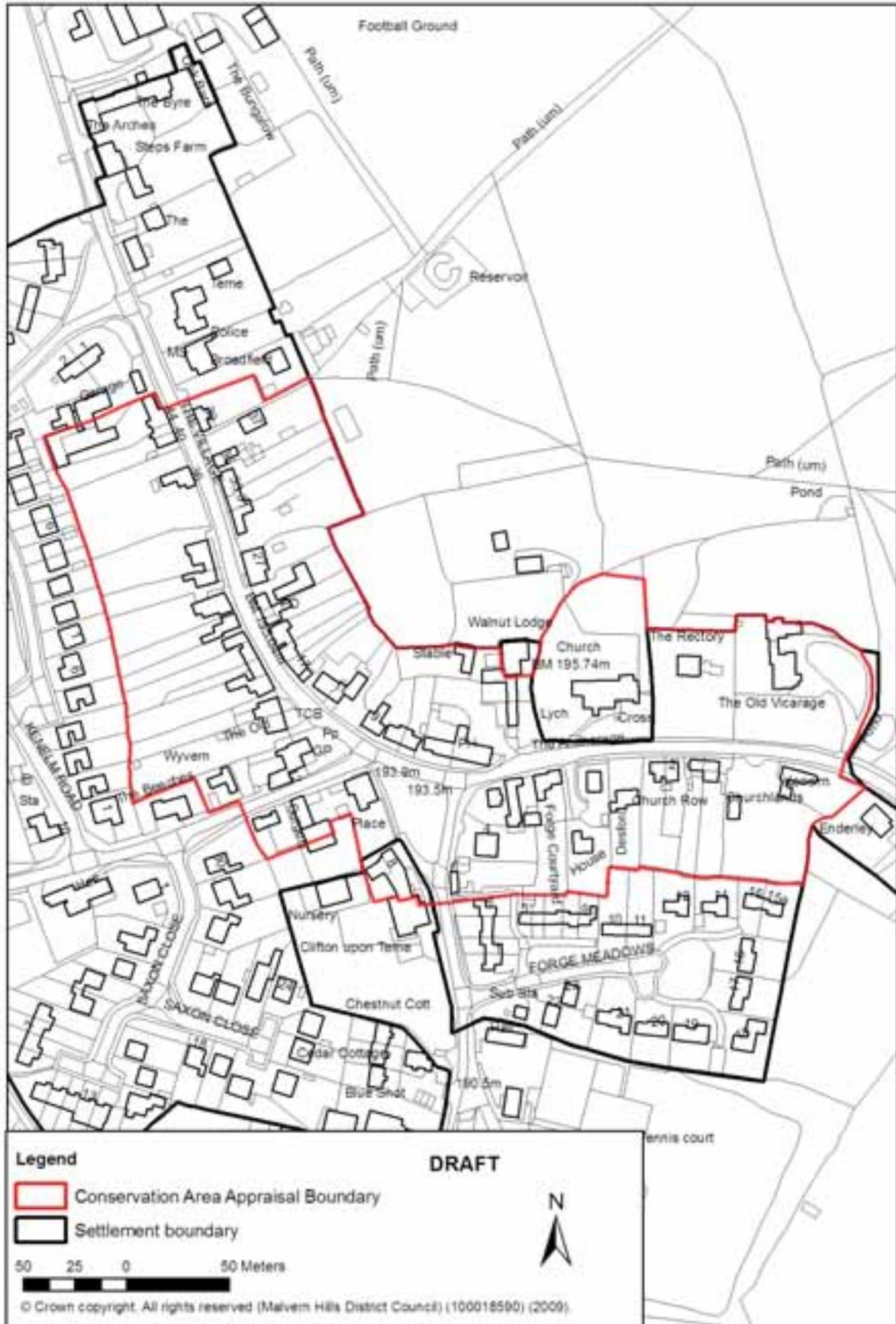
2.04

Current policy relating to development within the towns and villages of the district, including Clifton, is set out in the Local Plan (Policy DS1). With the exception of St Kenelm’s Church and Clifton Primary School, all of the Conservation Area is within the settlement boundary to which Policy DS1 relates. The settlement boundary is shown on plan at page. Generally speaking, development outside the settlement boundary will not be permitted.

Policy QL7 of the Local Plan sets out the criteria for new development in conservation areas and this is augmented by Policy QL8 which relates to demolition of buildings in conservation areas. Other relevant Policies are QL3, QL4 and QL5 which control shop fronts, advertisement signs and walls gates and fences.

Generally speaking, these Policies seek to ensure that

- New development in conservation areas will be refused unless it can be demonstrated that it will preserve or enhance the character of the area.
- Demolition of buildings in conservation areas will only be permitted if they offer no visual contribution to the area or are beyond repair, and their replacement will be an enhancement.
- Development and advertisements outside the conservation area which will affect the setting of the area will not be permitted.
- Original and attractive shop fronts should be retained and new shop fronts must be appropriate to the character of the area.
- Boundary treatments may not be removed where they contribute to the character of the area and new boundaries are to be appropriate for their location.



Map of Clifton upon Teme Conservation Area. Adopted 1978 and re-appraised 1998

3.00 Summary of Special interest

3.01

Clifton upon Teme is a compact village set on high ground above the River Teme. Its long history, encompassing Saxon and Medieval times, is still evident in the plan-form of the village. This is essentially a linear settlement whose vernacular-style buildings are clustered along the main thoroughfare. The long thin gardens, which extend behind the street-facing properties, are the remnants of early burgage plots. Although later development has spread to the south and the west, it is this early plan-form that underlies the special interest of Clifton.

At the heart is the Green with its ancient trees and pump and around which are clustered some of the village's most noteworthy buildings that all together set the sense of place. St Kenelm's Church is set slightly to the east while the main street, named 'the Village', leads northwards.

The interest of the village also lies in the informal mix of building types that exist side by side. At its core lie the timber framed properties which are of the local vernacular and whose ages generally date from the seventeenth century but the later, predominantly red-brick, cottages that fill the gaps between them and maintain the line of the street are also highly characterful. Adding interest are the service and commercial properties which served the village and which are interspersed with domestic properties along the main street.

3.02

One of the most distinguishing features of present day Clifton is the contrast between the densely settled main street and the more spacious open aspect of 'The Anchorage' to the east. Here, the properties become spaced further apart and garden plots are larger. Mature trees about the Church and within properties nearby create a semi-rural character which becomes fully rural as the village ends eastwards. These two differing,

but important characteristics of Clifton upon Teme contribute to the sense of place.



The Green at the heart of the village sets the sense of place..



St Kenelm's Church



'The Village' main street where properties cluster along the ancient route way.

4.00 Assessing Special Interest

Location and setting

4.01

Clifton upon Teme is situated some 9 miles south of Tenbury Wells on a bend in the winding, Tenbury to Worcester Road. It occupies a plateau of high ground in otherwise undulating countryside bordered by Sapey Brook and the south flowing River Teme to the east.

Although this river is likely to have played a large part in Clifton's development, it is its position on a series of ancient route ways that led to its *raison d'être*.

Landscape

4.02

Despite sitting within high ground, some 150m above sea level, Clifton is not as prominent within the landscape as one would expect. Only from the west, and to a lesser extent from the north, can the village be glimpsed from the approach lanes and even then, the church spire competes with the trees about it for supremacy. There is an element of surprise when the village is first encountered from any direction. From a distance; from the neighbouring hillside to the west, the more recent, whitened houses appear as a line just below the horizon. Of the older settlement little is visible.

Views

4.03

Outside the village, especially to the north and west, the views open to a breathtaking panorama of distant hills and valleys.

4.03

Clifton is fairly introverted, then, in its relationship with the wider landscape and views into and out of the conservation area are therefore local and intimate. Buildings, trees and open spaces create the intimacy of place.



Village is not prominent on approach



From a distance, more recent development is visible



Approach from the east – no sign of village



Intimate views within village

5.00 Origins, Historical Development and Archaeology.

5.01

Since early times, Clifton appears to have been an important place for, from the tenth century onwards, it rarely escapes the history books. Fought over and passed from one land owner to another, it must certainly been a place worth having although its value seems to have fluctuated during the middle ages. It is interesting then, that so much of it remains intact although, in truth, most buildings seem to relate to the 1600s.

5.02

The Scheduled Monument Record, held at Worcestershire County Council notes that a Roman Road leads south east from Clifton Camp to Clifton Village but a later note suggests that the road took a slightly different route. Its existence in Roman times is therefore unclear. It seems clearer however that Clifton was an Anglo Saxon Settlement and it has been suggested that the early roadways were an ancient Salt route from Leominster to Droitwich. More certain that its situation on the Tenbury-Worcester Road gave the place a certain importance.

5.03

The first record of Clifton was in 938 when lands there were granted to Worcester Monastery by King Athlestan. The place was known at this time as a recognisable, 'Clistun ultra Tame'. During this unsettled period of history, the Danes caused the lands to be seized by marauders and Earl Hakon invaded and took position of the place. At this time there is mention of a church in Village and evidence suggests that that there was a Saxon Ecclesiastical centre here.

5.04

At the time of the Domesday Survey Clifton was held, along with many other manors, by Osbern Fitz Richard and a priest is also mentioned which indicates an eleventh century church although there is no physical

evidence of it now. The present day Church was constructed 'early C13' and by 1286 it was appropriated to Limebrook Abbey in Herefordshire.

5.05

The economic state of the village fluctuated through the medieval period. During the time of the wars with the Welsh, the Manor of Clifton was granted Royal Borough status by Henry 11 in 1270 allowing it to hold a weekly market and annual four-day fair. But by 1340 the value of the lands had dropped 'because the land for the most part remains uncultivated (there) on account of the many oppressions of the poor'. Indeed, the markets and fairs seem to have ceased before the C15.

5.06

The original manor house and Guildhall was built on the site of the present Lion Inn in about 1200. In 1496 there were between fifty and sixty burgage plots. and these are mentioned until the C19. The town gradually lost its urban status and the building became an Inn for travellers en route between Tenbury and Worcester.

5.07

The manor and the lands about it passed through many hands, including Roger Mortimer and King Edward VI until it was purchased by William Jeffreys in 1554. Clifton remained with the Jeffreys family and their descendants until fairly modern times. Interesting that many of the timber framed properties in Clifton were built during the sixteen hundreds, when the Jeffreys were in ownership.

5.08

There is no doubt that the roadways have influenced the settlement and longevity of Clifton. An early deed of 1290 mentions an old road from Tenbury to Worcester called the 'Kings Way' and a later road was mentioned in 1454. No doubt these routes brought welcome passing trade and the market place, whose space is still evident today, must have played an important part in the history of the village.

The new bridge at Ham, constructed in 1769, must have considerably eased transport difficulties.



Clifton early C20

5.09

By 1855 the village was thriving and appeared to be fairly self sufficient boasting school, inns, pubs, butcher, tailor, grocer, draper, shoemaker, smithy, wheelwright and miller. Interestingly many of these commercial interests were placed close to the Market Place as house names, such as 'The Smithy' still testify.

5.10 For nearly two hundred years, early maps show very little change to the built form of the village. In 1932 parts of the Stanford Court Estate – decedents from the Jeffreys family – were sold, including many village properties which were bought by their tenants. Indeed, today it is noted that many properties retain their picket fencing which was often a uniting feature of an estate managed village.

5.11

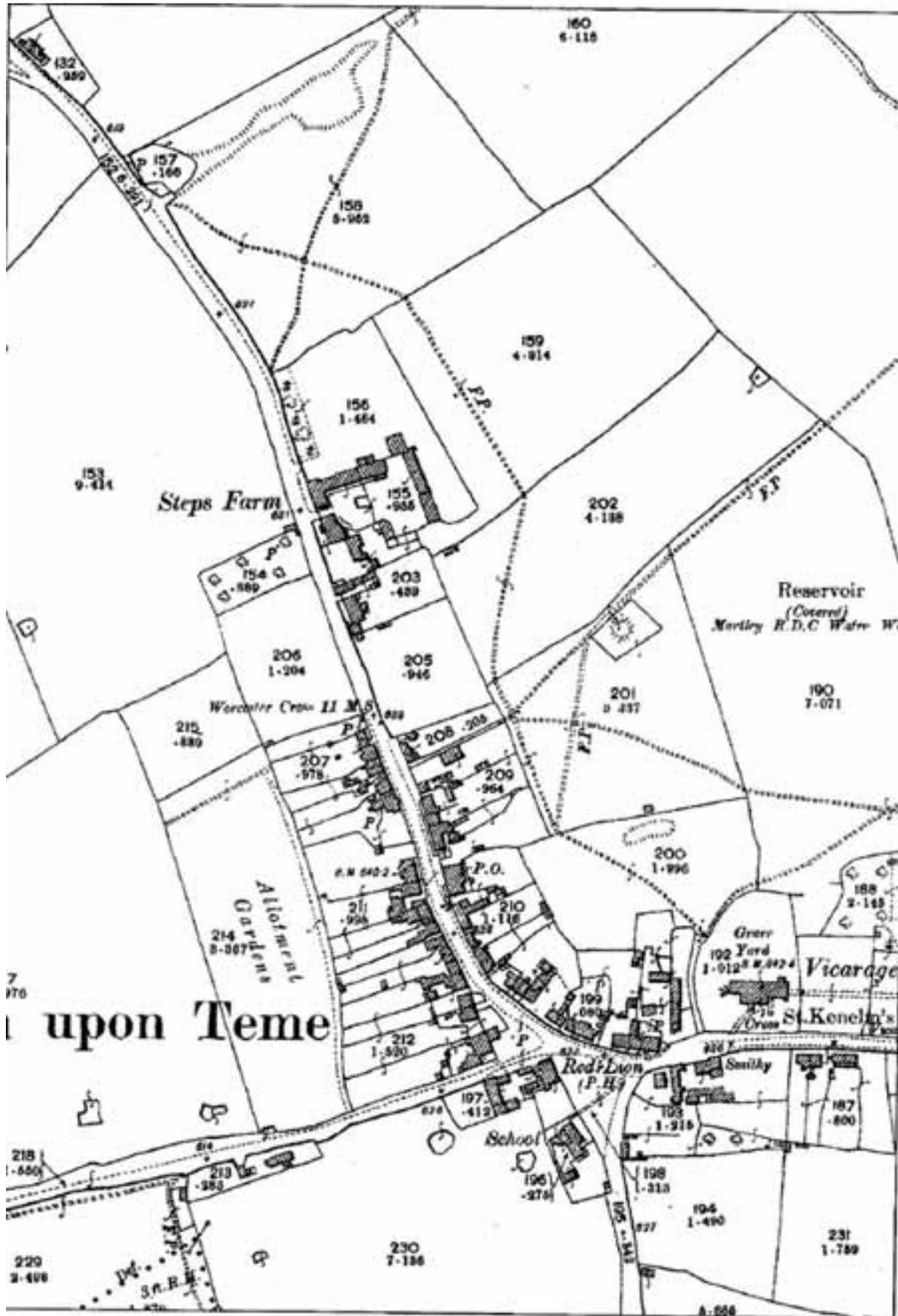
From there on, the Village has seen most change. Development in Manor Road in 1946; Saxon Close and Kenelm Close in the 1960s and Forge Meadows in 1996 extend the village considerably. But the heart of Clifton, the concentration of cottages and buildings along the bend of the Old Road remains the same with its essential character intact.



Early picture of The Village



1819 map of Clifton



Clifton C 1900

Character and Appearance

General

6.01:

The overall character of the village of Clifton upon Teme derives from its historic linear plan-form and the way in which the buildings cluster along the roadway with their long burgage plots extending behind. The buildings generally have a traditional, vernacular appearance. A significant number of buildings are listed which underpins the special interest of the village. A pretty, picturesque place of distinct local, built character that places it firmly within the Hereford and Worcester borderland.

Clifton is a busy place; pedestrian activity and stopping traffic create a lively bustle although passing traffic is sometimes heavy.

6.02:

Despite its early foundation, Clifton has seen much change. Timber framing gave way to red-brick and stone during the C19 and C20 so that the village has a lively and varied appearance.

6.03

At the heart of the village is an open green space. This open area, which is formed by a bend in the road and where two minor roads meet it, creates a focal point for the village. From the Green, the road extends northwards into 'The Village' and eastwards towards the Church and the Rectory. Although Clifton is not a large place its two ends, north and east, emerge as places of different distinction, united by their linearity but unlike in built character.

6.04:

To appreciate them more clearly, these areas are described separately and for the propose of this appraisal are zoned as follows:

- **'The Village'** where the oldest buildings jostle tightly along the village street.
- **'The Anchorage'** which contains the Church but which has a looser density and a less intense appearance.

However, it must be said that there is some visual and historical overlapping close to the Green where all of the buildings contribute to the setting of each other.



A pretty place but busy.



Open green space at its heart



Buildings and layout give distinct local character

7.0.0 The Zones

Zone 1

7.0.1 The Village.

This first Zone extends from the garage to the north of the village, encompasses the village street, the Greens and ends at The Red Lion with its attendant barns, now converted to residences. In this area the historic layout is most clear.

General and spatial analysis:

7.0.1

The high visual quality of this part of the village is largely derived from the tightly packed and informal arrangement of its vernacular-style buildings which jostle and cluster along the street. At a bend, where other minor routes join it, the street widens out to form large, open, green spaces which form the heart of the village

7.0.2

These spaces which are bisected by the road to Harpley, create something of an oasis in within the village; a public place to rest and to enjoy. The Green is a protected open space but the tree-filled area on its north side and which contains the Village Pump is historically important to the village. The way in which this small Pump green is formed and formally enclosed by buildings, especially on the west and south sides suggests that this must have been the Market place.

7.0.3

The burgage plots, or long, narrow gardens or crofts, already mentioned in 3.01 are still well defined and their boundaries have barely changed from earlier maps. These are the physical remainders of the early layout and are historically important to the village. Nowadays, the long gardens ensure that later development, especially to the west, does not encroach on The Village plan form.

7.0.4

Although the buildings are generally set closely together, there are occasional gaps between them. The vistas the these gaps offer

are generally limited, but their appearance and maintenance is important to the overall appearance of the village.

Density

7.0.5

'The Village' was well established by the C17 and many aspects remain unchanged. The increase of built density around the Pump Green and the way that the buildings are placed in order to create that open space is historic. The number of listed timber-framed buildings close to, or leading from, the Green areas testifies to the fact that this was the heart of the settlement.

7.0.6

Towards the north, on the way out of the village, density lessens as does the architectural quality of the buildings. Here buildings tend to be later in date and although they follow the line of the street, they are not placed so closely together.



Vernacular style buildings jostle and cluster along the narrow street which widens out towards the Green spaces.



The Pump Green creates an oasis in the Village

Architectural and Historic Quality of the buildings

7.0.7

These are generally small scale; one and a half or two stories high and, on the whole, display a simple cottage style of architecture. Although the older properties are timber framed, many buildings are of brick. Some buildings suggest by their size and bearing a slightly higher status and these tend to stand out to become key buildings within the streetscape.

Contribution made by listed buildings

7.0.8

One of the most important buildings in Clifton has to be Bury's Place. Listed, timber framed and of slightly higher status than other vernacular cottages in the settlement, its importance lies in the way that it juts out into the roadway to form one side of the pump green. Prominent when approaching from the north or from the east, Bury's Place is at the physical heart of the settlement and the shape of the village pivots around it.

7.0.9

Seventeenth Century The Smithy, also listed and timber framed, works with Bury's Place to form the Pump Green.

7.0.10

The Red Lion on the opposite side of the street has seen much change. It occupies the site of a medieval open hall and there is evidence to show that was the Guildhall and later it became an Inn. Travertine stones, a type of local limestone, in the present chimney are said to be from Medieval times. Although re-fronted with red-brick, the Red Lion is also at the heart of the village and forms one side of the open green space. It must be said that the Red Lion also affects the character, by its appearance and by its physical position, to the second zone - The Anchorage.

7.0.11

It is interesting that these three buildings,

the Smithy, the Inn and Bury's Place (which still contains butchery equipment) face the Greens or Market Place and were therefore convenient for business.

7.0.12

Crown House, now two properties, is another C17 building whose position leading off from the Green reinforces the shape of that open space.



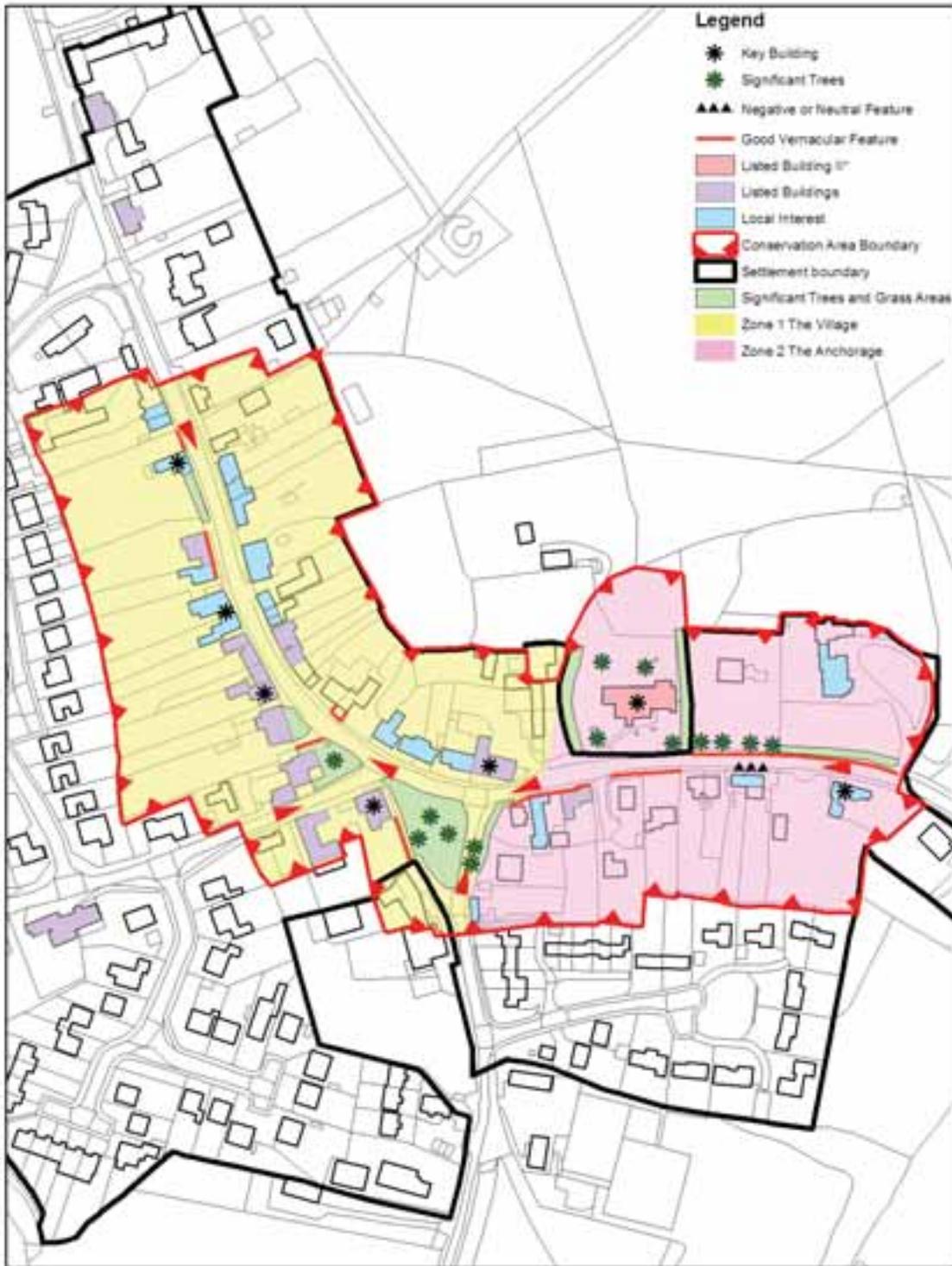
Generally small scale one and a half stories high...



Bury's Place faces and helps to form the Green



The Red Lion public house at the heart of the village



Clifton Upon Teme Conservation Area Appraisal



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7.0.13

Further to the north, in the 'Village' the street is lined with listed timber framed cottages of seventeenth century vintage, but head and shoulders above them is The Old House. Re-fronted with red brick early in the nineteenth century this house was once the Vicarage. Two stories tall with attics in the pedimented gable, the Old House is prominent in the street for its difference; its quiet Georgian styling and its height suggest a property of quality befitting a man of the cloth, amongst the cottages about it.

Contribution made by key unlisted buildings

7.0.14

It must be said that many of the street-side buildings in the Village positively contribute to the character of Clifton. Whether for their alignment with the street; their height and simple vernacular form or for their materials of construction, there are few that are not important to the overall appearance of the place.

7.0.15

Highly prominent are numbers 26 to 30 The Village. Red brick and prominent these cottage-style C19 dwellings compliment the grander Old House further up the street and together they act as 'bookends' to the humbler and older cottages sandwiched between them.

7.0.16

Another powerful and key building is number 36, a red-brick C19 house whose three-storey height is dominant in the street. Its impact, however, is lessened by the fact that its garden extends along the roadside. The garden, unusual in The Village and certainly departing from the norm, acts as a buffer.

7.0.17

Noteworthy, also, is the Shop – number 27 The Village - mostly because of its height and its later C19 styling. The shop front is of C20 styling and worthy of retention.

Key issues

This is a very sensitive area where, to maintain the architectural and special quality of the Village, any additional development will be viewed with extreme caution .

- **Burgage plots must be retained**
- **Changes in height or massing of existing buildings will be invasive**
- **Opportunities for new street development are firmly limited.**
- **All green spaces must be retained**



Listed, 'Old House' is head and shoulders above its more humble neighbours



Unlisted 30-26 The Village acting as bookend



The Shop: unlisted but making a positive contribution

Zone 2

7.1.0 The Anchorage

7.1.0

This area extending eastwards from the Red Lion, to encompass St Kenelm's Church, The School, the Forge and to Burleigh Court and Kenelm Cottage. Here the Tenbury to Worcester Road turns eastwards and the build density loosens as it extends outwards from the centre which is the village green. Here the buildings tend, with the exception of the Church, to be later additions.



St Kenelm's Church commanding respect

General and spatial analysis:

7.1.1

This part of the village is dominated by the Church: a powerful thirteenth Century edifice whose distinctive broach spire commands respectful awe. Set in an almost circular churchyard and distanced from the road St Kenelm's Church is the fittingly the most important and most ancient building in Clifton.



Properties behind maturely planted gardens...a different character from The Village

7.1.2

On the south side of the road, opposite the Church, properties settle closely together near the Green. However, as the road extends eastwards, properties tend to be set in wide, roadside gardens.

7.1.3

To the north east, the properties are set so far back into their maturely planted grounds that they are hardly visible from the roadside. This is a distinct contrast to the tight conglomeration of buildings which characterise the Village.

7.1.4

Garden shapes, especially at the rear of 'Church Row' suggest a retention of burgage plots, but on the whole, the outline of the plots is indistinct. The introduction of the cul-de-sac containing the C20 properties Birchfield House and Desfold changes the early relationship of building with plot or fields



Wide roadside gardens opposite the School

Architectural and Historic Quality of the buildings

7.1.5

In The Anchorage, properties tend to be of a later build. Several are C19 in origin and contain features of that period. Heights are predominantly two, sometimes two and a half (into the gable) high. Slate and red-brick are the most common materials although there is some stone.

Contribution made by listed buildings

7.1.6

Impressively large, St Kenelm's Church, reflects the religious importance and medieval wealth of the village. Its architectural interest is recognised by its listing status (grade 11*) Of coursed sandstone with travertine dressings, the Church was restored during the nineteenth century by the noted Victorian Architect James Cranston. Clearly this is Clifton's most ancient and revered buildings.

7.1.7

The only other listed structure in the Anchorage is the C19 Forge or Smithy; a purpose-built Victorian building whose position not too far from the Green and close to the Church must have been commercially beneficial. Its special interest lies in its traditional height and massing which fit well with the other vernacular buildings in the village and its detailing, designed to replicate medieval times with its arrow-headed bars.

Contribution made by key unlisted buildings

7.1.8 Several key buildings in the Anchorage are worthy of note. Kenelm Cottage with its distinct, rounded addition cheerfully heralds the entrance to the village. A fitting 'first cottage' as one enters from the east.



Religious importance of St Kenelm's which dominates the Anchorage



Victorian properties opposite the Church and close to the Green



Listed, purpose built 'The Old Forge'



Kenelm Cottage heralds the entrance to the village

7.1.9 Although altered, tiny No 6 The Village which is opposite the School continues the timber framed tradition and is one of the few early buildings in this character area.

Key issues

New development will be firmly controlled to ensure that the loose density and architectural quality of the area is to be upheld. The area about the Church is sensitive to change.



The Village following the timber framed tradition

The following paragraphs relate to both of the Conservation Area Zones as the findings are common to both:

8.0.0

Contribution made by open spaces, green spaces and trees.

8.0.1

One of the most overwhelming contributions to the character of Clifton is the open green space at its heart. The Green, at the junction of the minor roads, is a protected open space. Linked with it is the 'Pump Green' which, with its trees, augments the larger space.

8.0.2

In 'The Village', most of the properties abut the footpath edge, so it is noteworthy that close to the greens, where the street opens out, the houses are set further back to form small gardens. The properties from Hopeway Cottage to the Red Lion have small gardens but the front garden to Crown Cottage is particularly generous. It takes only a little imagination to think that these spaces were where the Markets were held. Now these private spaces soften the thoroughfare and compliment the maturity of vegetation on the greens.

8.0.3

Further to the north, the hedging to number 36 softens the otherwise hard and somewhat urban edge of the Village Street.

8.0.4

Notable are the majestic yews in the Churchyard. These, and the tree-lined churchyard boundaries give St Kenelm's its sense of place.

8.0.5

Green boundaries along the road in front of The Vicarage and Burleigh Court contribute to the distinctive 'leafy' character that depicts the 'Anchorage' in contrast to the 'Village' where buildings and the thoroughfare dominate.

8.0.6

Just outside the conservation area boundary, to the north east, a band of trees forms a pleasing backdrop to the Conservation Area.

Similarly, the open fields to the north of the trees create a strong contrast to the edge of the ancient settlement and ensure that the distinction between the settlement and the open countryside remains clearly defined.

Key Issues

The Local Authority will require formal notice before works to trees (over 75mm in diameter) may be undertaken.



Mature Yews in the Churchyard



Overwhelming contribution of mature trees



on the Green



Trees in the Anchorage add softness

9.0.0 Views in and out of the Conservation Area

9.0.1

Views form an important component of any conservation area and they help to define the special interest of the place. Alterations to individual properties and open spaces can cause major changes and can have a detrimental effect on the Area. Identifying particular views of importance can highlight those aspects that are important and can help to ensure their preservation.

9.0.2

Chapter 4 has highlighted the fact that views into the village are limited and that views inside the village are intimate.

9.0.3

When approaching the village, key views are framed or are centred upon prominent buildings. These 'key' buildings are focal points for the village. Changes to them will alter the appearance of the village.



Key Buildings when entering the village from the east. Red Lion in the foreground and Bury's Place beyond the green.



Further on, the Old House becomes a key building



From the north, at the Green, the Red Lion on the left, is again dominant



Approaching from Harpley, cottages and the Church become key buildings. They stop views 'leaking' out of the village.



The Red Lion limits views outwards when approaching from the School.

10.0.0 Local Details and Architectural Decoration

10.0.1

Although the buildings of Clifton upon Teme range from C13 St Kenelm's Church to the present time, the most noteworthy buildings are the timbered buildings and the brick buildings of the eighteenth and nineteenth centuries.

10.0.2

The pattern of timber framing in the village is fairly typical of the region being square panelled with corner braces. Mostly three panels high; sometimes with large external chimney stacks and in some cases, later inserted dormer windows, the cottages that survive are of artisan or humble class. Some buildings depict a higher status with close framing. Some of the taller cottages (without dormers) seem to have raised roofs and windows often retain metal casements.

10.03

Some of the re-fronted buildings, and even some of the replacement dwellings, follow the form and height of the early timbered properties.

10.0.4

Later 'Georgian' or Victorian properties tend to be fairly plain and restrained although closer inspection reveals a variety of detail that enriches the architectural quality of the village. In some cases the C19 buildings attempt to compliment the sub-medieval buildings by adopting a 'mock Tudor' styling.

10.0.5

Infill twentieth century development generally tries to follow the form of earlier neighbours.

10.0.6

Much interest is found in the minor details: distinctive chimneys, for instance; eaves decoration with dentil brickwork; a variety of doors, doorcases and window patterns.

10.0.7 These details, especially on the older buildings, are characteristics of the conservation Area and are subsequently precious to its overall local identity.



Closely framed cottage with simple casement windows.



Timber framed with inserted dormers...



Refronted and later cottages follow the same form and height.



C19 door and doorcase



Another C19 door



Victorian, Tudor-esque door



Traditional boarded door



Early C19 door and door surround



Typical window pattern – following the spirit of an early metal casement. Note changes to framing suggesting a raised roof



Early metal and leaded casement.



...And another metal window in a changed opening...



Nineteenth Century traditional dormer translated in stone. Note the stone mouldings and hoods over window and door.



Typical dormers and chimneys. Note how the earlier dormers on the timbered buildings begin at roof plate level.

11.0.0 Prevalent local and traditional building materials.

11.0.1

In villages throughout west Worcestershire and Herefordshire (for Clifton was once in Herefordshire) locally available materials have determined the method of construction. The palette of building materials in Clifton is fairly limited to timber framing, stone and later on, brick.

11.0.2

With the exception of the Church the older buildings in the village are timber framed which suggests that timber and shales and muds for the panelling were the most readily available of local materials.

11.0.3

The pattern of timber framing in the village is fairly typical of the region being square panelled with corner braces. Panels, once of plastered wattle and daub, have often been replaced with painted brick. The most noteworthy of the timbered buildings are Bury's Place and its range of timber-boarded timber framed barns. Timber framing is found almost exclusively in the 'Village'

11.0.4

Stone and brick are the next most commonplace building materials. Several of the later, Nineteenth century cottages in the Village are constructed from the local stone which has a pleasant greenish hue. It is a fairly soft shale-sandstone that tends to weather badly. Stone is also for the construction of plinths, outshuts and chimneys of cottages. Stone is a used more commonly in the 'Anchorage' although numbers 40 to 45 The Village are good examples of stone built cottages.

11.0.5 Brick has been used fairly widely for re-fronting or updating earlier timbered properties in The Village but was used more frequently for the later properties on the east side of the 'Green' and along the 'Anchorage'. The most noted brick buildings are the Old House in the Village, The Forge in the Anchorage and the re-fronted Red Lion.

These employ a quality local brick laid and pointed with narrow coursing in lime Mortar.

11.0.6 Painted brick appears in the centre of The Village at the C19 shop and its close neighbours. Some later re-fronted cottages are also painted. This gives a cohesiveness to the 'black and white' appearance of the street which would otherwise be disturbed with red-brick.

11.0.7 Render is not a traditional finish in the Conservation Area but where it occurs, on numbers 17 and 39 The Village, the material is painted and blends fairly well with neighbouring properties.

11.0.8 Plain, natural clay tile is commonplace in the village and is noted particularly on Kenelm Cottage,

11.0.9 There are a number of buildings within the conservation area with natural slate roofs but these tend to be later additions such as at the Red Lion.



Timberframing at Bury's Place



Red brick Red Lion with tile and slate roof on addition



C19 Red brick opposite the Church



And again in The Village. Note slate roof on this C19 building



Soft red C19 brick in the Village



Painted brick to give continuity



Stone built cottages in The Anchorage



Plain tile roof at Kenelm Cottage.

12.0.0 Boundary treatments

12.0.1

Boundaries are a feature within the Conservation Area. Picket or painted fences and low walls are a characteristic in The Village while local-stone walls define property edges in The Anchorage.

12.0.2

Mature hedges are also prominent, especially on the northern side of The Anchorage where they erupt above the stone walls or within gardens as at 36 The Village.

12.0.3

Occasionally there are railings. These tend to be simple to compliment the architectural style of the building. The most notable are at the Forge in the Anchorage and at the School by the Green.



Picket fences are a feature in the Village



Railings and metal gate at the Forge



Stone walls with mature hedging above – the Anchorage.



Low brick and stone defining walls in the Village



Stone wall edging Churchyard with flat capping...



.....or 'hen and chicks' capping



Metal gate at the shop



Cobbles forming hardstanding for cars



Traditional rural-style timber five bar gates



Remnants of stone kerbs and setts close to the Church....



Metal gate in the Village



...and in The Village



Metal seat around tree in the Green



The Village pump a reminder of village life in an earlier age.



Signs

13.0.0 Public Realm

13.0.1 Kerb edgings, gullies and street works can add character to the appearance of the Conservation Area. In Clifton there are remnants of stone close to the Church and kebs, and again in The Village.

13.0.2 The village pump and the public metal seat around the tree in the Green are precious reminders of village life.

13.0.3 There are no street lights in Clifton. This gives the village an unusual and delightful sombre quality at night.

14.0.0 Neutral Areas and Negative Features

14.0.1

Clifton upon Teme is relatively fortunate in that it has retained its character without significant intrusion. With few exceptions, the layout of the village has barely changed from early times and later development blends well.

Modern Development

14.0.2

Infill development or extensions to properties where they occur along the streets have, on the whole, a neutral impact upon the character and appearance of the area. Mostly this is because the height, position in plot, materials of construction and massing of these newer properties take their lead from their more traditional neighbours. Some modern buildings, such as number 17 The Village whose red-brick walls tend to be intrusive, are acceptable because their massing fits well within the street scene.

14.0.3

Similarly, the form, materials of construction and position in the plot, of the bungalow in the Anchorage departs very radically from the buildings that surround it. Although the stone boundary wall and the mature planting help to ensure that it is not prominent within the street, this building type is not appropriate in The Conservation Area.



A later property whose form red brick is intrusive. But its building line and height compliment its neighbours



The Vicarage, a 1970s house, is screened by its boundary wall and mature hedge.



Modern bungalow in The Anchorage made less intrusive by boundary wall.



An infill property with widened and upvc fenestration.

Car Parking

14.0.4

In the narrow historic street, there is little room for off-street car parking. In places, gaps between the buildings have been surfaced to provide hardstanding. Lack of attention to surfaces or fences can have a negative effect on the appearance of the Conservation Area. New driveways and garages should be viewed with caution. The removal of front gardens for car parking spoils the line of the street.



Gap between buildings can affect appearance of village.....



Abrupt change in material colour...



The entrance to Church is unobtrusive



Boarded fencing, concrete hardstanding and set-back from the road .are visually intrusive

15.0.0 Problems, Pressures and the capacity for Change

15.0.1

The appraisal has highlighted the following problems and pressures in the conservation Area.

15.0.2 The Village

- infill development
- retention of Burgage plots.
- changes in height or massing of streetside properties.
- gaps between buildings.
- street lamps.
- Boundary treatments and fences.
- Upvc windows

15.0.3 The Anchorage

- infill development.
- Boundary walls, fences
- Design quality of new buildings
- Redevelopment of existing buildings
- Erosion of front gardens

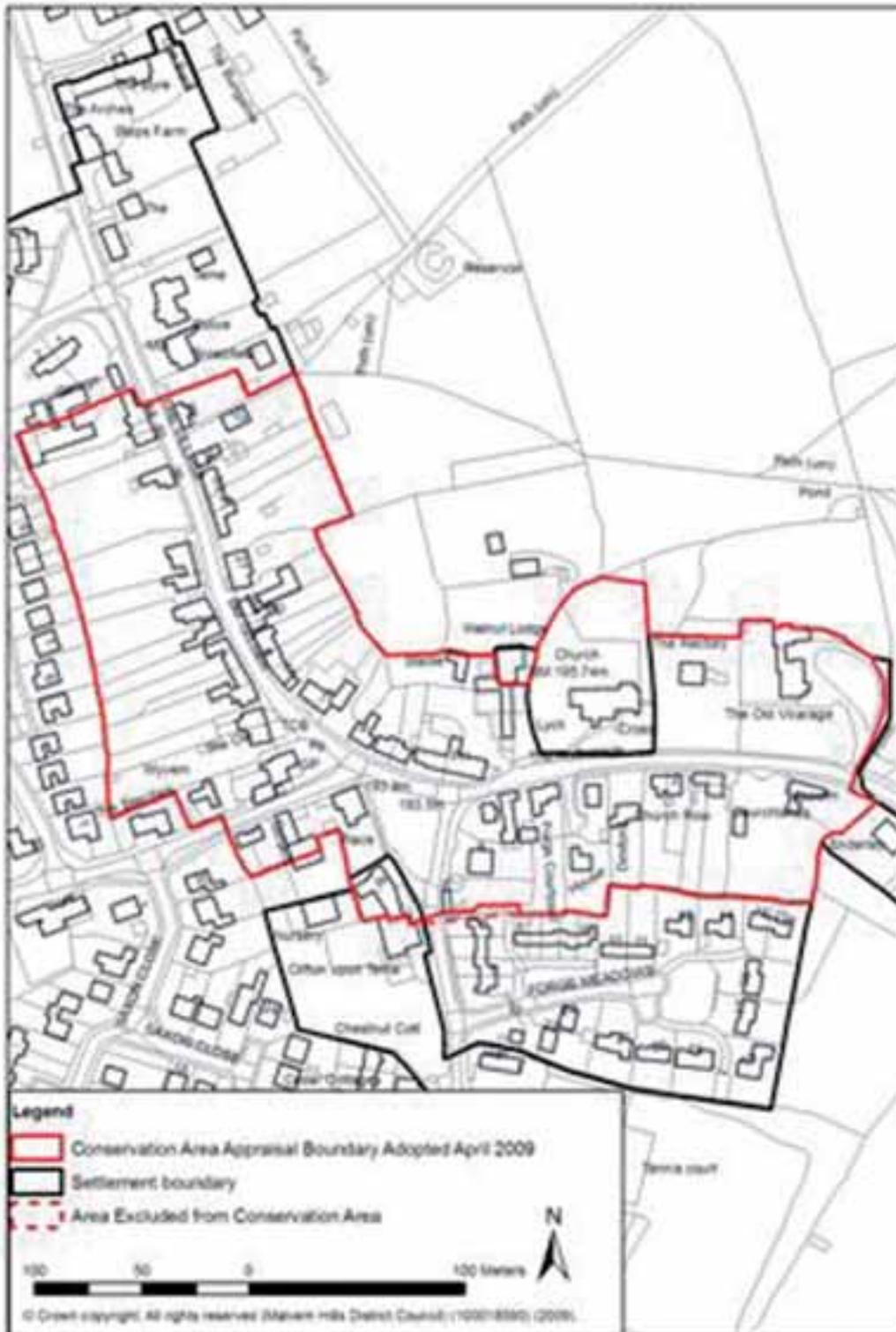
15.0.4 Generally

- Public realm
- Retention of kerbs, fixtures and green spaces
- Traffic management

16.00 Changes to the Conservation Area Boundary.

16.01

The Conservation Area boundary was subject to a thorough review in 1998 when amendments to the west and east ends of the settlement were considered in depth. At that time it was felt that the boundary changes were justified. Since that time, there have been minor changes in the conservation area. This appraisal has re-examined the boundary and it has been redrawn to exclude the path between 6 the Village and 4 Forge Meadows.



17.0.0 Community Involvement

17.0.1 .

Every household within the conservation area was sent a letter and leaflet which explained the appraisal process. An exhibition and a public meeting was held in Clifton upon Teme to which local people were invited to comment on the draft proposals. In addition, local groups such as the Parish Council and other authorities such as the Highways Authority, Natural England and Worcestershire Archaeology were sent a copy of the appraisal for comment. A period of 28 days was been given for comments and the document was also available to freely download from the Council's website. Comments received were taken into consideration.

17.0.2

A full report in which all comments were taken into account was put before Members for their consideration at the April 07 2009 Planning Committee meeting. This appraisal was adopted by Members at that meeting and takes effect from that date.

Part 2 MANAGEMENT PLAN

Introduction

18.0.0 A MANAGEMENT STRATEGY FOR THE CONSERVATION AREA

18.01.

The Management plan will establish mid-to-long term objectives for addressing the issues and recommendations for action arising from the Appraisal. We consider it is essential to involve the local community in the early development of management proposals if these are to succeed.

The Management Strategy Framework.

18.02.

The Management Strategy for Clifton upon Teme works within existing policies to provide detailed design and development guidance on planning applications for new development, repairs, alterations and extensions to, and demolitions of, historic buildings. It also seeks to control untidy areas or the condition of historic buildings within the conservation area. It seeks to effectively monitor change, draw up an enforcement strategy to address unauthorised development, and secure the repair and full use of buildings at risk, should they occur, in the conservation area. Further, it builds on the Conservation Area Appraisal by examining potential enhancement schemes and the management and improvement of public infrastructure. It will also include protection to important trees and green spaces and produce an assessment of the ecology/biodiversity value within the conservation area and its landscape setting.

18.03

This plan is prepared in accordance with the duty of this Local Authority under Section 71 of the planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of our conservation areas. The management of the conservation area has to be an on-going process, based on existing or proposed policies and procedures and monitored to ensure its effectiveness. The following management framework shall be used:

1. In August 2006, MHDC adopted the Malvern Hills District Local Plan. This establishes the land use position against which all planning, listed building and conservation area applications will be assessed.
2. The Malvern Hills District Local Plan covers the period 1996-2011. Under new planning regulations, the local plan system has been replaced by a 'Local Development Framework' system. The local plan policies will be generally 'saved' until they can be replaced by new policies. Much of the legislation covering conservation areas and listed buildings is also covered by national planning guidance PPG15.
3. MHDC is currently preparing a 'core strategy' jointly with Wychavon District Council and Worcester City Council. The South Worcestershire Joint Core Strategy will look at 'strategic' developments in the area up until 2026. It will consider the policy implications of any new development in terms of conservation areas and the protection of listed buildings. This will include the need for any additional Supplementary Planning Documents (SPDs) to help explain planning policy.
4. MHDC will evaluate the planning decisions it makes within the Clifton upon Teme Conservation Area. It will examine the use and effectiveness of existing local plan policies, the need for any replacement policies and their success at appeal. This will be monitored periodically and reported in the Council's Annual Monitoring Report.

5. MHDC will ensure that effective community consultation on all future policy documents, planning, listed building, conservation area consent and tree applications relating to the conservation area takes place in accordance with the Statement of Community Involvement. This will involve the use of a variety of consultation techniques including community meetings and the use of all appropriate forms of media.
6. MHDC will undertake to provide all appropriate organizations with a copy of the appraisals and management plan with the aim of influencing the preparation and production of other relevant plans and strategies which relate to the conservation area.
7. MHDC will undertake a review of the appraisal in due course. This will enable a full re-evaluation of the effectiveness of established policies and procedures. Photographic dated surveys (including aerial photographs) of the conservation area will be maintained as a basis for monitoring and recording change of the conservation area and its setting.
8. MHDC will ensure reported incidents of unauthorised development within the conservation area are investigated and actioned in accordance with the Enforcement Policy.
9. Whilst no listed buildings have been identified as being 'buildings at risk'. MHDC will continue to monitor the physical condition of all listed buildings within the conservation area.
10. MHDC will examine the contribution made by unlisted buildings of merit within the conservation area. Such buildings will be considered for incorporated into a future Local List for Malvern Hills District Council.
11. The appraisal has established the importance of the natural environment within the conservation area. The protections and enhancement of the trees, open spaces and hedgerows identified in the document will be carried out.
12. The appraisal has identified several areas that have a negative impact on the appearance and character of the conservation area. Through consultation MHDC has sought views on these areas and whether any other areas could be included and what mechanisms could be useful for improving the appearance of those areas.

18.04

All works within the conservation area should also adhere to the guidance set out in Planning Policy Guidance 15 (PPG15) especially Section 4 which relates to Conservation Areas.

19.00 Problem Areas identified in the Appraisal.

The Appraisal highlighted those areas that detract from the character of the Conservation Area and whose management needs to be considered in the future. This management plan provides suggestions for the appropriate management of development within the conservation area to ensure its character is protected.

19.0.1 New Development

On the whole, there has been very little development within the Clifton Conservation Area since adoption.

There are few opportunity sites within the Village because properties are closely spaced together. As burgage plots must be retained, building within rear gardens will be resisted. In the Anchorage there are instances where gardens have been subdivided to create new building plots. Any further subdivision is likely to erode the loose density of this part of the conservation area and will intrude on the relationship between individual properties.



New development behind frontages erodes 'loose density'

Action:

- The Malvern Hills District Council will assess new proposals against its Local Plan policies on Development Control to preserve the setting of listed buildings and to preserve the character and appearance of the conservation area.

19.0.2 Design quality of new buildings and extensions

The built character of Clifton, especially The Village, is very sensitive to change. Some new buildings exhibit design characteristics that are quite different to the established characteristics of the area and these changes fail to preserve or enhance the conservation area. Other buildings or additions are let down by poor attention to detail and materials.



New addition with differing roof pitch and wide first floor windows



Inappropriate boarding and window design

Action:

- MHDC will seek improvements to buildings where opportunities arise through development proposals.
- The Malvern Hills District Council will assess new proposals against its Local Plan policies on Development Control to preserve the setting of listed buildings and to preserve the character and appearance of the conservation area.

19.0.3. **Building maintenance and repair**

Although most of the buildings in Clifton are well maintained, there are instances where the condition of historic materials is worsening through inappropriate repair methods. For instance, cement pointing (instead of lime mortar) on soft local stone will accelerate weathering. Eventually this will lead to their deterioration to the detriment of the conservation area.



Cement mortar exacerbating weathering of soft local stone

Action:

- Advise owners/occupiers of buildings of the need to use traditional materials.
- Seek retention of historic fabric where opportunities arise through development proposals.
- Address unauthorised works to buildings through enforcement action where appropriate, in accordance with the Council's Enforcement Policy.
- Consider the need to serve Urgent Works or Section 215, Tidy Up, Notices where property owners consistently neglect their properties to the continuing detriment of the appearance of the conservation area.

19.04 Gaps between buildings

Particularly in The Village, uncared-for gaps between buildings can spoil the appearance of the conservation Area. There are several incidences where surfaces are broken or potted; where gates are inappropriate or wires and debris conspire to create an untidy area.

Action:

- The Council will seek improvements to sites where opportunities arise through development proposals.
- Consider the need to serve Urgent Works or Section 215, Tidy Up, Notices where property owners consistently neglect their properties to the continuing detriment of the appearance of the conservation area. Erosion of open spaciousness by backyard development.

19.05 **Upvc Windows.**

The incidence of traditional windows or doors being lost through inappropriate replacement including UPVC, is not currently high. However, the few examples could increase over time and this should be monitored. Existing windows and external doors should be retained and carefully repaired wherever possible.

Action:

- The rate of historic feature loss will be monitored from time to time.
- The imposition of an Article 4 direction which removes certain permitted development rights will be considered.

19.06 **Boundary Walls and fences**

Local stone boundary walls, picket fencing and hedging play an important part in creating a back-drop for the conservation area. These features should be retained. There are several incidences where close boarded fencing has been erected. These undermine the quality of the historic environment.

Action:

- The Council will seek improvements to sites where opportunities arise through development proposals.
- Address unauthorised works to buildings through enforcement action where appropriate, in accordance with the Council's Enforcement Policy.

19.07 **Satellite dishes and aerials**

The fixing of satellite, alarm boxes, security lighting, cameras and cables to the outside of buildings cumulatively detracts from the character and appearance of the conservation area.

Action:

- The Council will address unauthorised additions to buildings through enforcement action where appropriate in accordance with the Enforcement Policy.

19.08 Car Parking

Car Parking is a problem in Clifton and many properties have limited parking places so that vehicles are left on the street. There are occasions where boundary walls have been removed to provide car hard standing. Where this is in front of the property, the line of the street is disrupted and is visually intrusive.



Removed boundary disrupts the line of the street

Action:

- The Council will not normally permit the removal of boundary walls over 1m high in Conservation Areas.

19.09 Street furniture and surfaces

Surviving street kerbs should be retained or repaired where possible and any future replacement of street furniture should be of a design and quality that enhances the character of the conservation Area.

Action:

- The MHDC will work closely with Worcestershire Highways Partnership in order to promote the retention of those streetscape elements which contribute to local distinctiveness in order to reinforce local character.

20.0.0 Design Guidance for New Buildings and Extensions

The following design guidelines should be borne in mind for any new development or extensions in the area:

20.0.1 Plot and Density

The current conservation area is characterised by tightly packed buildings in The Village, and by properties in larger gardens in The Anchorage. It is important that these existing proportions of space, plot division and density are respected.

20.0.2 Heights

The height of any new development should seek to respect the height of the surrounding buildings. Most buildings in the area do not exceed two stories.

20.0.3 Scale

Most of the buildings in Clifton are of a small, domestic scale. Roof scape and street scape can be completely altered if where there is a strong character or building line present. Any changes which will not maintain or disrupt this existing scale will be viewed with caution.

20.0.4 Materials

The use of traditional materials is to be encouraged within new development. Where red brick is employed, a modern machine brick which can create a too uniform effect for the general character of the area, might be avoided. Roofs are generally plain clay tile and this material should be used where possible. Alterations to existing buildings should seek to use the same materials as the original building as far as possible.

20.0.5 Local building details

Traditional detailing, such as mortared verges, steeply pitched roofs, dormer windows and door and window patterns should be retained and, where appropriate, be reflected in new extensions or new development.

20.0.6 In terms of ongoing and future proposed development within the conservation area, the District Council considers that the character and appearance of the conservation area can best be preserved and enhanced in the following manner -

- *Encouraging only new development within the conservation area or its immediate setting where the type, character and design of the development actively enhances the conservation area.*
- *Ensuring that development would not result in the demolition of a building or structure if its loss would be harmful to the character of the conservation area.*
- *Ensuring that any new buildings or extensions do not disturb the overall building density within the conservation area.*
- *Ensuring that any new buildings or extensions reflect the overall pattern of building within the conservation area in size and scale, form, proportion and detailing, ideally using local materials or vernacular techniques. Extensions should always be in materials sympathetic to the main building.*
- *New buildings or extensions should be sited according to the locally prevailing building pattern within the village, and service buildings such as garages and outbuildings sited so as to be subsidiary to the main house and not unduly prominent within the street scene.*
- *Ensuring that any planning application would result in the retention of important views and open spaces, trees and hedgerows or boundary features within the conservation area.*
- *New boundary or dividing walls, railings or hedging should be built from suitable local materials or of native species and be designed into new developments to suit the character of the village .*

21.00 Planning Tools for enhancement

21.01 The planning tools through which the conservation area could be enhanced are:

- The designation of an Article 4(2) Direction controlling otherwise permitted development.
- The serving of Urgent Works Notices on listed buildings or the serving of section 215 (Tidy Up) Notices

Article 4(2) Direction

21.02.

An Article 4(2) Direction enables a local authority to selectively suspend permitted development rights, that is, to require planning permission for minor works such as alterations to walls, roofs, windows, doors or house colours that might otherwise not require planning consent. The local authority could only serve the Article 4(2) Direction with the support of local people, so it would be important that there was public support for the aims of such a Direction. The effect, however, would be to control otherwise small alterations to residential properties that until now had had the combined effect of detrimentally altering the character of the conservation area.

21.03.

This has been evaluated in the Appraisal but it is not felt from the survey that the incidence of low level alterations within the Clifton upon Teme Conservation Area has been sufficient to warrant the loss of permitted development rights. It is therefore suggested that an Article 4(2) Direction is not appropriate at this time.

Urgent Works Notices or Section 215 Tidy Up Notices.

21.04.

Both of these tools of enforcement are available within the conservation area. The former is a notice served on the owner of a listed building at risk and requires the owner to make the building wind and weathertight pending a full repair. The latter is a notice served on the owner of any property within a conservation area where it is considered that the poor or untidy state of the site or building significantly detracts from or blights the character of the conservation area. Both would be available for use in Clifton upon Teme and could be part of the Enforcement Plan and Management Strategy.

22.00 Further Reading and Bibliography

This document, and issues relating to it, had regard to a variety of different sources, which included the following:

- The Government's Planning Policy Guidance Note (PPG15) "Planning and the Historic Environment",
- English Heritage's "Guidance on the Management of Conservation Areas" and "Guidance on Conservation Area Appraisals",
- The joint English Heritage and English Historic Towns Forum publication "Conservation Area Management".
- Malvern Hills District Council's guidance leaflets "Conservation Areas" and "Listed Buildings" and also the relevant sections of the Malvern Hills District Local Plan for the background to this Appraisal.
- "The Tale of Two Villages" by Cliff Barnard. Severnside Printers 1995
- "About Clifton-upon-Teme 2000" edited by Jerry Johns. Crown House Press.
- Worcestershire County Council Historical & Archaeological Service Records.
- Conservation Area Appraisals prepared by other Local Authorities but especially neighbouring district, Wychavon.

APPENDIX 1

Listed and local buildings of merit within the conservation area.

Listed Building Consent must be obtained before any work, other than minor repair, which affects its character is carried out. It is a criminal offence to begin work without consent. Application forms may be downloaded from the Malvern Hills Website or may be obtained from the Customer Service Centre in Malvern.

Listed Buildings

There are 15 buildings within the Clifton Conservation Area which are included on the statutory list of Buildings of Special Architectural or Historic Interest. All listed buildings are shown purple on the Appraisal Map. In addition the K6 telephone box on the green is also listed.

Name and Address	Grade
St Kenelm's Church.	11*
The Old Forge	11
1 The Village, The Lion Inn	11
19 The Village	11
21 The Village	11
Bury's Place, 10 The Village	11
Barns west of Bury's Place	11
Corner Cottage, 12 The Village	11
The Old Smithy 14 The Village	11
Crown House, 16 & 18 The Village	11
The Old House, 20 The Village	11
22 The Village	11
24 The Village	11
26 The Village	11
34 The Village	11
K6 Telephone Kiosk.	11

Unlisted Buildings of Local Interest

The following buildings are considered to be of local interest and contribute, in a positive way, to the character and appearance of the conservation area.

Kenelm Cottage
 Church Row
 The Forge
 6 The Village
 28 The Village
 30 The Village
 32 The Village
 36 The Village
 40 The Village
 33 The Village
 31 The Village
 29 The Village
 27 The Village
 25 The Village
 23 The Village
 9 The Village
 7 The Village

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