

Cleeve Prior

Conservation Area



Adoption Statement

The Cleeve Prior Conservation Area Appraisal and Management Plan was adopted by Wychavon District Council as a document for planning purposes on 16th September 2008. Minute 54 of the Executive Board meeting of 16th September 2008 refers.

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What is this appraisal for?

1. Introduction

What is this Appraisal for?

1.1

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 or enhance its character or appearance. Part of Cleeve Prior is a conservation area.

1.2

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 we must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. This appraisal identifies the special interest and character of the Cleeve Prior Conservation Area, and provides guidance on how the preservation or enhancement of its character or appearance can be achieved. The first part of the appraisal identifies its special interest and character. The second part sets out management proposals for addressing the issues identified in the appraisal.

1.3

The Cleeve Prior Conservation Area was designated in November 1969 and revised in January 1983. The boundary was reviewed in 2008 during the preparation of this appraisal. The current conservation area boundary is shown in the appraisal.

Planning Policy Framework

1.4

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;
- Policy QE5 of The West Midlands Regional Spatial Strategy and Policies CTC19 and policy CTC20 of the adopted Worcestershire County Structure Plan 1996-2011, which seek to protect and enhance conservation areas; and

- Policy ENV12 of the Wychavon District Local Plan (June 2006) which is intended to ensure that development preserves or enhances the character or appearance of conservation areas.

1.5

Broadly, these policies seek to ensure that the conservation area is preserved by:

Refusing permission for:

- the demolition of any building or structure if its loss would damage its character or appearance
- the extension or alteration of a building where the change would damage its character or appearance
- development which would be harmful to its setting or character or appearance
- development which would adversely affect or result in the loss of historic plots, layouts and street pattern, important views, open spaces, tree cover or boundary features within the conservation area
- signage which would be harmful to the character or appearance of the conservation area

and requiring new development to:

- respect its context in design, including scale, form, proportion and detailing
- Use materials in accordance with those traditionally used in that particular part of the conservation area, and maintain a similar mix
- be located on their sites in a similar way to the general pattern of building in that part of the conservation area
- Boundary walls, railings and hedges should be incorporated in the development in a similar way to those already in existence in that part of the conservation area, and these should use similar materials and detailing, or species, and
- Shop signs to respect the character of the buildings and quality of the historic environment in their siting, size, materials and design.

1.6

In accordance with the new planning system introduced in 2004 we are preparing a Local Development Framework. This will contain conservation area policies that will supersede the

Cleeve Prior Conservation Area

Structure and Local Plan from 2009.

1.7

This appraisal supplements Structure Plan and Local Plan Policies CTC19, CTC20 and ENV12.

2 Summary of special interest

2.1

Cleeve Prior has considerable architectural and historic interest, with more than a thousand years of settlement history and a wealth of historic buildings, ranging from manor house to dovecote. The use of local blue lias stone and local detailing through all building types and periods gives the village a strong character and local identity. Its early origins as a farming community, within a wider area of Saxon and Medieval settlement activity, is still evident in its buildings, layout and in the archaeology and hedge patterns of surrounding fields.

2.2

The continuing significance of agriculture throughout Cleeve Prior's development is clearly illustrated in the presence of numerous farm buildings and farmhouses from the 16th, 17th, 18th and 19th centuries. These are present throughout the village and are a significant element of its character and special interest.

2.3

The village has seen only modest new development and has been little spoiled, retaining much of its historic plan, historic buildings and fabric and open spaces, and in the absence of newer development at its periphery, has maintained a strong visual and historic connection with its agricultural hinterland.

The special interest of Cleeve Prior that justifies its designation as a conservation area includes:

Its long history, still evident in the layout of the village, its buildings, setting and in visible archaeological remains

The survival of a clear demonstration of the historic social hierarchy within the village, evident in the size, design and siting of

buildings

The survival of the historic form and identity of the village, evident in buildings, plots and village layout

The number and quality of historic buildings

The survival of historic fabric and detailing

The number of farm buildings

The consistent use of locally quarried blue lias stone in buildings and boundary walls throughout

The significant contribution of the natural environment in trees, gardens, open spaces and hedges

A strong historic and visual connection with its agricultural setting

The conservation area boundary is drawn to reflect this special interest.

3 Assessing special interest

Location & Landscape Setting

Location

3.1

Cleeve Prior is located 5 miles to the north-east of Evesham, close to the east bank of the River Avon, one of a string of villages situated along the river in the Vale of Evesham.

Landscape Setting

3.2

The village sits above the Avon floodplain on the long low ridge of Cleeve Hill, in an open and gently undulating landscape of a grid of fields of arable and grassland defined by hedges.

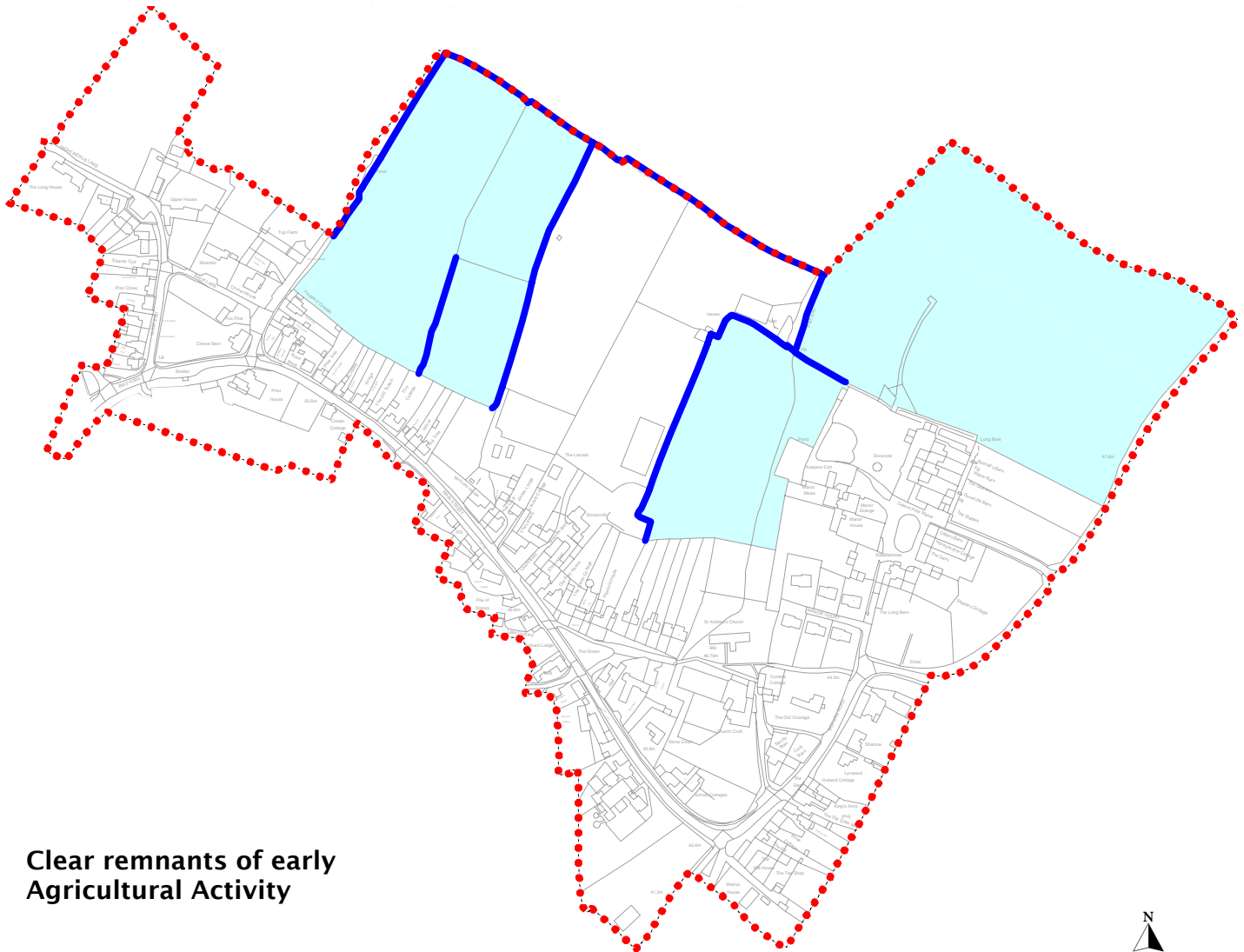
Cleeve Prior Conservation Area






Landscape Setting

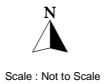
3.3

There are several clues in its landscape setting to its history. Areas of ridge and furrow (remnants of the medieval open field system) are overlaid by patterns of small linear fields from early enclosure, and larger regular shaped fields from 18th century enclosure, indicating a long history of farming activity. Old orchards and a radiating network of narrow lanes and tracks are other surviving clues of an historic settlement.



Clear remnants of early Agricultural Activity

-  Conservation Area boundary
-  Ridge and Furrow
-  Early linear field boundaries



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Ridge and furrow



3.4

Cleeve Prior has seen only limited new development at its periphery, so that in most part its close relationship with its landscape setting is preserved. The future preservation of this setting is important to the preservation of the character of the conservation area.

Historical Development & Archaeology

The Origins & Development of Cleeve Prior

3.5

Neolithic, Bronze Age, Iron Age and numerous Roman finds around the present day village of Cleeve Prior suggest a long history of settlement in the area. Proximity to the river, a mild climate, fertile soil and a raised site above the floods, were likely reasons for early settlement.

3.6

The Manor of Cleeve was given by Ethelred to the Prior of Worcester in AD872. The first written record of a settlement at Cleeve Prior comes in the Domesday Book of 1086 which records a priest, a mill and around 108 persons farming some 120 acres of surrounding land, indicating an established settlement by this early date. It was likely established as a farming community by the Prior of Worcester and worked by peasant tenantry of the monastic estate to contribute to support of the monastery at Worcester.

Church of St Andrew



Cleeve Prior Conservation Area

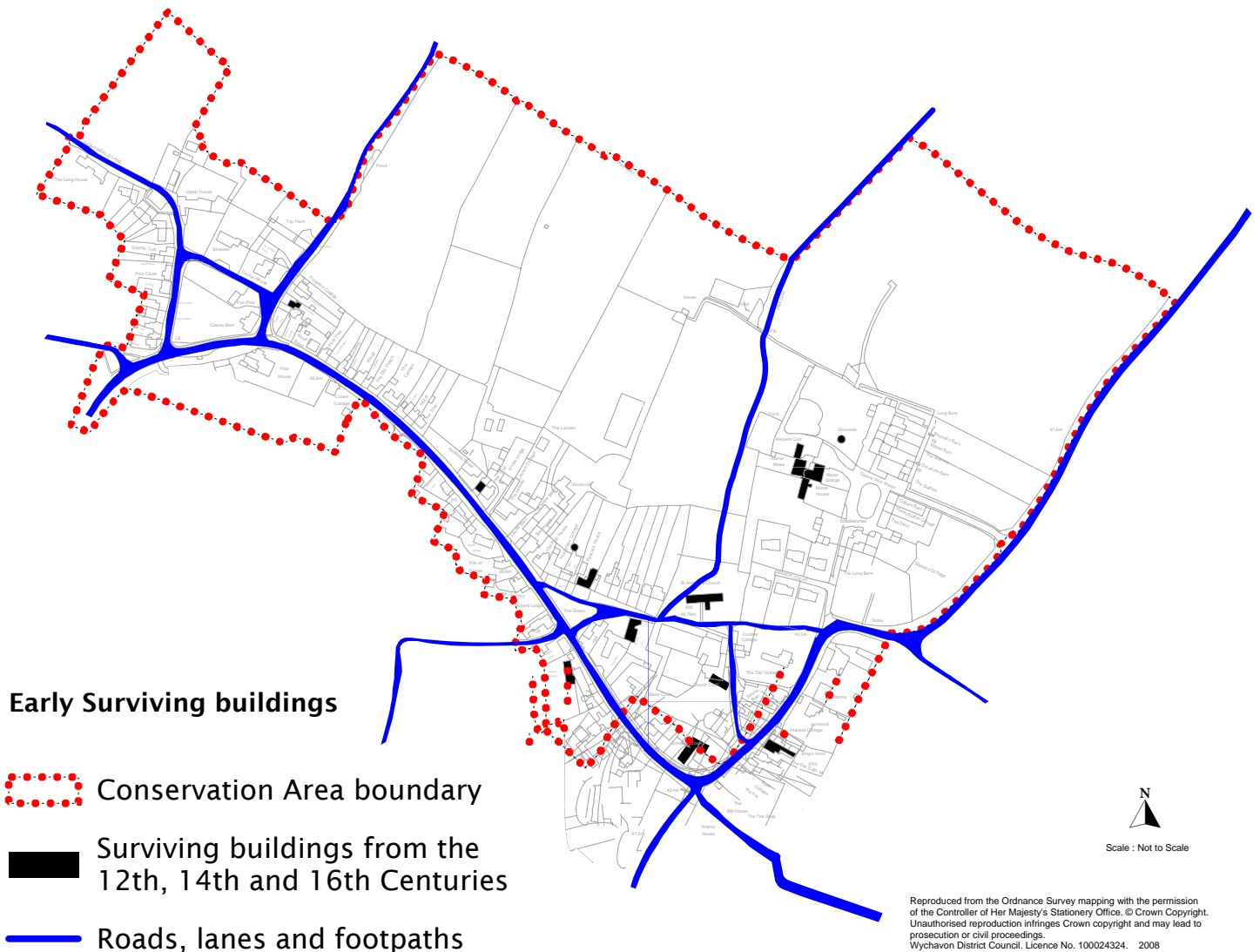


Dovecote at the Manor House

hedges defining the remains of strip fields on the north side of Main Street. A survey plan of the parish dating from 1772, prior to enclosure, shows much of the parish covered with the open field strip farming system, with riverside meadows and common grazing grounds.

3.7
The land would have been cultivated in strips for arable crops, with grazing and hay meadows on either side of the river. Evidence of this early farming system still exists in remnants of ridge and furrow in fields adjoining the village at Manor Grange, Froglands Lane and Mill Lane, and in

3.8
The manor house and church would have been at the heart of this early medieval community. Both are still present. The church is the earliest surviving building in the village, dating from the 12th century. The present building may have replaced an earlier structure. The manor house dates from the 14th century, with a medieval dovecote adjacent. Dovecotes in this period were an indication of status and restricted to the Lords of the Manor and monastic lands. A second dovecote is sited behind later buildings fronting The Green. These are rare survivors and clues to links with the Worcester monastic estate and to the former role and status of the manor house.



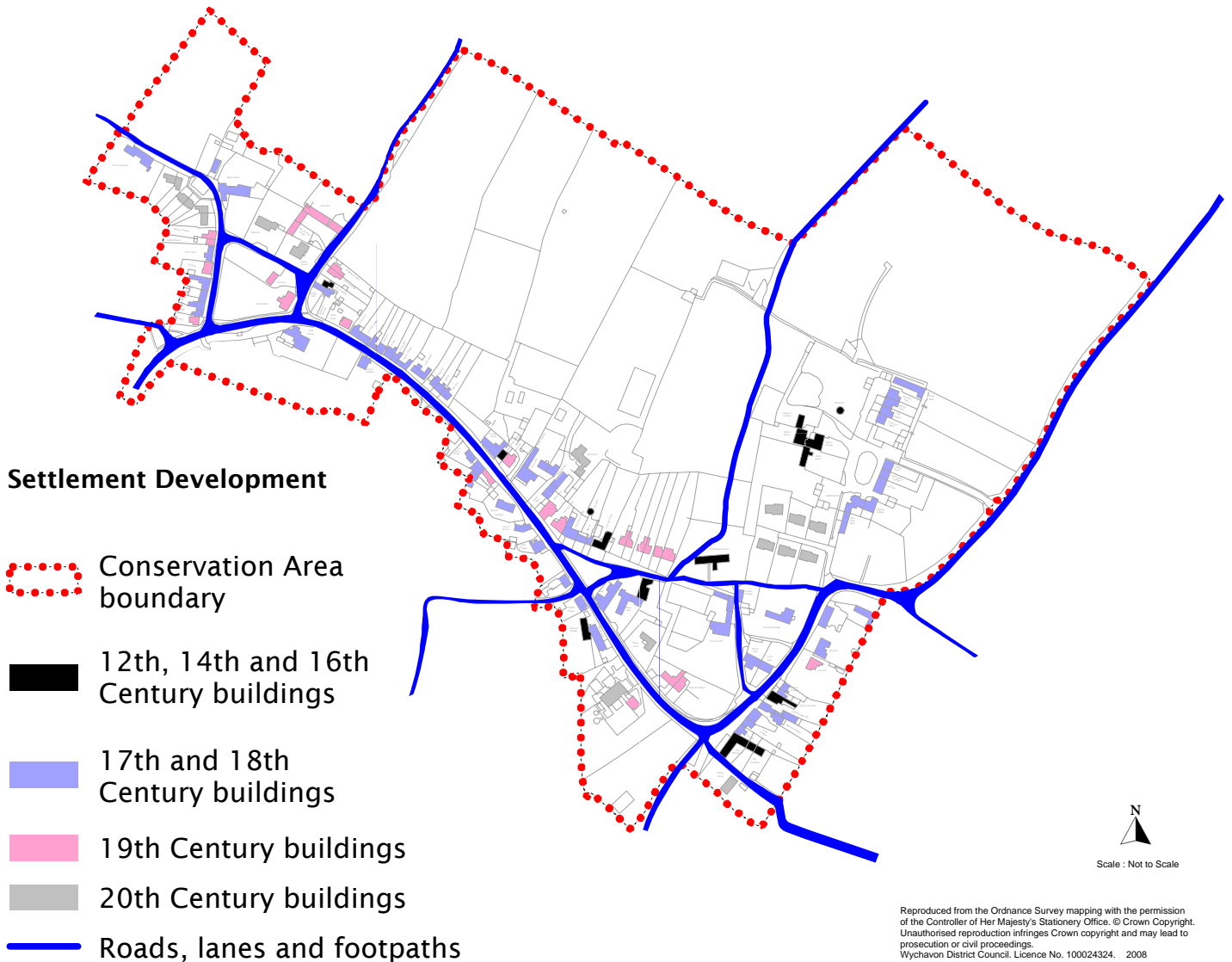
Cleeve Prior Conservation Area

17th Century Farmhouse

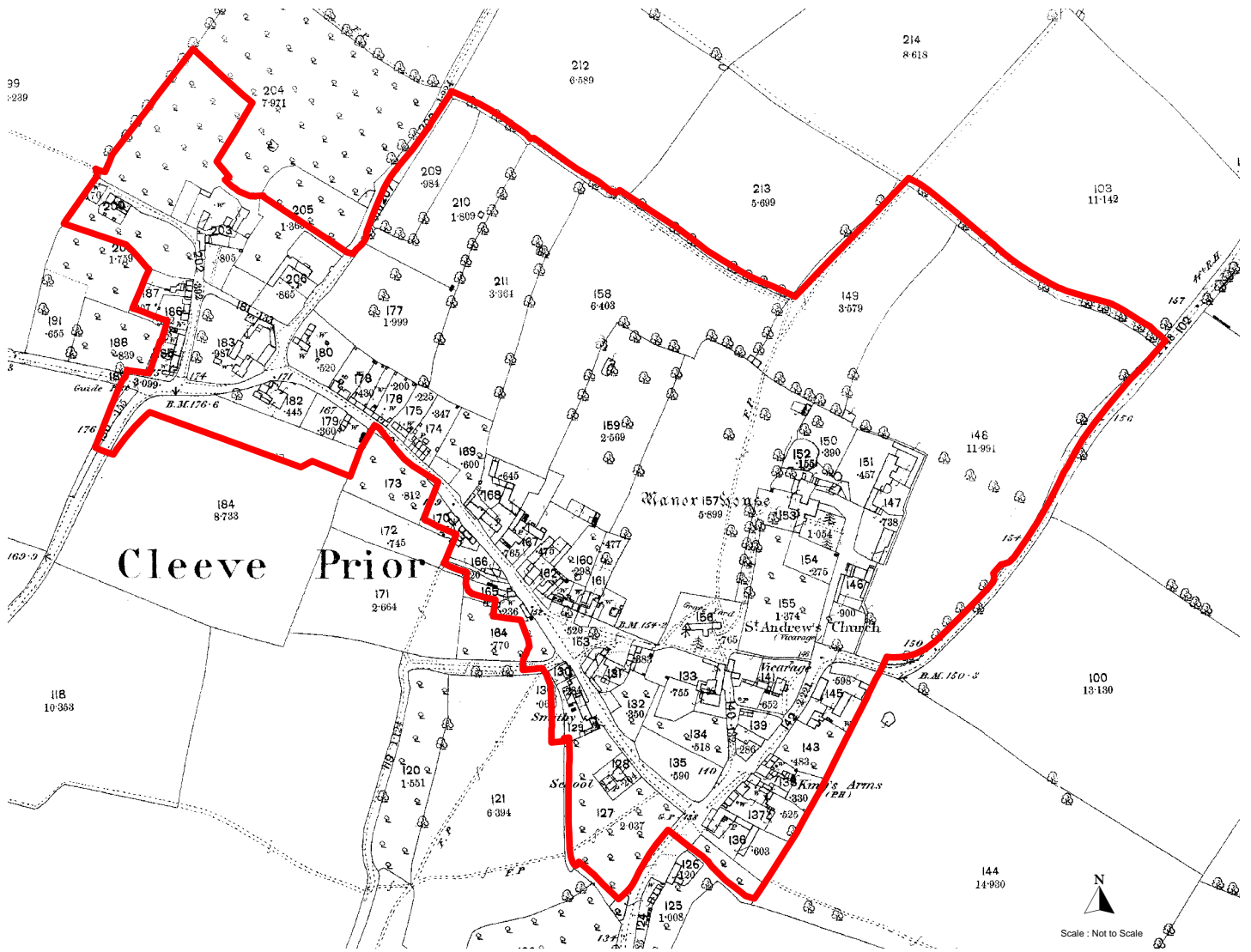


Road, indicating that its layout was probably well established by this time. Lanes and paths branching to the north, south and west would have given access to the surrounding fields, and to the river, the mill and ford to the meadows beyond. A concentration of these early buildings around a large triangular area at the junction of Main Street and Cleeve Road suggests the former presence of a large area of open space. 18th century maps show some of it as a Green with a pond, and it is likely that the larger area delineated by these early buildings was once common land used for grazing and village gatherings. Much of it has since been encroached on by development. Its former extent can still be identified in features that continue to the present day, in the footpath and track running to the south of the church to Cleeve Road, the south-western boundary of the school grounds and the line of properties fronting Cleeve Road. The green and school playing fields there today are the remnants of this space.

3.9
Most of the earliest surviving buildings are substantial stone houses dating from the 16th century. These are scattered throughout the village, along Main Street, The Green and Cleeve



Cleeve Prior Conservation Area



Extract from 1st Edition Ordnance Survey map c1886

 Conservation Area boundary

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3.10
The presence of a number of early substantial houses suggests prosperity in Cleeve Prior in the Tudor period. These houses were probably the homes of Yeoman farmers, reflecting a widespread prosperity and re-building in this period. These stone houses are likely to have replaced smaller timber framed structures, and to have begun a transformation of the appearance of the village into one of predominantly stone buildings that we see today. There are still examples of surviving timber frame, and these are a reminder of how the village may once have looked.

3.11
A large number of 17th and 18th century cottages, houses and farm buildings suggests a continuity

of the prosperity enjoyed in earlier years, probably fuelled by the naturally favourable growing conditions of this area, coupled with agricultural improvements and enclosure of the common fields in 1775. By the 18th century the River Avon was open to navigation from Bristol to Stratford. This may also have influenced growth by giving easier access to neighbouring markets and those further afield. Farms from this period are sited throughout the village, along Main Street, Cleeve Road and Nightingale Lane, as well as on part of the former common land in the heart of the village. It is likely that many are sited on an amalgamation of former smaller plots, and that the stone buildings from this period would have replaced older structures, continuing the process of building renewal begun in the previous century.

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3.12

The 19th century saw limited new development, mainly farm buildings and small infill developments of workers' cottages and modest houses. The First Edition Ordnance Survey map from the 1880's shows little change to the form of the village and no expansion beyond its limits shown in 18th century mapping. The map shows the remains of much of the former green taken for development of the school. Noake's Worcestershire observes that the inhabitants were "exclusively engaged in agriculture - women as well as men". The 1876 Post Office Directory of Worcestershire records a population of 294 (in 1871), and a predominance of farmers, as well as a miller, maltster, blacksmith, carpenter, iron founder and shopkeeper.

3.13

Cleeve Prior has seen only modest 20th century development, with limited new infill and peripheral development. The historic centre of the village remains much as indicated by 18th and 19th century mapping. There are no longer any working farms and some of the farm buildings have been converted to houses. Nevertheless, the former identity of many of these former agricultural buildings is still evident and they remain as clear evidence of the village's development. Those that haven't been converted remain unaltered and retain their identity, and these buildings make a valuable contribution to the character and special interest of the conservation area.

3.14

Cleeve Prior retains its historic layout, clear archaeology, many of its historic buildings, much open space and its close relationship to its rural surrounds, so that its early origins and evolution as a prosperous rural farming community is still readily apparent.

Archaeology

3.15

The Avon valley, with its gentle climate, fertile soils and river access, was a favoured area for Neolithic, Bronze, Iron Age and Roman settlement, and finds from these periods suggest a long

period of settlement activity in the vicinity.

3.16

The village and its immediate surrounds are particularly rich in Romano-British archaeology. Remains and finds include 2nd to 4th century wall foundations, pottery, jewellery and a remarkable discovery of some 400 gold and 2,000 silver coins. Other finds and remains include a burial site and a spindle whorl, suggesting an established community during the Roman occupation. The Roman road, Ryknild Street, known locally as Buckle Street, runs 2 km to the east of the village. A track along the bluff edge above the river is also Roman and believed to have been a loop road, joining up with Ryknild Street via Bretforton and on to Cleeve Prior.

3.17

There have been 13th and 14th century finds in the village, including pottery, a casket key and a spindle whorl. These finds, together with occasional surviving buildings from this period, suggest settlement into the medieval period. There are remains of ridge and furrow adjoining the east side of the village, behind Main Street, the church and manor house, and in Quarry Lane. A survey plan dating from 1772 indicates that ridge and furrow would once have covered much of the parish, although much has since been ploughed out. These remnants in and around the village are tangible reminders of this period of settlement activity in Cleeve Prior's history.

Plan Form

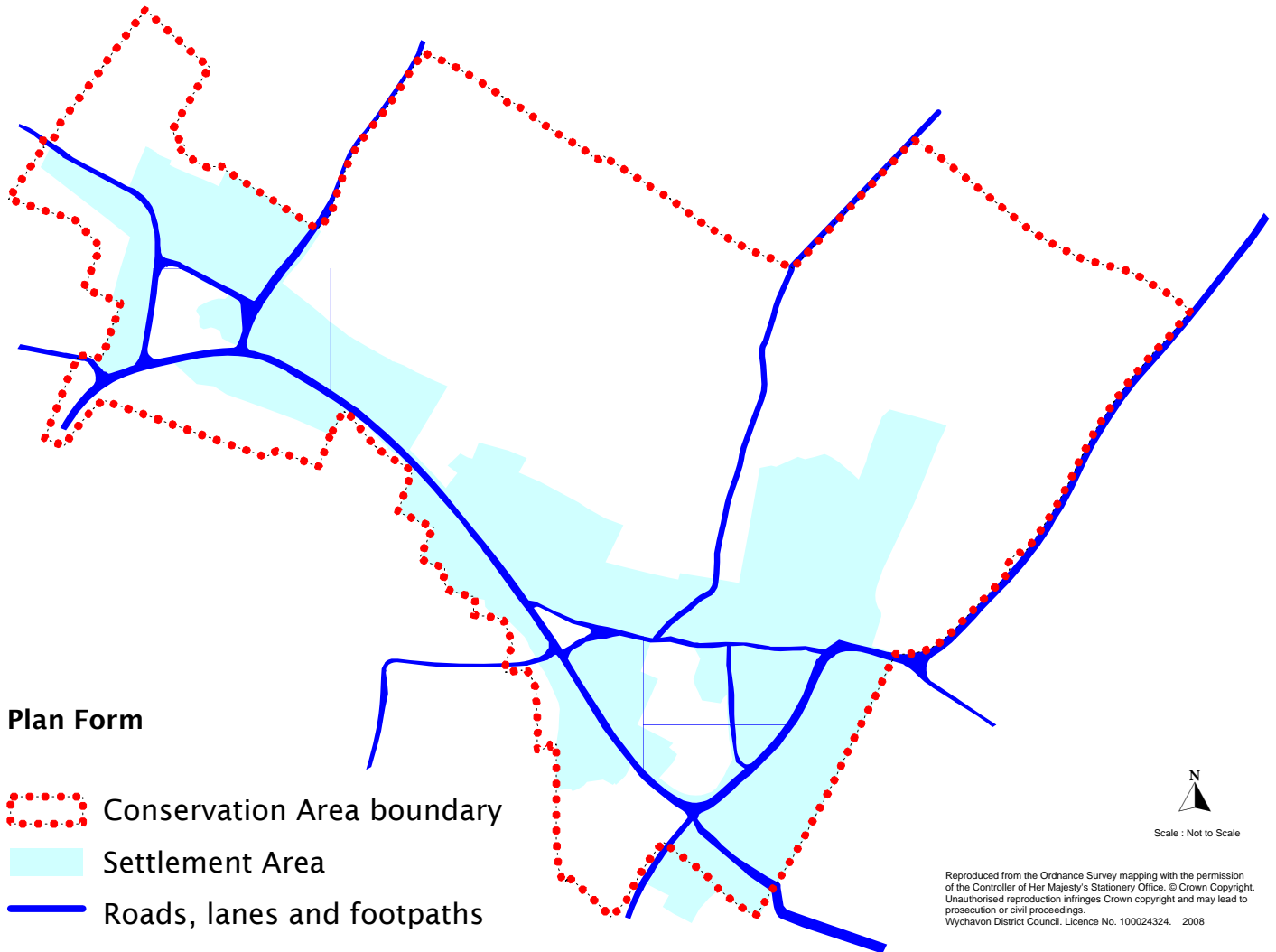
3.18

Cleeve Prior has a long north-west/south-east Main Street linear axis, possibly the development of a pre-existing route between the river and Ryknild Street. The main street curves sharply at each end, with narrow lanes branching off, terminating at the river or reduced to tracks and bridleways. A small triangular green partway along the length of Main Street marks the one-time presence of the old green/common area.

3.19

This framework of roads, lanes and tracks is likely to be medieval, or earlier, in origin, and appears little changed.

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3.20

Clusters of individual houses, cottages and farm buildings line both sides of the roads and lanes, with little uniformity in spacing between buildings or in their relationship to the road. Most of the older buildings sit immediately on to the road or footways, or are attached at the rear of frontage buildings, with gardens/farm yards at the rear. More recent buildings are set back with gardens extending to the front, sides and rear. Plots are a variety of sizes, though mostly linear, corresponding with the width of the principal building fronting the road, and terminating in a common rear boundary line. The majority of buildings carry their ridges in approximate alignment the road or lane, with only occasional older buildings presenting their gables.

3.21

Notably the manor house is set apart from the rest of the village near the church, while the remaining farms, smaller houses and cottages line the roads and lanes, reflecting the historic status and

function of these principal buildings and social hierarchy of the village.

Spaces

3.22

There are open spaces in the Cleeve Prior Conservation Area that are key to its character and special interest.

3.23

The fields abutting the rear of properties on the north side of Main Street and rear of the church and manor house contain remnants of ridge and furrow, as well as hedgerows that define the old strip fields. The retention of these fields and their features is important to understanding the historical development of the village, as well as to the preservation of its agricultural setting, and the settings of the church and manor house.

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The Village Green

3.24

The village green is the most obvious remnant of the once much larger common area. The school playing field is the remainder. These open spaces are the remainder of the historic open space in the heart of the village and are an essential element of its special interest and rural village character.



School Playing Field

3.25

There are several substantial garden spaces throughout the conservation area, including those at The Old Vicarage, Church Croft, School Cottages, the Manor House, Cleeve Barn, Kemises House, Prior House, Upper House and Lynwood. These gardens are obvious from roads and public footpaths. They provide the settings of many notable buildings and the open space they provide is an important element of the character and appearance of the conservation area.



Views of the Village in its Rural Setting

3.26

Less apparent, but just as important to the special interest and character of the conservation area, are less obvious private gardens. These remain as largely undeveloped and enclosed spaces that continue in use as gardens. While the full extent of these may not be entirely publicly visible, the lack of interruption by buildings and presence of planting contributes to an impression of space at the rear of the built up street frontages, appreciated from glimpses over boundaries, between buildings and from footpaths to the rear. These gardens also provide the setting of buildings and are the interface between the buildings on the road frontages and the fields abutting at the rear. Some of them are also historically important as the open space characteristically found behind frontage buildings in early settlements such as Cleeve Prior.

3.27

All of these spaces make a significant contribution to the character and appearance of the village and reflect its origins and history.

Cleeve Prior Conservation Area

Views to surrounding countryside



Key Views & Vistas

3.28

There are several views of the village in its landscape setting. Those from public footpaths and bridleways to the north, east and west in particular give good views from public vantage points. From here the close relationship of the village to its rural setting, its layout and its history in the presence of historic field boundaries and archaeology, is obvious. Views to the surrounding countryside from within the conservation area provide visual links with the countryside and are a reminder of the rural settlement origins of the village and part of the cumulative appreciation of village in its rural hinterland.

3.29

Other notable views within the conservation area are of the village green from Main Street, the church from surrounding approach paths and the buildings fronting Cleeve Road at its junction with Main Street. These buildings and spaces are notable focal features in the streetscene.

3.30

The preservation of these key views is essential to the character and appearance of the conservation area.

4 Character analysis

General



Rural village character



Rural Village Character



Rural Village Character

Cleeve Prior Conservation Area

4.1

The character of the Cleeve Prior Conservation Area is that of an historic farming settlement comprising a series of village farms and clusters of houses and cottages, set within an historic framework of buildings, plots, fields, roads and narrow lanes. The presence of a significant number of farm buildings, areas of open space, gardens, trees, old stone walls, grass verges, and the proximity of the surrounding countryside, give it a rural feel with frequent reminders of its historic farming role.

4.2

Buildings date from the 12th century through to the present day, with a predominance of historic buildings built of local stone in the local vernacular, giving the village a distinctive local character.

4.3

Notably, modern intrusion in the form of obvious street lighting, road signage, obtrusive road markings and car parking is largely absent.

Buildings

4.4

There is a great range of building periods. Most share basic common design characteristics of the local vernacular, including:

- limited spans/plan depths dictated by historic building construction methods
- simple design, with few embellishments
- a simple main rectangular plan form, often with one or more rear wings and, in many cases
- carefully arranged fenestration on principal elevations
- detailing common to local stone construction

4.5

Many of the buildings are listed for their special architectural or historic interest and are clearly of early origin. There are other historic buildings which, while not listed, are still built from local materials in the local style and are of architectural and historic interest to Cleeve Prior. Some of the buildings have visible earlier origins, with timber framing apparent in rear or side walls or with evidence of later alterations in walls and roofs. The result is a wealth of historic buildings and a

commonality of building characteristics throughout much of the conservation area despite the range of building periods.

4.6

The most prevalent building types are houses and farm buildings, reflecting the origins and history of the settlement. Older buildings of all types are constructed in the form and style typical of the local Worcestershire tradition of their respective periods and many remain fundamentally as originally built.

Houses

4.7

Houses in Cleeve Prior date through the centuries, from the 16th century to modern, each reflecting in size and architectural style their status and period of construction.

4.8

Early houses from the 16th and 17th centuries are attached and detached buildings. There is a range of large and smaller houses surviving from this period, reflecting the wealth and status of the village in this period of its history.

4.9

Larger houses are two storey and attic, "T" or "L" plan with long rear ranges, gable projections, steeply pitched roofs, substantial ridge and wall chimneys and outside chimney stacks. Where dormers are present they are modest hipped two light dormers or larger gable dormers, according to the style of the period of building. Fenestration

Early Large House -
16th/17th Century



Cleeve Prior Conservation Area

is casement windows, some cross-casements and others plain or divided with mullions, typical of the vernacular of the period. Panelled or boarded doors are centre placed or offset. Simple porches are occasionally present. There are no barge or fascia boards

4.10

Smaller houses have a simpler rectangular plan and are more modest in size and scale at one storey with an upper attic floor. Other buildings elements are similar to those of the larger houses, with steeply pitched roofs, substantial ridge and wall chimneys and outside chimney stacks, dormers, and fenestration of diminishing mullioned and casement windows. Doors are solid boarded or panelled. Hoods and porches are absent. There are no barge or fascia boards.

4.11

Later houses dating from the 18th and 19th centuries are typical in plan and style of their periods, reflecting the influence of Classical architecture in their design. These are large to more modest detached, attached and semi-detached buildings, usually two or two storey with attic, and a rectangular plan, occasionally with a rear wing. Roofs are a mix of steep and more shallow pitches, many with modest two light dormers. Fenestration is a careful arrangement of casement or sash windows around a centrally placed panelled or boarded door, sometimes with porch or doorcase and fanlight. Chimneys are largely end wall mounted. Barge and fascia boards are the exception.

4.12

Modern houses are a mix of bungalows and houses. They have a form and design that is often at variance with the established characteristics of older buildings in the village, with deeper plans, shallow roof pitches, box dormers, repetitive designs, large windows with a horizontal emphasis, doors set within enclosed porches, insignificant or no chimneys, attached and integral garages.



Early small house 16th century



Later House - 19th Century



Later House - 18th/19th Century

Cleeve Prior Conservation Area

Early Cottage - 17th Century



Cottages

4.13

Cottages date from the 16th to 18th centuries and are detached or attached. They are very modest in scale, size and design with a simple rectangular plan and steeply pitched plain gabled roofs.

4.14

Those from the 16th and 17th centuries are largely one storey plus attic, with modest mullioned or casement windows, large outside stacks, end wall or ridge chimney and occasionally with gable projections. Doors are planked. Porches are absent. There are no barge or fascia boards. There are occasional small two light dormers.

4.15

18th century cottages are still modest in size and scale, at one storey with attic to two or two storeys with attic. The influence of Classical design is reflected in a fenestration of paired casements to each side of a centre door and end wall stacks or ridge chimneys. Doors are planked. Porches are absent. There are no barge or fascia boards. There are occasional small two light dormers.

Later Cottages - 18th Century



Farm Buildings

4.16

There is the full range of farm buildings at Cleeve Prior, including barns, cowsheds, stables, haylofts, granary and cartsheds. These are sited at the rear of houses fronting the roads, or are grouped around yards close to their respective houses. They are typical of the Worcestershire vernacular at the date of their construction, with simple rectangular plans, simple plain gabled or half-hipped roofs, and walls with minimal openings. Some have pigeonholes incorporated into outside walls. The presence of these buildings tells the history of the village and they are an essential element of its special interest and character.

Village Barns



Other Building Types

4.17

Other buildings include dovecotes, pig sties and cider mill. These are typical of their original function and simple in form and elevation. They are part of the history of Cleeve Prior and important to the character and appearance of the conservation area.

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4.18

The church shows significant phases of construction and alterations dating from the 12th to 14th centuries, reflecting the wealth of Cleeve Prior in this medieval period.

Listed Buildings

4.19

Many of the buildings in the Cleeve Prior Conservation Area are "listed" for their architectural or historic interest. Other buildings and structures attached to, or pre-dating 1st July 1948 and forming part of the curtilage of, these identified buildings are also listed by association. While the aim of the listed building legislation is to preserve these buildings for their own sake, any changes affecting them will also be considered in terms of the effect on the conservation area.

4.20

Buildings and structures that are listed by association with those buildings included in the list are shown on the appraisal map where they have been able to be identified. The information shown on the map is not definitive. The Council's Heritage Team should be contacted for advice on whether a building or structure is listed by association ("curtilage listed") before any works are carried out to potentially listed buildings or structures.

Unlisted Buildings

4.21

There are many other buildings, which, while not "listed", have qualities of age, style and materials that are locally important and which make a positive contribution to the character and appearance of the conservation area.

4.22

That many of these properties retain much of their original character and appearance is to the credit of those owners who have carefully preserved them. There is, however, no guarantee as to their future and these properties are vulnerable to future change. The Management Proposals at Part 2 includes a proposal for consideration of Article 4(2) Directions to provide long-term protection against unsympathetic alterations. The effect of the Direction would be that certain alterations

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which formerly did not require planning permission would need permission in future, but only where the change affects those parts of a property fronting a highway or public open space.

Materials

4.23

Much of the character of Cleeve Prior comes from the consistent use of local stone throughout. All buildings until the 19th century, from the church through to farm buildings, houses and cottages, are built from locally quarried stone, with many roofed in stone. From the 19th century onwards brick and clay tiles are more common, reflecting the increasing availability of materials from further afield and changing architectural fashions.

4.24

Walls

Thin and roughly dressed local lias stone, laid to course, is the main material used for the construction of all buildings, reflecting the wealth of their former owners and its local availability. The same stone is used for boundary walls.

4.25

19th and early 20th century houses and farm buildings are brick, of the rich orange/red characteristic of the locality.

Timber frame is a rarity, with a few surviving examples. The occasional use of roughcast render in elevations may conceal early timber framing.

4.26

This pattern of walling materials is typical of the South Worcestershire vernacular.

4.27

Many of the more recent buildings are constructed in a variety of materials, including reconstituted stone, buff and grey brick, and squared, chiselled and coursed Cotswold stone blocks. The use of these materials is at variance with the characteristic lias stone and red brick of the conservation area.

4.28

Roofs. Most buildings are roofed in plain clay tile, of the red/brown hue characteristic of the area. In

Timber, Metal Frame & Leaded Light Casement Windows



most cases these are 19th and 20th century replacement coverings for original stone slate or thatch coverings. There are still surviving examples of roofs of Cotswold stone slates. Stone would once have been a common roofing material as buildings were renewed in the 16th, 17th and 18th centuries. The stone roofs that remain today are rare and valuable survivors.

4.29

There are a few examples of Welsh slate on 19th century buildings, or buildings that have been re-roofed in this period, and a single example of thatch. These materials are not typical of the conservation area, although correct for their period of building and party of the character and appearance of the conservation area.

4.30

This pattern of roofing is typical of the South Worcestershire vernacular.

4.31

Many of the more recent buildings, or buildings re-roofed in recent years, are roofed with plain concrete tiles. The use of this material is at variance with the use of traditional materials in the conservation area.

4.32

Windows. Casement windows are wrought iron and painted timber, with plain glazing and occasional surviving leaded lights. Sash windows

Cleeve Prior Conservation Area

are painted timber. The materials used are characteristic of their respective periods, function and status of buildings. The retention of these traditional materials is important to the character and appearance of the conservation area.

4.33

Some of Cleeve Prior's historic windows have been lost to modern replacements. Many replacements are in painted timber to reflect the character of the conservation area, but frequently to different designs and with details that are not always appropriate to the conservation area or the quality of building, such as thicker glazing bars, double glazed units, trickle vents or "storm" casements. Some wrought iron windows have been lost to timber replacements.

4.34

There are also several examples of replacement windows and doors in uPVC and stained timber. The design of replacement windows often incorporates top-hung hinged opening lights in lieu of side hung casements and sliding sashes.

4.35

The materials, finishes and much of the detailing of these replacement windows, are inconsistent with traditional window design, detail and finish prevalent in the conservation area, and are harmful to its character and appearance.

4.36

Doors are mainly painted timber.

4.37

There is a good survival of cast iron gutters and downpipes. The retention of this historic fabric and detailing is important to the character and appearance of the conservation area.

4.38

Natural stone kerbs, in granite and local lias, survive for most of the lengths of Main Street and Froglands Lane. These stone kerbs have a patina and quality which is more appropriate to the historic environment than concrete replacements. Their retention is important to the character and appearance of the conservation area.

4.39

Many private drives and yards are surfaced in loose gravel, which gives a soft textured surface finish appropriate to a rural village conservation area. Some are surfaced in tarmac and concrete pavements, which are less appropriate to the character of the conservation area and the setting of its historic buildings.

Local Details

4.40

There are local building details and other features in the Cleeve Prior conservation area which contribute to its character and special interest and which are important to retain. These include

- exposed purlin ends and end rafters in stone buildings
- closed eaves
- mortar fillet verges
- stone slates laid to diminishing courses
- carved stone finials on the apex of stone roofs
- stone ridge tiles
- simple wall openings in stone buildings, often without expressed lintels or cills, or with a simple timber lintel
- dentilled eaves detailing in brick buildings
- local stone kerbs
- local lias stone slab surfaces
- topiared yews at the Manor House and Peacock House



Cleeve Prior Conservation Area

Diminishing Stone Slates



The natural environment



Stone Boundary Walls



Boundaries

4.41

Boundaries are a significant feature throughout the conservation area. With few exceptions property boundaries fronting roads, lanes and footpaths, as well as other side and rear boundaries, are defined by roughly dressed, local lias dry stone or mortared walls. This boundary treatment is consistent throughout the conservation area, regardless of location or status of building. In many cases these walls define historic plots. In most cases boundaries are low, permitting views of buildings and gardens. The few brick walls and occasional iron fences that are present are the exception.

4.42

This consistent boundary treatment throughout the conservation area is an integral element of its character and appearance.

4.43

Native hedges define field boundaries, and are an important element of the rural setting of the village.

Natural Environment

4.44

The natural environment makes a significant contribution to the character and appearance of the Cleeve Prior Conservation Area.

4.45

Wide grass verges and simple open grassed fronts are a feature of Cleeve Road and West End. The school playing field, The Green and the large gardens at School Cottages and Church Croft, form a series of green spaces in the old core of the settlement. These verges, gardens and large areas of green between buildings make a significant contribution to the rural character and appearance of the conservation area. They are also visually important as the settings of historic buildings and historically important as the remnants of the old common area/green.

4.46

Other prominent green spaces include the gardens at Cleeve Barn, Kemises House, Upper House, Prior House, The Old Vicarage, Lynwood

Cleeve Prior Conservation Area



Old Orchard



Trees in Gardens & above Rooflines



Trees at the Village Green

and the Manor House complex, the orchard at Upper House and the fields along the north side of the Main Street. The gardens form the settings to many of Cleeve Prior's principal historic buildings and make an important contribution to the its rural village character. The orchard and fields are the remnants of the old field system and village orchards. These are important both as historic features and for the significant contribution they make as green spaces to the rural setting of the village.

4.47

Less apparent, but just as important, are private gardens behind the street frontages. These remain largely undeveloped and continue in use as gardens. While their full extent may not be entirely publicly visible, the lack of interruption by buildings and presence of planting contributes to an impression of openness appreciated from glimpses over boundaries, between buildings and from footpaths to the rear. These gardens are also the interface between the buildings of the road frontages and the natural environment of the countryside beyond, providing the settings of buildings as seen from the rear.

4.48

The garden at the Manor House is noted for its historic topiared yew walk. Another large topiared yew at Peacock House is prominent in views of The Green and part of the character and appearance of the conservation area.

4.49

Views into the conservation area show significant tree cover in rear gardens and above rooflines. These are a significant element of the conservation area throughout, adding much to its character and appearance. Trees in rear gardens are also part of the setting of buildings and the interface between the village buildings and adjacent countryside.

4.50

Of particular note in the streetscene are trees bounding the school playing field and those planted on The Green. These trees are prominent and enhance the value of these open spaces. Other single trees of note include the large beech

Cleeve Prior Conservation Area

at The Laurels and the large sycamore at the rear of Upper House.

4.51

All trees over a certain size are protected in the conservation area. Written notification must be given to the Council before carrying out any works to these trees. Some trees are individually protected by Tree Preservation Orders and consent is needed from us before any works to them are carried out. Our Landscape Team can advise on which trees are protected, the type of works which would need to be notified or need consent, the procedures and the likelihood of getting consent for the works. The contribution of the tree to the character and appearance of the conservation area will be a factor in the consideration of a notification or application.

Enhancement Opportunities

4.52

Cleeve Prior is fortunate in retaining much of its historic form and fabric. There are, however, occasional features that compromise or detract from its character and appearance. These include:

- **New buildings.** Some developments integrate better into the historic environment than others. Most exhibit design characteristics that are quite different to the established characteristics of the area. The purpose of highlighting these buildings is not necessarily to aim at their re-development, but to guard against them becoming too dominant through future additions or alterations. These buildings will not be regarded by the Council as a guide or precedent for future development proposals
- **Re-pointing of historic stonework** in smooth hard cement mortars. Not only can this look inappropriate in the context of historic masonry it leads to accelerated decay of the stone
- **Replacement doors and windows.** Some properties have had replacement windows and/or doors, including uPVC, stained timber and double glazed units. Window and door replacements with new ones of a different

design, detail, materials or finish, erodes local building detail, which is an essential part of the distinctive character and appearance of the conservation area

- **Replacement roof coverings** in concrete tiles, which are a poor substitute for natural materials
- **Satellite dishes** on road frontage elevations
- **Fences.** Occasional properties have modern timber panelled or boarded fences which jar with the prevailing character and appearance of the conservation area.
- **Concrete paved drives.** Some property frontages are hard paved for car standings. This treatment of frontages provides an inappropriate hard open setting to buildings where softer green settings and boundary features are characteristic

We would welcome the opportunity of discussing the scope for improving these features.

Neutral Areas

4.53

There are some parts of the conservation area which, in their present form, neither enhance or detract from its character or appearance. Some of the new houses are set in good sized plots with gardens, walls and planting which softens their appearance and helps to integrate them into the historic environment.

4.54

We will be careful, however, to guard against these properties and areas becoming too dominant through future additions or alterations.

Threats

- **Development.** Much of the conservation area coincides with a defined Local Plan development boundary (Plan policy GD1), which may bring pressure for infill or re-development.

Cleeve Prior Conservation Area

Satellite Dishes & Replacement Windows



- **Barns.** Much of the special interest and character of the Cleeve Prior Conservation Area is the presence of numerous barns and other farm and ancillary buildings. The loss of these could do much to diminish the character of the village. Equally, additions and further alterations to those buildings already converted could diminish their architectural value.
- **Ridge and furrow.** This is an important archaeological feature in the conservation area. It can be protected under an Environmental Stewardship Scheme and may also be protected if it contains species-rich grassland. Unless it forms part of a Scheduled Ancient Monument there are no planning controls available to protect it and it may be vulnerable to loss.
- **Loss of stone roofs,** which are more costly to repair and re-new
- **Loss of architectural features,** such as doors and windows and other local building details

5 Issues

5.1

The appraisal has highlighted the following problems and pressures in the Cleeve Prior Conservation Area.

- Design quality of new buildings
- Building maintenance and repair
- Loss of architectural features on historic buildings
- Introduction of modern paving materials and timber panelled fences
- Satellite dishes

5.2

The Management Proposals at Part 2 consider how these might be addressed to ensure the continuing preservation and enhancement of the character and appearance of the conservation area.

NOTE

Although it is intended that this appraisal should highlight significant features of the conservation area which are important to its character or appearance, omission of a particular feature should not be taken as an indication that it is without merit and unimportant in conservation and planning terms.

Cleeve Prior Conservation Area

Sources

Victoria County History: Worcestershire Volumes

Worcestershire Landscape Character Assessment,
Worcestershire County Council, 1999

Post Office Directory of Worcestershire 1876

The Story of Cleeve Prior. A Bayliss. 1988

Noake's Guide to Worcestershire. 1868

Inclosure Map 1811

Ordnance Survey mapping 1880's to present day

English Heritage "Pastscape"

Further Information

For further guidance and information please
contact:

The Heritage Section
Planning Services
Wychavon District Council
Civic Centre
Queen Elizabeth Drive
Pershore
Worcs. WR10 1PT

Tel. 01386 565565

e.mail: planning@wychavon.gov.uk













web: www.wychavon.gov.uk

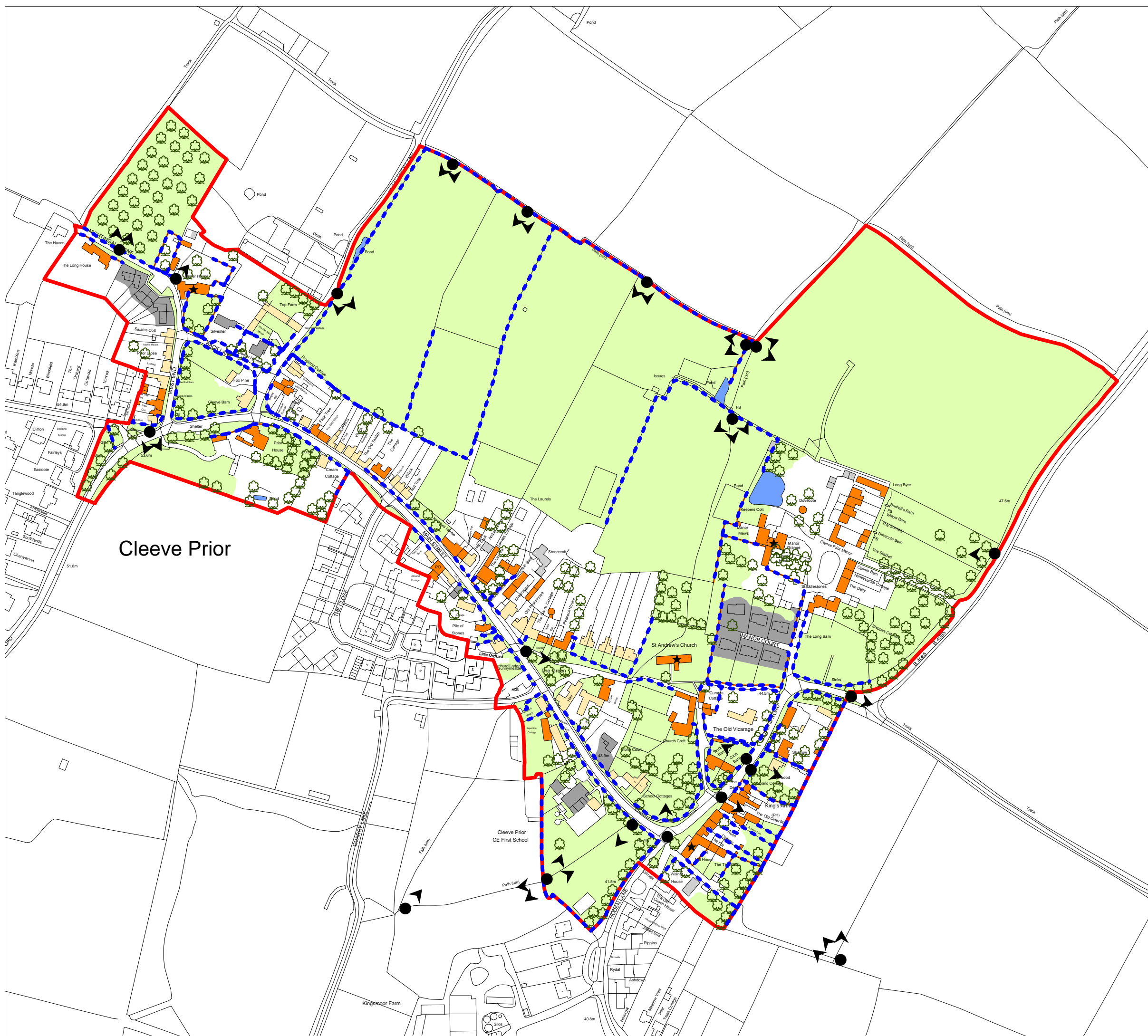
The following websites contain information relating
to conservation areas:

www.wychavon.gov.uk


www.english-heritage.org.uk

Cleeve Prior Conservation Area Appraisal

-  Conservation Area boundary
-  Important boundary feature
-  Listed Buildings
-  Unlisted buildings of local interest
-  Enhancement Opportunities
-  Neutral features
-  Significant Views
-  Focal features
-  Prominent open space
-  Trees protected by a Tree Preservation Order
-  Significant trees & tree groups
-  Significant water feature



(Diagrammatic only)

 Scale : Not to Scale

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Cleeve Prior Conservation Area Management

Part 2 Management Proposals

1. What are these Management Proposals for?

1.1

These management proposals are a mid- to long-term strategy for preserving and enhancing the Cleeve Prior Conservation Area, addressing the issues arising from the appraisal.

1.2

These proposals are prepared in accordance with our duty 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.

2. Management Proposals

1. Design quality of new buildings

Some new buildings exhibit design characteristics that are quite different to the established characteristics of the area and which fail to preserve or enhance the conservation area. Others are let down by poor attention to detail and materials.

Action We will

- seek improvements to buildings where opportunities arise through development proposals
- assess new proposals against our Local Plan Policies on design, conservation areas, listed buildings and our forthcoming supplementary planning guidance on design

2. Building maintenance & repair

The loss of historic roofing materials and replacement with artificial substitutes, and re-pointing in hard cement mortars, undermines the quality of individual buildings and the area.

Action We will

- consider the need for Article 4 Directions to bring under planning control works which constitute development
- advise owners/occupiers of buildings of appropriate pointing where opportunities arise, and the need for prior consent for works, where relevant
- seek retention of historic fabric where opportunities arise through development proposals
- address unauthorised works to buildings through enforcement action where appropriate, in accordance with our Enforcement Policy

3. Loss of architectural features

Several buildings have been adversely affected by the use of inappropriate modern materials, detailing or replacement of original doors and windows with poor quality substitutes, such as uPVC or stained timber

Action We will

- consider the need for Article 4 Directions to bring such works under planning control, to ensure that the special qualities of unlisted buildings of local significance are protected.
- address unauthorised alterations to buildings through enforcement action where appropriate, in accordance with our Enforcement Policy

4. Introduction of modern paving materials and timber panelled fences

These materials and features undermine the quality of the historic environment.

Cleeve Prior Conservation Area Management

Action

We will

- seek improvements to sites where opportunities arise through development proposals
- consider the need for Article 4(2) Directions to bring such works under planning control, to ensure that the special character of the area is protected.
- assess new proposals against our Local Plan Policies on design and on preserving and enhancing the conservation area, preserving the setting of listed buildings and our forthcoming supplementary planning guidance on design

5. Satellite dishes

There are several examples of satellite dishes on road frontage elevations, where they undermine the character and appearance of the area.

Action

We will

- address unauthorised alterations to buildings through enforcement action where appropriate, in accordance with our Enforcement Policy

6. Ridge and Furrow

Ridge and furrow may not be protected and yet is an important feature in the conservation area.

Action

We will

- Consider the need for raising the profile of the importance of ridge and furrow in the conservation area, together with advice on the importance of retention and appropriate management

Article 4(2) Directions

3 Article 4(2) Directions

What is an Article 4(2) Direction?

3.1

An Article 4(2) Direction is an Order that the District Council can make to provide long-term protection against unsympathetic alterations to unlisted dwellinghouses in conservation areas by restricting certain "permitted development" rights. This means that alterations that formerly did not require planning permission would need permission in the future. This would only apply to elevations or parts of a property which front public roads, rights of way or public open spaces. It would not normally affect the rear of a property or the rear garden, and does not affect interior alterations.

Why consider them for Cleeve Prior?

3.2

The conservation area at Cleeve Prior has been designated in recognition of its special architectural and historic interest and a desire to preserve its character and appearance.

3.3

Although many alterations to all types of buildings can be controlled in a conservation area by planning permission, changes can still take place to unlisted dwellings and their sites that can damage the character and appearance of the conservation area, but which are "permitted development", i.e. they do not require planning permission.

3.4

There are many buildings in the Cleeve Prior Conservation Area which, although not listed, have qualities of age, style and materials which are locally distinct and which make a positive contribution to the character and appearance of the Conservation Area. That many of these properties retain much of their original character and appearance is to the credit of those owners who have carefully preserved them. There is, however, no guarantee as to their future and these properties are vulnerable to future change.

3.5

The Management Proposals for the Cleeve Prior Conservation Area include Article 4(2) Directions. This does not mean that the works included would not be allowed. It means that planning permission would be required to carry out these particular changes in future. We would check to see if what was proposed would harm the character or appearance of the Conservation Area. If not, permission would usually be granted. There would be no planning fee for any planning application required as a result of a Direction.

3.6

Those properties potentially affected would be separately consulted and all views expressed would be taken into account in making the decision on whether to proceed with the direction.

Statement of Community Involvement

Introduction

1.1

This statement is a summary of community involvement and public consultation undertaken by Wychavon District Council in respect of the Cleeve Prior Conservation Area Appraisal and Management Proposals and proposed changes to the Cleeve Prior Conservation Area boundary.

Background

1.2

A report to the Council's Development Control (Policy) Committee on 5th June 2008 explains the reasons for preparing a character appraisal and management proposals for the Cleeve Prior Conservation Area. Specifically, the character appraisal and proposals are drafted in accordance with the requirements on Wychavon District Council imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990, to:

- keep its conservation areas under review;
- prepare policies and proposals for the preservation and enhancement of the character or appearance of its conservation areas; and
- pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in exercising its planning functions.

1.3

The preparation and publication of conservation area character appraisals and management plans are a key step in the Council fulfilling these duties.

Community Involvement

1.4

Community involvement has taken the form of:

- a briefing session with the Cleeve Prior Parish Council
- a briefing session with The Littletons Ward Member
- a public meeting at the Memorial Hall, Cleeve Prior on the evening of 23rd July 2008
- letter to Cleeve Prior residents on 11th July 2008

Consultation

1.5

The consultation period began on 11th July and ended on 22nd August 2008

Consultation was by:

- A public meeting held at the Memorial Hall, Cleeve Prior on the evening of 23rd July 2008
- Publication of the draft appraisal, management proposals & proposed conservation area boundary changes on the Wychavon District Council website, accompanied by an electronic feedback form
- Placing of the same documents for public inspection during the consultation period at:
 - Planning Reception, Wychavon District Council, Civic Centre, Pershore
 - Pershore public library
 - Memorial Hall, Cleeve Prior
- Letters to Cleeve Prior residents, Cleeve Prior Parish Council, Cleeve Prior Heritage Trust, Cleeve Prior Residents' Association, Vale of Evesham Civic Society, Worcestershire Archaeological Unit, English Heritage, Worcestershire County Council, Worcestershire County Highways

Consultees

1.6

The following were consulted on the draft appraisal and management plan:

- Cleeve Prior Parish Council
- Cleeve Prior residents
- Cleeve Prior Heritage Trust
- Cleeve Prior Residents' Association
- Vale of Evesham Civic Society
- Worcestershire County Archaeological Service
- Worcestershire County Council
- Worcestershire County Highways
- English Heritage

Statement of Community Involvement

Publicity

1.7

Notice of the public meeting and consultation was given by way of:

- Posters placed on the parish notice board at the Memorial Hall, Cleeve Prior, and at Pershore Civic Centre
- Letters to residents on 11th July 2008
- A public meeting held at 23rd July 2008
- Information item on the Cleeve Prior village website
- Information item in the August Cleeve Prior Newsletter
- "News Focus" on the Wychavon Council website during the consultation period
- "Latest News" feature on Wychavon Council website during the consultation period
- Notice placed with the documents at the Civic Centre, Pershore public library, Memorial Hall, Cleeve Prior and on the Council's website
- Information forwarded to consultees

Community input

1.8

Consultation brought 2 written responses. These were reported to the Council's Development Control Committee on 11th September 2008 together with officer comment and recommendation for suggested changes to the appraisal and management proposals in response.

1.9

The appraisal and management proposals have been amended to take into account suggested change to highlight potential threat and assist in future management of the conservation area.

এই দলিলটি বুঝতে আপনার সাহায্যের দরকার হলে দয়া করে এই নম্বরে ফোন করুন: 01905 25121

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September 2008

