

RUGBY BOROUGH COUNCIL

**CLIFTON UPON DUNSMORE
CONSERVATION AREA APPRAISAL**



June 2010

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INTRODUCTION

Clifton upon Dunsmore is situated approximately two miles east of Rugby. It is the most easterly village in the county and lies on the border with Warwickshire, Leicestershire and Northamptonshire. The settlement is situated on a small hill and retains its identity as a village. It is approached from Rugby, Newton, Hillmorton and Lilbourne with all but the town approach having a predominantly countryside character.

The Conservation Area covers the central core of the village. Main Street, Church Street and Lilbourne Road comprise the historic spine with the heart of the village at the meeting point of these roads. Parts of North Road, South Road and Hillmorton Lane complete the Conservation Area. The remainder of the village generally comprises twentieth century expansion surrounding the linear form of the Conservation Area.

Conservation Areas were introduced by the Civic Amenities Act in 1967. A Conservation Area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as an 'area of special architectural or historic interest, the character of which it is desirable to preserve or enhance'. Section 69 of the Act places a duty on the Local Authority to review its Conservation Areas, Section 71 requires the Authority to formulate and publish proposals for their preservation and enhancement. Clifton upon Dunsmore is one of 19 Conservation Areas in the Borough.

Local Authorities have a duty to identify, designate, preserve and enhance Conservation Areas within their administrative area. The aim in a Conservation Area is to preserve or enhance not merely individual buildings but all those elements, which may include minor buildings, trees, open spaces, walls, paving, and materials etc., which together make up a familiar and attractive local scene. The relationship between buildings and spaces within Conservation Areas creates a unique environment, which provides a sense of identity and amenity for residents and an irreplaceable part of our local, regional and national heritage.

The positive identification of areas for designation helps focus attention on its qualities and encourages a sensitive approach to any proposed development. The Local Planning Authority will exercise particular care to ensure that change, where it occurs, will preserve or enhance the character of an area. The designation of a Conservation Area ensures the quality of design and context are considerations in determining Planning Applications.

There are different planning controls in Conservation Areas and anyone proposing development should seek advice from Rugby Borough Planning Authority. In addition to planning controls that govern alterations and extensions Planning Permission would be required for the following development in Conservation Areas:

- The cladding of any part of the exterior of a dwelling with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- An extension extending beyond a wall forming a side elevation of the original dwelling;
- An extension having more than one storey and extending beyond the rear wall of the original dwelling;
- Any enlargement of a dwelling consisting of an addition or alteration to the roof;
- The provision of a building, container, enclosure, swimming or other pool where it would be situated on land between a wall forming a side elevation and the boundary of the dwelling or to the front of the original principle elevation;
- The installation, alteration or replacement of a chimney, flue or soil and vent pipe which fronts a highway and forms either the principal elevation or a side elevation of a dwelling;
- The installation, alteration or replacement of a microwave antenna on a dwelling, or within the grounds, on a chimney, wall or roof slope facing onto and visible from a highway or on a building greater than 15 metres in height.

In addition Conservation Area consent is required where in excess of 115 cubic metres of buildings are to be demolished. Conservation Area designation also protects trees within the boundary by requiring owners to give the Local Planning Authority six weeks notice of their intention to carry out any work on trees that have a trunk in excess of 75mm in diameter measured 1.5 metres from the ground.

All Planning Applications for development which would affect the character of a Conservation Area must be advertised in the local press and site notices posted.

This document is an appraisal of Clifton upon Dunsmore Conservation Area. It is based on guidelines issued by English Heritage, the Government's advisor on the historic built environment, and has been prepared by Rugby Borough Council. The principal objectives of the appraisal are to:

- define and record the special interest of Clifton upon Dunsmore Conservation Area to ensure there is full understanding of what is worthy of preservation;
- increase public awareness of the aims and objectives of Conservation Area designation and stimulate their involvement in the protection of its character and to inform decisions made by Rugby Borough Council, the Parish Council and local residents;
- reassess current boundaries to make certain that they accurately reflect what is now perceived to be of special interest and that they are readable on the ground;

- assess the action that may be necessary to safeguard this special interest and put forward proposals for their enhancement.

It is however not intended to be wholly comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest. This assessment should be read in conjunction with the Rugby Borough Local Plan 2006 saved policies, submission Core Strategy, and national policy guidance particularly Planning Policy Statement 5 Planning for the Historic Environment and its practice guide. These documents provide more detailed information on local and national policy relating to Conservation Areas.

MAP 1 CONSERVATION AREA DESIGNATION



LOCATION AND CONTEXT

Clifton upon Dunsmore is a relatively small Conservation Area. The designation commences with the school and incorporates all the buildings to the east on Main Street. The area continues as the road forks north into Church Street and east onto Lilbourne Road. Its conclusion is denoted by the village triangles and the northern part of Hillmorton Lane.

The designation follows a linear form incorporating a single depth of buildings and covers the central area of the village. The area is influenced by its countryside setting, retaining a rural character on the outer edges of the Conservation Area and a village appearance within.

The Conservation Area comprises mainly residential properties but retains its historic economic centre with the village pub, shops and services clustered at the eastern end of Main Street. Community uses include the nursing home and village hall.

The land and buildings within the Conservation Area are generally of good visual quality and are well maintained. There is however potential of development pressure including infilling open spaces with new dwellings or unsympathetic extensions or alterations to historic buildings. The removal of native planting, the planting of inappropriate species or the erection of alien boundary treatments such as close boarded fencing would have an adverse impact. In addition, the use of front gardens as hardstanding for vehicles would seriously erode the character of the designation.

GENERAL CHARACTER AND FORM

The village is relatively large with buildings to the north, south and west of the Conservation Area. This adds depth to the more narrow designation in the centre. The historic core however retains its intimacy and the wider context of the village is not easily read once within the Conservation Area.

The Conservation Area falls into three broad character areas. Linked by the church at the centre Main Street, Church Street and Lilbourne Road/Hillmorton Lane, form the three areas.

Main Street commences with the school at the western end and contains a number of key landmark buildings including The Elms and the Bull Inn. These are interspersed by historic buildings of individual character along the northern side of Main Street which have a less imposing style and siting. On the southern side of Main Street the character is modern set in a landscaped environment.

Photograph 2 The Elms



Church Street commences with the church as its southern focal point. Terracing dominates on the western side with a number of variations on a theme with cottages completing the transition from Conservation Area to countryside.

The third area is Lilbourne Road and Hillmorton Lane. The church is again the dominant presence at the western point and commences a series of two large buildings set in spacious and landscaped grounds on the northern side of Lilbourne Road. The buildings are linked by the historic boundary walls abutting the highway. To the south are a mix of buildings with terracing and outbuildings providing consistency of siting and a sense of enclosure.

LANDSCAPE SETTING

Despite its close proximity to Rugby, Clifton upon Dunsmore has a countryside setting. While the approach from the town is more developed in character with housing on the southern side of Rugby Road the northern part is bordered by tree-lined fields. This reinforces the separate identity of the village.

From the north the approach into the village from Newton is again tree lined with fields to each side. The allotments and cemetery on the western side continues the green theme.

The approach from Lilbourne is characterised by sporadic houses with fields surrounding. Hedges line the highway with a cluster of trees announcing the arrival of the village. This approach is similar to that from Hillmorton.

Photograph 3 Important mature landscaping



The character of the village, with fields to all sides, is strengthened by the landscaped theme within the settlement. The Conservation Area contains a number of large undeveloped green spaces, both public and private, and a plethora of mature trees. These provide a landscaped setting to buildings and streets and act as a backdrop to many buildings.

HISTORIC DEVELOPMENT

The name Clifton upon Dunsmore is from the location, a Cliffe in Saxon times denoting rocky ground and Dunsmore meaning the top of a hill. The Saxons settled in the Avon Valley as it provided a defensible location with natural drainage and clean water. During the reign of Edward the Confessor (1042-1066) Clifton upon Dunsmore was in the possession of the Sheriff of Warwick, founder of the Arden family. Through patronage it is likely that the monks of Coventry built a dwelling on the site of the present church. The village is recorded in the Domesday Book as having circa 30 houses of timber, mud and thatch and a population of circa 70.

As the popularity of the settlement grew in the fourteenth century the church was extended with the addition of the nave and north and south aisles. The tower was added in the sixteenth century. At this time the village was under the ownership of Robert Whitney of Herefordshire and his descendents continued as absentee Lords of the Manor until it was sold to the Bridgeman family in 1663. The village was devastated by the plague which saw 84 deaths out of a population of 122.

Agriculture was inefficient with the medieval open field strip farming system, the result of which can still be seen in the fields bordering the River Avon. This produced sufficient supplies to survive on enough but efficiency improved in the seventeenth century through the enclosure of open fields. In 1654, there were 40 houses recorded, mostly wooden frames with wattle and daub and thatch. By 1730 the same number were recorded but mostly now of brick and slate suggesting greater affluence.

The Bridgemans kept the estate until they broke it up and sold to several different buyers. The Manor House and manorial rights went to the Townsend family. They stayed in the village until 1984 and had an important influence, especially Thomas Sutton Townsend. He built Townsend Memorial Hall on the site of the Red Lion, paid for urgent repairs to St Mary's Church and extended and altered the Manor House.

Overall the layout of the historic village core has not greatly altered for centuries. The roads approaching from Rugby, Lilbourne and Newton meet at the Y junction at the centre of the village with a rectangular pattern of roads around the centre formed by North Road and South Road.

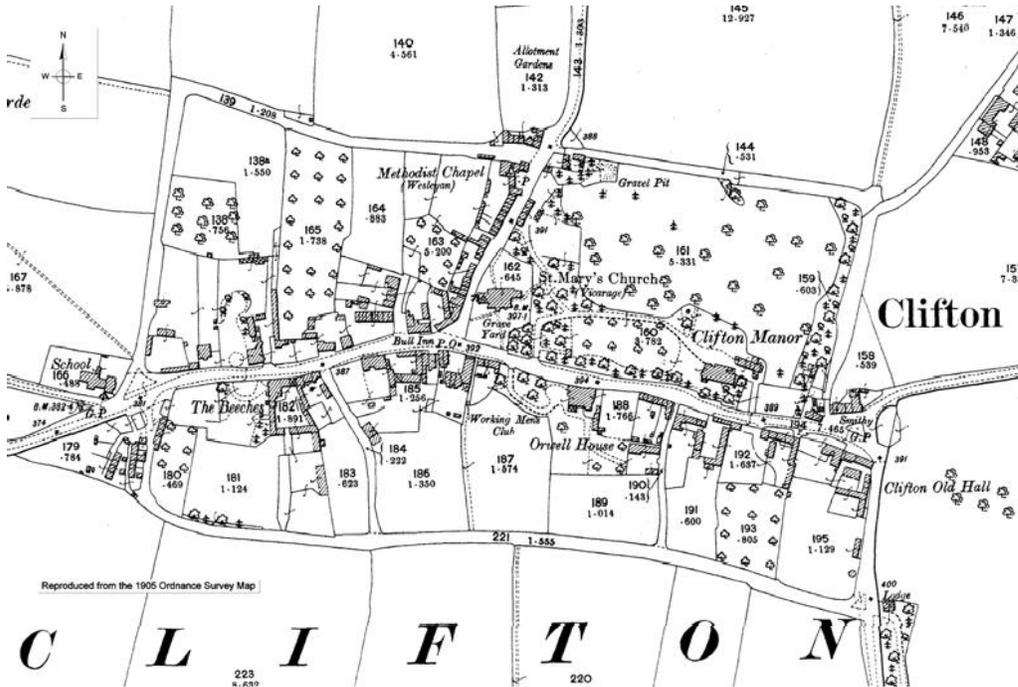
The oldest part of the village follows the three main roads within the Conservation Area where the majority of the buildings comprise former farmhouses and small workers cottages. In the 1960s properties on the southern side of Main Street were demolished and replaced by housing. In the 1970s much of the park around Clifton Manor was sold to build the current flats.

Photograph 4 The Old Hall



St Mary the Virgin Church is the oldest building in the Conservation Area, dating from the thirteenth century with later additions and alterations. Other notable historic buildings include Sunnyside on Main Street which dates from the sixteenth and eighteenth century, The Old Hall from the seventeenth century and Clifton Manor and the Shelter Shed, on North Road, from the eighteenth century. Much of the remainder of the designation accommodates Victorian buildings with later infilling from the twentieth century.

MAP 2 CLIFTON IN 1905



ARCHAEOLOGY

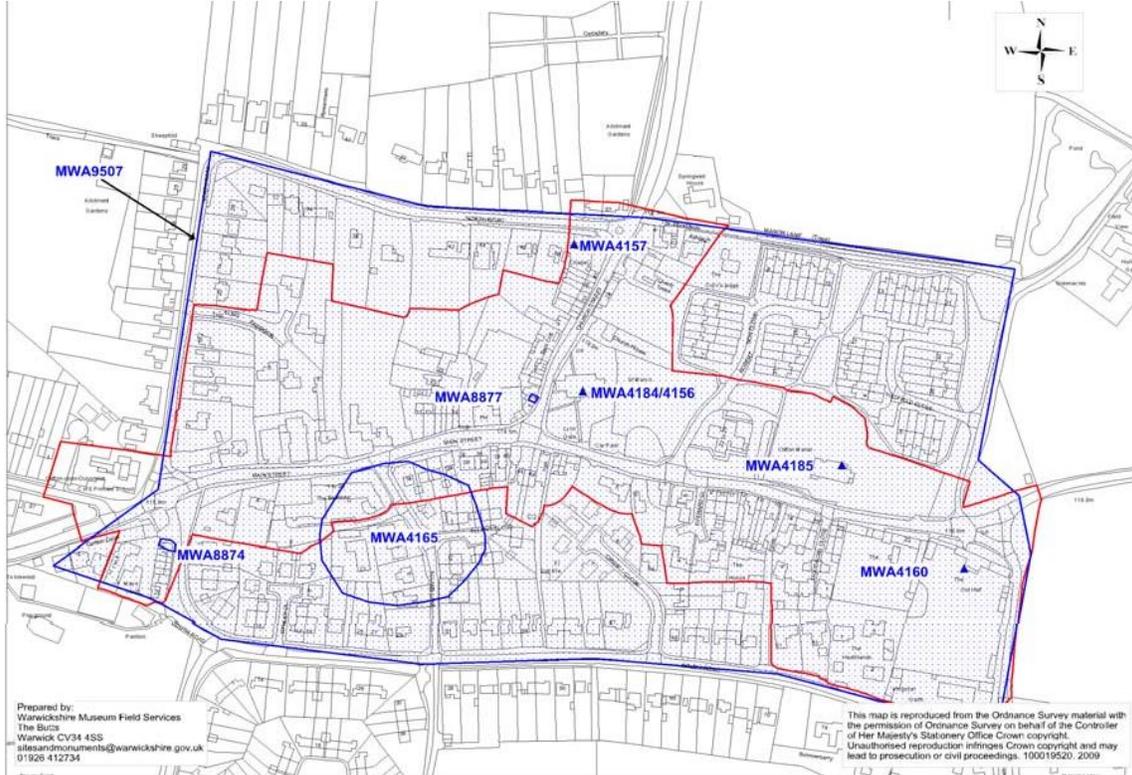
The Conservation Area is almost entirely within the area recorded as the probable extent of the medieval settlement of Clifton-upon-Dunsmore, based on documentary and cartographic evidence. The Church of St. Mary is medieval in origin, with restoration work carried out in the 19th century.

A number of historic buildings lie within the Conservation Area. This includes Clifton Old Hall, originally 17th century with later alterations and Clifton Manor, early 18th century with 19th century alterations. The Wesleyan Chapel on North Road, established in 1862, is now a private residence.

Two World War Two air-raid shelters have been recorded in South Road and Main Street. The Cross in Church Street dates from 1897, but is said to incorporate older fragments of St. Thomas' Cross.

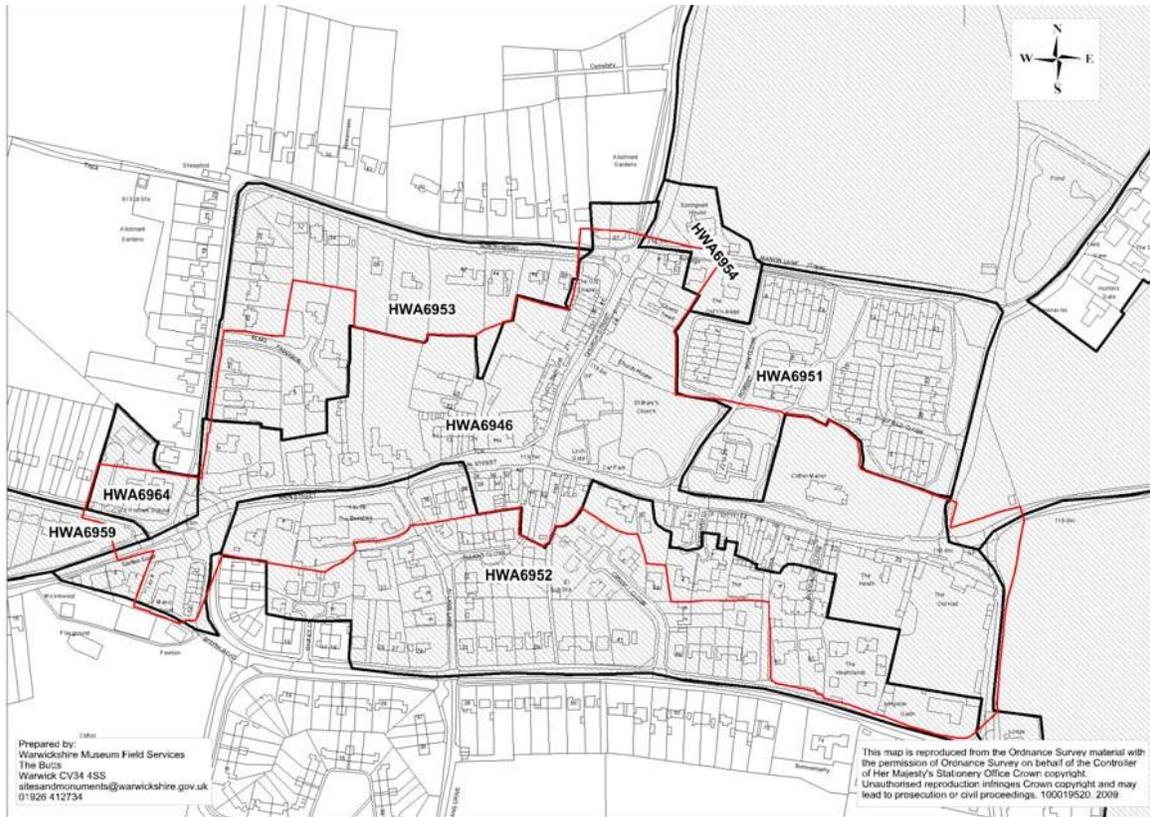
HER Records

- MWA4156 Church of St Mary, Clifton upon Dunsmore
- MWA4157 Wesleyan Chapel, North Road, Clifton on Dunsmore
- MWA4160 Clifton Old Hall
- MWA4185 Clifton Manor
- MWA4184 Cross, Church Street, Clifton upon Dunsmore
- MWA8874 Brick built domestic surface shelter
- MWA8877 Brick built domestic surface shelter
- MWA9507 Clifton Upon Dunsmore Medieval Settlement
- MWA4165 Excavation of C18/19 House off Allens Lane



MAP 3A ARCHAEOLOGY MWA RECORDING

The Conservation Area broadly follows the Historic Settlement Core of Clifton-upon-Dunsmore identified by the HLC. Post-1955 settlement extends to the north and south of this Historic Core, within the Conservation Area.



MAP 3B ARCHAEOLOGY HISTORIC LANDSCAPE SETTING

HLC Records

HWA6946	Settlement
HWA6951	Settlement
HWA6952	Settlement
HWA6953	Settlement
HWA6954	Settlement
HWA6959	Settlement
HWA6964	Civic and Commercial

ARCHITECTURE, BUILDING MATERIALS AND FEATURES

Clifton upon Dunsmore has buildings dating from the thirteenth century to the present day. The church originally dates from the thirteenth century with other buildings remaining from the sixteenth to the end of the last century. The largest number of buildings date from the Victorian era and include the majority of the terracing.

The relative affluence of Clifton upon Dunsmore and the surrounding area, together with its proximity to larger settlements such as Rugby, has ensured that the vast majority of the building stock is in good order and virtually all buildings are occupied.

The built form includes key landmark buildings which are of different appearances but form a characteristic group of structures which dominate. These include the school, The Elms, the church, pub and Clifton Manor. A number of dwellings were formerly large farmhouses and would have been set in more spacious grounds than exist now. Buildings of historic importance, but of varying character, are found throughout the Conservation Area and include Sunnyside and The Old Hall. Terracing is also a common feature.

Along Lilbourne Road and Church Street there is a strong sense of enclosure from the terracing, high brick walls and mature trees.

Parts of the historic core of the village have been redeveloped with housing from the 1960s onwards. Examples include the majority of the southern side of Main Street, Goodacre Close, Everard Close and The Elms Paddock. The Beeches flats date from the 1980s and incorporate three storeys with varying eaves heights and materials to relieve the scale of the building.

Traditional materials include brick walls and plain clay tile or slate roofs. Many of the terraces are rendered and some of the original roofing materials have been replaced with concrete tiles. The key landmark buildings comprise sandstone (church), brick and smooth render. Ridge tiles are generally plain although decorative ridge tiles are evident of buildings such as the Post Office and Old Hall. Roof pitches vary with steeply pitched roofs on Clifton Manor, Bakehouse Cottage and The Bull Inn. Thatch, such as on Sunnyside, is now relatively rare. Formerly thatched buildings include Elm Cottage and Cob Barn.

Photograph 5 A thatched roof on Main Street



Chimneys feature prominently with many being relatively plain and functional with corbelled tops. Variety is provided by Clifton Manor with a stack straddling both roofs with 7 flues, Townsend Memorial Hall and the Post Office with square stacks at 45 degree angles and The Elms with a tall straight stack with fluted render. A barleytwist chimney is found on The Heath.

Eaves vary with the terraced housing in the village centre having simple eaves. Bakehouse Cottage has plain overhanging eaves, Avon Cottages have simple corbelled eaves and along Lilbourne Road many houses have saw tooth corbelling with fascia boards.

The majority of boundaries with the highway are of brick and include attractive entrances and gate piers such as serving Clifton Manor and the church car park.

The more minor material and architectural detailing includes hanging tiles on the first floor at the Townsend Memorial Hall cottages and at the post office. A number of ledged and braced timber plank doors remain carrying heavy door furniture of the period. Earlier terraced houses have low doorways with a mix of brick arched and horizontal stone lintels. There are two main styles of bargeboards, ornate timber such as Townsend Memorial Hall or deep and plain such at Sunnyside. There is a variety of window styles including original timber and iron frames. Older windows are predominantly sash or leaded. Sliding sash windows are mostly horned with some sashes surviving at The Elms. Cast iron windows feature on the Bakehouse Cottage.

DETAILED ARCHITECTURAL ASSESSMENT

In order to make the appraisal more legible and informative the detailed assessment of the architectural and historic character has been divided into three smaller areas (see map 4 below). These sub areas have been chosen to incorporate buildings and spaces which relate to each other both geographically and characteristically and comprise:

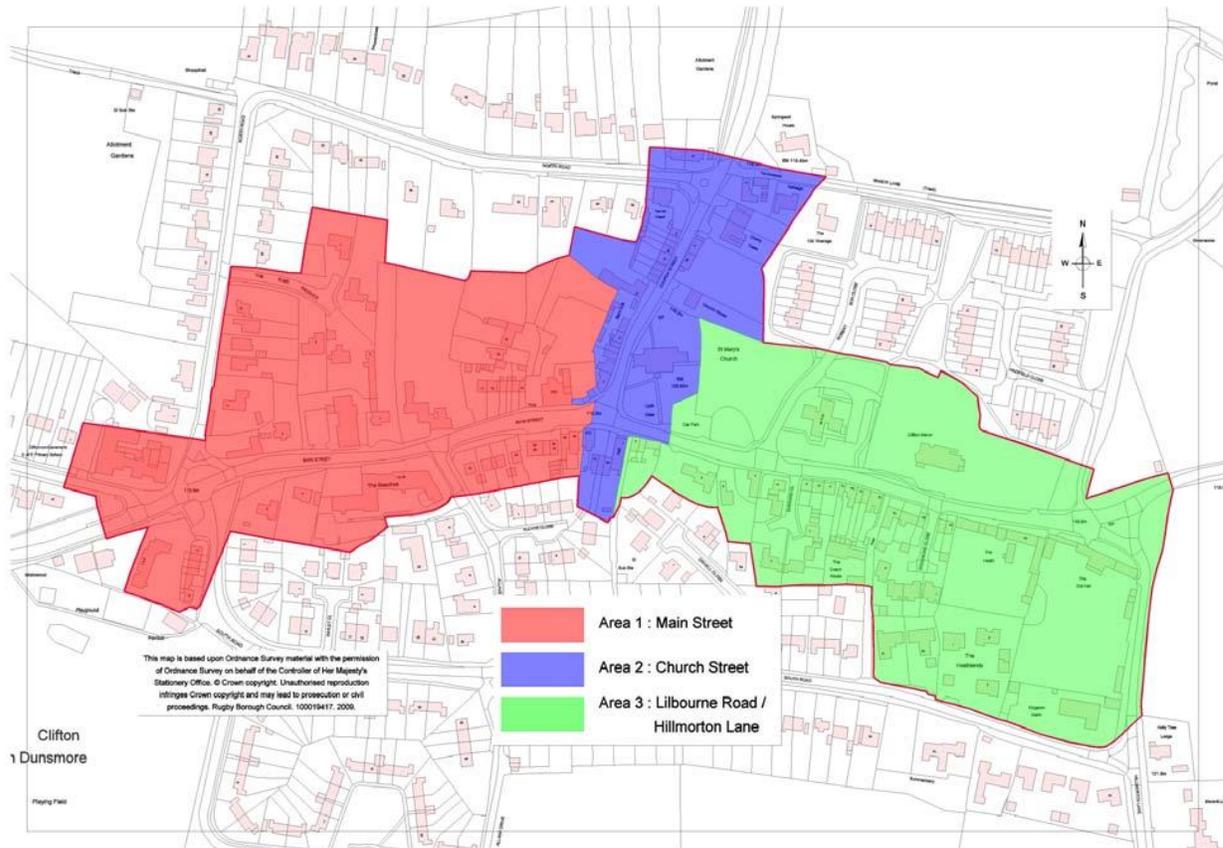
Area 1: Main Street

Area 2: Church Street

Area 3: Lilbourne Road/Hillmorton Lane

It must be noted that sub areas can overlap and transition can take place. The zones are therefore used as a tool to analyse and understand the area rather than to define whole areas as separate entities.

MAP 4 SUB-AREAS



AREA 1: MAIN STREET

This area leads the transition from the Rugby approach into the historic heart of the village. To the north of Main Street are a series of key landmark buildings. These are of different characters but share a dominant scale and siting. In between historically important and visually attractive buildings fill the spaces, again of differing appearances. At the centre of the village is the economic hub with the pub and shops. There are more modern buildings on the southern side of Main Street, linked by open green spaces and a high level of landscaping.

The approach into this part of the Conservation Area is the least rural. There are suburban houses on the southern side of the road with fields to the north. This results in a relatively gradual transition into the designation and leads to the school, the first landmark building. Of red brick with contrasting blue bricks forming diapers and yellow brick quoins under a tiled roof, the building is large and attractive. The building comprises Gothic vernacular and denotes the commencement of the historic part of the village. It is linked visually, historically and socially to the village and is a focal point on entering and leaving the Conservation Area.

The Elms is a dominant building of three storeys, immediately abutting the highway. Its principle front elevation faces down the road and is the main focal point. It is rendered with a hipped roof above overhanging eaves with prominent two storey gables on the side and front elevations. The building dates from the mid nineteenth century with alterations such as the bay windows on the front elevation from the late nineteenth century. The Elms has classical elements with the diminishing hierarchy of fenestration and symmetry. The siting and scale accentuates the impact of the building.

This landmark element continues with the Bull Inn. The building was formerly a farmhouse and dates from the eighteenth century, is two storey with small dormers in the steeply pitch front roof. It is of red brick and has a cottage appearance with a subservient wing to the rear.

Although fronting onto Church Street, St Mary the Virgin Church is the final landmark building. Main Street leads into Church Street with the stone church dominant in the street scene.

In between these key structures are a number of historically important buildings. Opposite the school on North Road is a single storey outbuilding with a mud wall under a corrugated roof abutting the highway. This provides an unusual element in the street scene. The dwelling it serves, a whitewashed two storey building under a slate roof, nestles amongst a tree dominated site in the background.

This outbuilding theme continues with a further single storey building abutting Main Street, now converted into residential use. This would originally have served School Farmhouse, a two storey red brick and slate Victorian house. With prominent chimneys it is set behind a boundary wall and hedge. To the east of The Elms is 7 Main Street. This is a two storey cottage with a steeply pitched roof and a front gable and lower wing to the side. The building is set well into the site and nestles amongst the landscaping within the site.

An attractive red brick wall topped with blue coping draws the eye to Sunnyside Cottage, a two storey building dating from the sixteenth and eighteenth centuries. Of brick within a cruck frame the thatch roof dominates with two chimney stacks and a decorative thatched ridge. The building is set close to the road and has a low cottage appearance. Trees to each side place the dwelling in a landscaped setting which is supported by a large rear garden partially visible from the public realm.

Adjacent is a terrace of four dwellings. Built in two stages in the early and later Victorian period, three are red brick and one is rendered. Although some of the original windows, doors and slate have been lost and the buildings are set well into the site, they pick up on the terraced theme along Church Street and Lilbourne Road. The impact of the buildings on the street scene is reduced by

the mature beech trees in the front gardens. This setting is enhanced by the brick boundary wall.

Photograph 6 Terracing along Main Street



While there is no cohesive architectural theme in this sub-area the buildings are linked by the landscaping along the northern side of Main Street. Hedges and trees provide a green character which reduces the visual impact of the smaller scale buildings. Red brick boundary walls are also important in the street scene.

The character on the southern side of Main Street is a series of modern buildings set in a well-landscaped environment. The green theme commences with the series of village greens and grass verges opposite the school and continues with open front gardens and landscaped grounds. The Beeches, built in the 1980s, is three storeys and acts as a pinch point with The Elms opposite. Further east there are 1960s houses with an open plan character. The shopping precinct completes the built development on the southern side, with a parking area to the rear. This is the economic hub of the village, with the pub to the north.

The juxtaposition of Main Street, Church Street and Lilbourne Road broadly constitute how the village stood in the mid nineteenth century and provides a traditional village scene.

This sub-area is therefore characterised by historic landmark buildings on the northern side of Main Street interspersed by lower impact but historically and visually important buildings. To the south the buildings are generally more modern. On both sides of the road the common theme is the landscaping and boundary treatment. Trees, hedges and red brick walls provide a strong sense of enclosure and provide a green setting to the buildings.

AREA 2: CHURCH STREET

This sub area is characterised by the church as the dominant focal point at the village centre, terracing along the western side of Church Street and a gradual transition into the countryside with cottages leading to the fields.

The approach from Newton is through hedge and tree lined fields leading to the cemetery and allotments. A number of cottage style dwellings emerge on both sides of the highway. A pair of semi-detached red brick cottages front onto the green triangle at the junction of Church Street and North Street. It comprises prominent brick gables with white bargeboards and a slate roof. The setting is enhanced with the cottage-style front garden, simple estate-type boundary treatment and greens in the foreground. Opposite is The Old Chapel, a Gothic two storey dwelling set in a well landscaped garden.

Further into the village the western side of Church Street is dominated by terracing. Commencing opposite the church The Bakehouse has a single storey element with small metal-framed windows. This leads into the main terrace. Of two storeys the group contains a number of variations within a theme and results in an attractive composition. The first terrace has a central gable with lower wings, some red brick, some rendered. Chimneys punctuate the roofline and the terrace has rhythm through regular door and window openings. The terrace is sited adjacent to the highway resulting in a powerful built form and a strong sense of enclosure. Important outbuildings are to the rear.

Photograph 7 Rhythm provided by terracing



The second terrace is more uniform. It shares a common eave and ridge line with red brick, painted brick and render on the elevations. A regular pattern of window and door openings retain the rhythm of the composition despite the alterations to the original brick elevations, slate roof and timber fenestration. Chimneys are an important element forming a rhythmic pattern above the roof. The last in the terrace, Fern Cottage, retains the original fenestration. Towards the centre of the terrace the ground floor fenestration would suggest a former shop use. Again the terrace abuts the pavement and provides a strong sense of enclosure.

Behind this terrace are long, narrow rear gardens culminating in a line of small scale outbuildings.

To the eastern side of Church Street 2 and 2a are dwellings which back onto the highway. Along the road a two storey robust and relatively unadorned wall immediately abuts the highway. The primary elevation faces onto the rear gardens. The outer wall has the appearance of an outbuilding, echoing the character of buildings on Lilbourne Road and, together with the terracing, provides a strong sense of enclosure.

The key building is the church. A landmark structure it has an open setting with no strong boundary treatment between pavement and cemetery. The land to the rear is therefore relatively open and well treed with yew, silver birch and Norway maple. The western tower almost abuts the pavement and is the dominant feature on travelling into the village.

Photograph 8 View into the village along Church Street with the church as the focal point



The setting is provided by a dwarf brick wall with railings above as the pavement rises in level. This accentuates the importance of the church with its elevated foreground above the adjacent road. The front of the church grounds is also relatively open with mature trees adjacent to the junction with Lilbourne Road. The setting is completed by mature trees, historic red brick walls and railings along the rear elevation.

Further south the setting of the church is enhanced by the cottages, village hall and the former Post Office. Forming a group of buildings the hall, built in 1885, is the dominant structure. Of two storeys it has a large and unusual front gable with a decorative bargeboard and a lean to canopy on the ground floor. The building has significant depth and the side elevation is visible on approaching the centre of the village from the east.

Three cottages are attached. These are set well into the site behind cottage style front gardens with picket fencing forming the boundary. The cottages are one and a half storeys with eyebrow dormer windows, a tiled roof and tile hanging on the first floor.

The former Post Office is set forward and abuts the road. The side elevation is therefore prominent providing a backdrop to the cottage gardens. The gable on the front elevation is prominent in the street scene and a focal point as Church Street joins Main Street.

Overall, this group introduces an Arts and Crafts element into the village with key features including tile hanging and the prominent chimneys, such as on the Post Office which straddle the ridge.

This area is therefore dominated by the church, the focal point on all approaches. The terracing provides a strong sense of enclosure and the junction leading to Lilbourne Road provides a traditional village scene with church, terracing and cottages in view.

AREA 3: LILBOURNE ROAD/HILLMORTON LANE

This sub area is characterised by a series of large buildings in spacious and well landscaped grounds along the northern side of Lilbourne Road. To the south there is a higher density of development with a mix of styles, dominated by buildings of individual character and terracing.

The approach from Lilbourne is via a countryside setting with grass verges, hedges and trees lining the fields. The series of greens as the village commences, complimented by the wide grass verges, allows for a gradual transition from countryside to village and the character of the countryside punctuates the village.

Along Hillmorton Lane the approach is similar and a further green triangle marks the junction with South Road. The village the eastern side is bordered by fields.

The western side is dominated by a robust outbuilding set behind a grass verge with mature Limes. Of red brick the two storey outbuilding has limited openings on the road side. Fenestration is attractive with curved lintels above metal framed windows. This decorative element contrasts with the more industrial taking in door on the southern elevation. The character is enhanced by the dominant red brick wall linking the outbuilding to the Old Hall.

The walls and outbuilding are read in conjunction with outbuildings closer to the Old Hall. Two and single storey red brick and tile outbuildings dominate on the approach from Lilbourne, these are attached to the house. Comprising three gables the seventeenth century building was formerly four cottages. It is timber framed with brick noggin and a plain tiled roof. The open front garden is read as part of the series of green triangles and grass verges.

Photograph 9 Outbuildings feature prominently on the street scene



This composition of outbuildings running into dwellings continues with The Heath. Formed by a collection of buildings running in line with the highway, and projecting into the site, the collection of buildings has a robust character of red brick and tile. The pedimented carriageway leads into a courtyard. The brick wall along the boundary provides a sense of enclosure and does not allow for a full view of the elevation. The Heath and Old Hall are associated by comprising large grounds to the rear with a backdrop of mature trees, many of which are visible from distance and fill spaces between buildings.

Photograph 10 Outbuildings along Hillmorton Lane



Orwell House continues the characteristic of a building of individual character having a dominant impact on the street scene. From the Regency period it comprises two storeys. The building is rendered and comprises classical elements such as the gables, fenestration and string courses and is of a formal appearance. The building is set side onto the highway with the gable being prominent and has a similar appearance and impact, albeit on a reduced scale, to The Elms.

Interspersed with these larger buildings are smaller scale cottages and terraces. To the west of Goodacre Close is a short terrace. Of red brick and plain tile the terrace has a formality in appearance. The set back provides small front gardens and the sash windows and keystone lintels provide a more formal appearance than the terrace further into the village. The second terrace has a more cottage appearance with gently curved lintels and larger windows, which may have incorporated Yorkshire sash. The terrace abuts the road, suggesting a lower position in hierarchy to the more formal terrace. Although many of the facades have been rendered the terrace retains its integrity. This cottage style is similar to the dwellings immediately to the east of the village hall, nos. 2 and 3.

Lilbourne Road is punctuated by a number of cul de sacs accessing modern housing developments. Often modern buildings have been erected and sometimes attached to older buildings at the mouth of the access to provide a greater sense of enclosure. Other than these the modern buildings are generally set well back and have a limited impact on the character and appearance of the Conservation Area. Despite the openings the sense of enclosure remains as a

result of the high density of buildings, structures abutting the road and the links provided between buildings by red brick walls.

The common theme running along both sides of Lilbourne Road is the influence of red brick boundary walls. The northern side is dominated by walls abutting the pavement, meandering in and out and of different heights, materials and ages. Attractive brick gate piers with stone copings provide the entrance to the church car park as the wall runs virtually unbroken from the rear of the church to the green triangle.

Photograph 11 The eastern approach into the village



The wall provides a sense of enclosure and is supported by the mass of landscaping. The existing, and former, grounds to Clifton Manor comprise a large number of mature trees, close to the highway and covering large areas to the north. These provide a landscape dominated setting in which a small number of substantial buildings are set.

Clifton Manor is an early eighteenth century building with nineteenth century alterations. Of red brick and tile roof it is two storeys with attics illuminated by dormer windows. The front elevation has a classical theme with symmetry, a formal porch and arched brick lintels. The double plan roof is glimpsed on exiting the village. From the public realm the impact of the grounds is perhaps greater than the building. Although the house is sited in relatively close proximity to the highway the boundary walls and landscaping prevent clear views and only the upper floors are generally visible. The site also accommodates outbuildings, again not easily open to view.

Parts of the former grounds were developed in the latter part of the twentieth century. Large blocks of buildings are set in landscaped dominated grounds. The buildings are sited well into the plot and together with the landscaping this results in a minimal impact on the character or appearance of the Conservation Area.

The church concludes the theme of large buildings set in this landscaped environment.

This sub-area can therefore be characterised as two separate elements. Large scale buildings in well landscaped sites, linked by the boundary treatment on the northern side of Lilbourne Road, contrasts with the higher density of development and more mixed character on the southern side. The landscaping corresponds with the countryside setting and leads into the heart of the village.

CONTRIBUTION OF UNLISTED BUILDINGS

A number of the key landmark buildings are not listed. The school in Station Road is red brick with contrasting blue bricks and denotes the commencement of the historic core of the village. The building is large and located close to the highway and has a major impact on the street scene. The Elms is a large three storey building abutting the highway with two storey bay windows on the side and front elevations. Of a smaller scale, the character and appearance of Orwell House in Lilbourne Road is comparable to The Elms. The Bull Public House is a red brick, two storey building abutting the road. It occupies a corner location as Main Street joins Lilbourne Road and Church Street and is a focal point.

A number of less prominent buildings are important in supporting the landmark buildings. These are of different characters but provide good quality architecture and contribute to the overall appearance of the Conservation Area. These include 3, 7 and 9 Main Street.

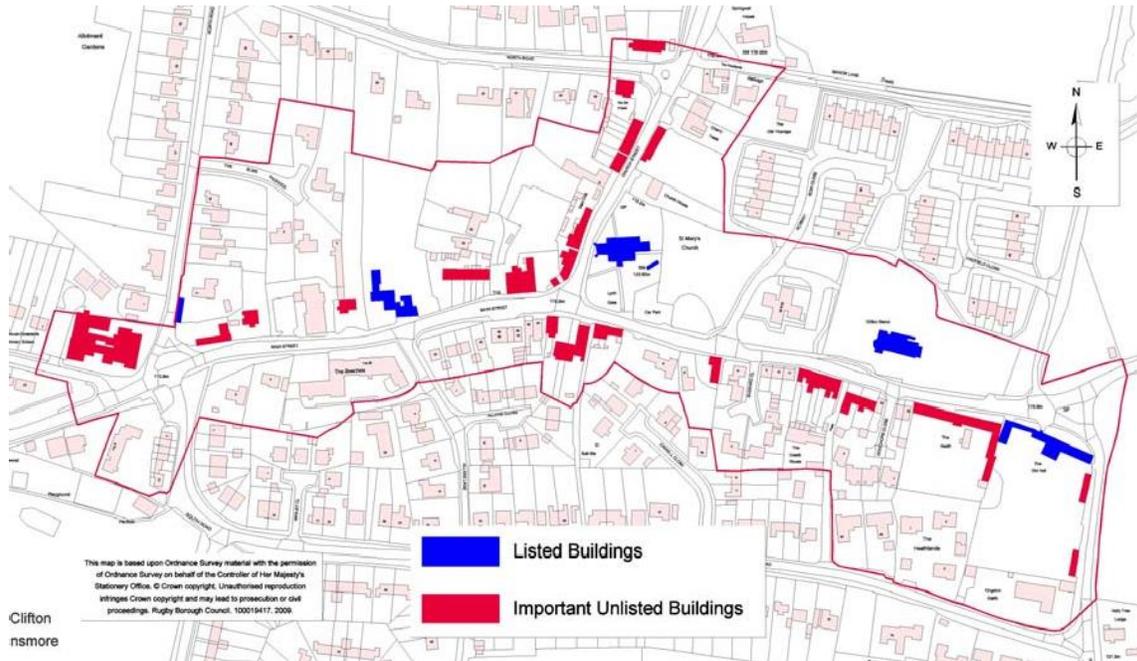
Terracing is a reoccurring feature within the designation. Although alterations have taken place, and some buildings within the terrace were built at different times, they provide a coherent architectural statement. This results in a strong sense of built form and enclosure. The terracing to the west of The Bull is unusual in being set back from the highway. More characteristic is the terracing on the western side of Church Street and on the southern side of Lilbourne Road. North of the Church Street terracing is a small group of cottages which aid the transition between countryside and settlement.

Outbuildings and buildings which face away from the highway contribute. 2 and 2a, The Heath and to the rear of The Old Hall are important red brick buildings.

A number of red brick boundary walls make a valuable contribution to the character and appearance of the Conservation Area. These walls link buildings

and provide a strong sense of enclosure. Key walls include adjacent to the pub, Clifton Manor, Sunnyside, the terracing on Main Street, The Old Chapel, The Heath and along the western boundary of Hillmorton Lane to the rear of The Old Hall.

MAP 5 LISTED BUILDINGS AND IMPORTANT UNLISTED BUILDINGS



STREET FURNITURE

Street furniture is an important element in the Conservation Area reinforcing local identity. Pavements bordered by concrete kerbs are found throughout the village and could be replaced with more sympathetic granite kerbstones. Overhead telegraph poles are prominent throughout the Conservation Area and the placing underground of these wires would remove clutter and provide an enhanced street scene. Street lighting is mixed with occasional traditional columns outnumbered by utilitarian street lights which do not benefit the Conservation Area.

Timber benches are provided on some of the green spaces within the village and the brick built bus shelter opposite the school echoes the style of that building. A more modern predominantly glazed bus shelter is located adjacent to the shops in the centre of the village.

A traditional red telephone box is adjacent to the public house and makes a traditional and positive statement in the Conservation Area.

Highway signs are relatively low-key and kept to a minimum. However, the church sign to the foreground of the memorial in the church grounds is superfluous and results in a cluttered appearance. Street signage is mixed and should match the older signage.

The setting of the church could also be improved through enhanced surface and boundary treatment. To the edge of the adjacent pavement the railings are rather plain and utilitarian. Railings incorporating subtle but additional decoration would benefit the street scene and setting of the church. The paving slabs abutting the church are also harsh. Enhanced surface materials, landscaping and some boundary treatment would be beneficial.

GREEN AND OPEN SPACES AND TREES

Open and green space is crucial to the character and appearance of the Conservation Area. The approach into the village from the north, east and south is through countryside. Before buildings commence the area is dominated by grass verges, hedges and trees providing a green entrance into the village and a gradual transition from countryside to settlement.

Important green and open spaces include the churchyard. This is unusually open with limited boundary treatment along Church Street and a dwarf wall along Lilbourne Road. The site is treed and provides a key green space at the centre of the village.

The Pocket Park has been formed on land formerly within the grounds of Clifton Manor. The land is relatively open and provides a large number of attractive and mature trees in a woodland setting. Beech is the dominant tree species.

A key landscape feature is the green islands at the junctions of Main Street and North Road, Lilbourne and Hillmorton Lane and Church Street and North Road. A further green triangle abuts the Conservation Area at the junction between Hillmorton Lane and South Road. They contain mature trees including beech, lime and horse chestnut. The triangles provide a green setting and are key visual features within the street scene. They also serve to reduce the impact of the roads and pavements and are read in conjunction with the many grass verges within and beyond the Conservation Area.

Key open spaces include those that are hardsurfaced but open and used by the public. The foreground to the shops is a wide space at the centre of the Conservation Area. It currently has an unattractive hard-surfaced appearance. Enhanced surface treatment and landscaping could improve the appearance while retaining its function. The car park adjacent to the church is bordered by an attractive brick boundary wall. Although enhanced surface treatment would improve its appearance the land ensures that on street vehicle parking is minimised. Both spaces are important in the public realm.

Trees play an important role in the Conservation Area. Of particular importance to the character and appearance of the designation is the line of limes along the rear boundary of houses fronting onto Station Road and beech trees adjacent to The Elms and to the front of the terraces in Main Street.

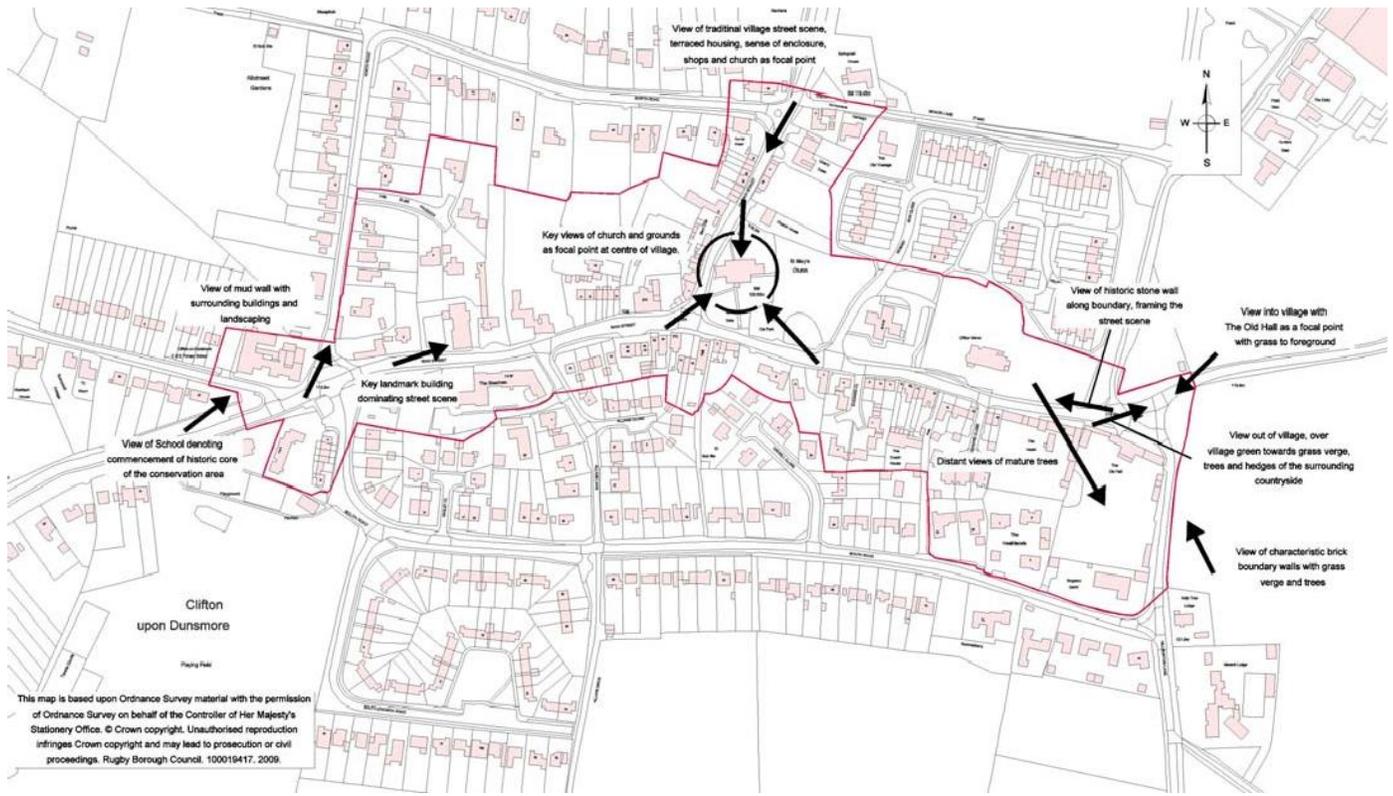
The churchyard is a focal feature at the centre of the village and the well planted site includes yew, silver birch, sycamore, Norway maple and beech. These are read in conjunction with the planting in the pocket park and grounds of the adjacent flats. Important trees in the grounds of Clifton Manor include Corsican and Scots pine, beech and ash.

There are many important specimen trees and small groups of trees which contribute to individual sites or the street scene. For example, trees to the rear of The Old Hall contribute to that site but are also visible from other vantage points within the designation. They also allow the landscaped setting of the village to pierce the settlement.

MAP 6 IMPORTANT GREEN AND OPEN SPACES



MAP 7 KEY VIEWS AND VISTAS



EXISTENCE OF ANY NEUTRAL AREAS

The environmental quality of the Conservation Area is generally good but there are a number of neutral elements. The slabs surrounding the church do not provide a suitable setting or foreground to the oldest building in the village. The foreground to the shops could also be enhanced through improved surface treatment and a greater degree of landscaping. The shops themselves are of little historic or architectural merit.

One of the characteristics of the Conservation Area is of more modern development between older elements. The 1960s open plan housing on the southern side of Main Street, The Heathlands, Goodacre Close and Everard Close are examples of modern architecture that have a neutral impact.

The wide access to the pub car park has poor surface treatment. The access could be narrowed and resurfaced to reduce the visual impact. Additional landscaping in the pub car park would also benefit the Conservation Area.

CONCLUSIONS

The overall historic character of Clifton upon Dunsmore Conservation Area has been well maintained and most architectural details in the older buildings have been preserved. The designation has a countryside setting with landmark buildings dominating Main Street with terracing on Church Street. On Lilbourne Road large buildings in spacious plots typify the northern side with terracing and brick buildings on the southern side. At the centre of the village the church is the dominant focal point.

The quality of the Conservation Area remains high with the later development generally having an unobtrusive impact. Enhancements could be achieved however with the improvement of surface treatment, reinstatement of original features such as fenestration and original roof materials and a more consistent approach to street furniture clutter.

PRESERVATION AND ENHANCEMENT

General Condition

The Conservation Area is in a generally good condition in terms of building and maintenance of open spaces and landscaping. There are no buildings at risk or any in a serious state of disrepair.

Problems, pressure and capacity to change

Incremental changes to buildings can erode the character and appearance of the Conservation Area. Alterations to roof materials, fenestration and architectural detailing, such as chimneys or lintels, would affect the individual building and have an accumulative impact on the group of buildings and Conservation Area. Of these fenestration is perhaps the most important.

Boundary treatment is a further crucial element to the Conservation Area. Removal of the historically and visually important brick walls along Lilbourne Road or to the terracing on Main Street would significantly affect the character. Further hardstanding of front gardens to facilitate car parking would have a seriously detrimental impact on the Conservation Area, removing the landscaped buffer between the highways and buildings and affecting the setting of buildings.

Future management proposals

The Local Planning Authority has a duty to ensure that proposals for development either preserve or enhance the character or appearance of the conservation area. Rugby Borough Council is committed to this duty.

In order to ensure that proposals for development can be adequately addressed the submission of detailed plans and elevation will be required with the submission of any planning application within the Conservation Area. This is likely to require the submission of drawings relating to new building within its context and street scene. 1:50 scale drawings of plans and elevations are considered an appropriate scale. For more detailed proposals and for specific elements of a proposed scheme, for example fenestration details, scale drawings of 1:5 or 1:10 may be required. A Design and Access Statement will also be necessary.

Opportunities for enhancement

Although the visual quality of the Conservation Area is high there are areas where improvements could take place:

- underground existing overhead lines;
- reintroduce more traditional and less utilitarian street lighting;
- introduce more decorative railings adjacent to the church;
- provide soft landscaping and enhanced hard surface treatment abutting the church in place of slabs, provide some low level (no more than one metre high) boundary treatment adjacent to the pavement to provide a greater sense of enclosure;
- additional landscaping to minimise the impact of the car park and fencing to the side of The Elms;
- reduce the width of the access serving the cottages adjacent to the pub, introduce better surface treatment to the access and a greater level of landscaping to the pub car park;
- enhance the foreground to the shops with better surface treatment and a greater degree of landscaping to soften the appearance of the wide pavement;
- consider the reinstatement of original features such as timber sash windows, timber doors and slate roofs to buildings that have lost the original, using the original as reference;
- replace timber fencing to the eastern side of Clifton Manor with a native hedge;
- consider replacement traditional shop fronts;
- remove any unnecessary street clutter and fix road names to buildings;
- provide a pitched roof over the single storey element of The Bakehouse.

APPENDIX 1

Summary of listed buildings in Clifton upon Dunsmore Conservation Area

Shelter Shed, Grade II. Shelter. Early C18. Cob rear wall, upon stone plinth, with later weatherboarding to front. Corrugated iron roof above thatch. One storey 3 bays with C20 one bay extension to left. Double door to centre left is C19 plank, as is further door to right end. Roof is hipped to right.

The Old Hall, Lilbourne Road, Grade II. House, formerly three cottages. C17 with later additions. Timber framed with brick noggin. Plain tiled roof with stacks to ridge. One storey with attic, 4 window range. Door is C17 plank with iron studs within C20 brick and timber porch. C20 lattice casements of 2 and 3 lights to ground storey and in attic; one dormer to left, one in each of the 3 gables. C20 bargeboards to gable. C18 brick barn to left has later stack to ridge and now forms part of the house and garage. C18 and C20 timber-frame and brick extensions to rear.

9 Sunnyside, Main Street, Grade II. House. C16 and C18., brick dated 1778. Cruck and timber framed, one pair of crucks remaining with later brick infill. Thatch roof with brick stacks to ridge and end. One storey plus attic; 3 window range, the bay to the right a C19 abutted extension. Originally a lobby entry plan. Door is C20 panelled. Attic storey has two late C18 swept dormer 3 light casements. 3 windows to ground storey are C20 casements.

Clifton Manor, Lilbourne Road, Grade II. House. Early C18 with C19 alterations. Brick, in Flemish bond with slate roof and brick stacks to ridge. 2 storeys and attic; 5-window range. Door is panelled and part glazed within reed pilaster doorcase with C19 pediment above. Windows are 12 pane horned sashes with moulded architraves and gauged brick lintels above. Brick plinth to ground storey and moulded wood eaves. Two C20 dormers in roof. C19 extension to left of one bay has part glazed doors. C19 extension to right is of one storey with attic; 2 window range. Windows to ground storey are 12 pane sashes.. dormers in roof are 16 pane casements. Left facade is C19. Canted bays on ground and first storey to right has 12 pane sashes with pilaster architraves and dentil cornice. Back facade has C19 extensions, to right an 8 panelled door within a Doric porch. To left of door a canted bay with 12 pane sashes, above a Venetian sash window. Dentil course to all C19 extensions.

2 Chest Tombs, Church of St Mary The Virgin, Church Street, Grade II. 4m south and east of chancel of Church of St Mary The Virgin. 2 chest tombs, dated 1717 and 1754, one is sandstone with plain panels, the other slate with sandstone tope, and has reeded pilasters to corners.

St Mary The Virgin Church, Grade II*. Church. C13 with C15 alterations and restored late C19. Coursed sandstone with some re-used tiles inset in chancel walls. Lead roof to nave and aisles, plain tile roof to chancel and porch. Nave with aisles, chancel and west tower. South wall of chancel has two C13 paired lancets with a single C19 lancet to right and round headed door to centre right. Single lancet to north wall east window. East end of roof has coped gable. South aisle of four bays is C13 with two C13 Y-tracery windows, restored C19. Window right is C14 with curvilinear tracery, restored C19. East and west walls of aisle have C13 windows of 3 lights. C13 hollow-chamfered doorway and C19 wood porch. North aisle is of 4 bays with C19 vestry to left. C13 tracery windows to north and east. C13 moulded door to right has pointed arch and hood mould with label stops vestry door to centre left is chamfered. C15 clerestory has four 2-light square headed windows to either side. Aisles are buttressed and roofs to nave and aisles have coped gables. Tower is of 2 stages: the first of C1300 and has restored window to west of intersecting tracery with curved quadruped below a small traceried opening. Small single light to stair projection to south. Second stage is C16 with three 2-light square headed openings, and clock face to south. String course to first and second stage, and battlements to roof. The nave and aisles rest upon a moulded plinth.

APPENDIX 2

Useful Contacts

A copy of this appraisal will be available at the Rugby library, the Rugby Borough Council office and on the Council's website at www.rugby.gov.uk.

For specific information about the conservation area and conservation issues please contact:

Development Strategy
Rugby Borough Council
Town Hall
Evreux Way
Rugby
CV21 2RR

Tel: 01788 533 533

Email: localplan@rugby.gov.uk

The Historic Landscape Character Analysis was kindly provided by Warwickshire County Council. For further information relating to archaeology including the Historic Landscape Character Analysis contained in the appraisal contact:

County Archaeologist
Warwickshire Museum Field Services
The Butts
Warwick CV34 4SS
Tel: 01926 412276
Fax: 01926 412974

For further information relating to listed buildings and conservation areas contact:

Historic England
The Axis
10 Holliday Street
Birmingham
B1 1TG

Tel: 0121 625 6888
Email: midlands@HistoricEngland.org.uk

For detailed advice on repairing and restoring Georgian houses, contact:

The Georgian Group
6 Fitzroy Square
London
W1T 5DX

Tel: 087 1750 2936
Email: office@georgiangroup.org.uk

For “Care for Victorian Houses” leaflet, contact:

The Victorian Society
1 Priory Gardens
Bedford Park
London
W4 1TT

Tel: 020 8994 1019
Email: admin@victoriansociety.org.uk

Transom: horizontal member between the lights of a window opening.

Vernacular: the traditional local construction style.