



**Disclaimer to accompany the CLIFFORD CHAMBERS CONSERVATION AREA REVIEW**

This 1998 Roger Evans Associates report is the result of an independent survey and analysis of the buildings and landscape form of Clifford Chambers.

It identifies the architectural, historical and environmental qualities of the settlement and gives recommendations for the continuing preservation and enhancement of the Conservation Area. It was undertaken for and behalf of Stratford-on-Avon District Council. The report was used to inform boundary alterations to the conservation area that were approved by the District Council's Planning Committee on 03/07/1998.

The Committee also resolved that the contents of the report should form the basis of a fully published document, available for purchase from the District Council. Whilst the formal publication was never produced for purchase the contents of the draft report has been accepted as material consideration to inform planning decisions and appeals.

***CLIFFORD CHAMBERS***

***Conservation Area Review***

***May 1998***

***for Stratford on Avon District Council***

**ROGER EVANS ASSOCIATES**

## **1. General Introduction**

### **1.1 Definition**

The statutory definition of a conservation area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Conservation Areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A village green or features of archaeological interest may also contribute to the special character of an area. It is however the character of areas, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78).

### **1.2 Designation**

Clifford Chambers Conservation Area was originally designated in 1970 under the Civic Amenities Act 1967. With the passage of time it has become appropriate to assess the character of the area to decide whether the boundary should be redefined to take account of changing circumstances.

Designation should be seen as only a preliminary stage in the conservation process, as the Town and Country Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.

### **1.3 Pressures**

If we do not take steps to protect and reserve buildings of value, either in their own right or because of the contribution they make a pleasant townscape or village scene, they may well be lost, and once lost, they cannot be placed. It should, however, be remembered our heritage is the product of many centuries of evolution and it will continue to evolve. Few buildings exist now in the form in which they were originally conceived. Conservation allows for change as well as preservation and our

architectural heritage has to be able to accommodate not only changes of use but also building nearby. This can be done provided the new buildings are well-designed and follow fundamental architectural principles of scale and the proper arrangement of materials and spaces and show respect for their neighbours. Conservation means breathing new life into buildings, sometimes by restoration, sometimes by sensitive development, sometimes by adaptation to a new use and always, by good management. Taking decisions on matters concerning listed buildings and conservation areas involves balancing many factors.

### **1.4 Response**

Historic buildings and conservation areas are vitally important to the environmental quality of life in this country. Buildings of architectural and historic merit should receive very special attention. Local authorities stand in the vanguard of those protecting historic buildings and areas. The Secretary of State expects them to make diligent use of all the powers available to them. Public opinion is now overwhelmingly in favour of conserving and enhancing the familiar and cherished local scene, and, it is expected that authorities should take account of this when framing their policies affecting historic buildings and conservation areas.

### **1.5 Review**

In 1990 Stratford-on-Avon District Council began a complete review of existing conservation areas. This report is a result of that exercise.

The report has been approved by the District Council on 1998 as its formal view on the amended Conservation Area. It is divided into 5 sections dealing with location; history and development; characteristics of the conservation area; landscape features; the future of the Conservation Area; in addition are listed building and settlement analysis appendices, the conservation area policies leaflet.

This document is not exhaustive, and further advice and information can be obtained the Planning Department, Stratford-on-Avon District Council.

## 2. Introduction

### 2.1 Location

Clifford Chambers lies only 2 km south of Stratford upon Avon close to the former A46 trunk road (now downgraded to the B4632). It is close to an important crossing point of the River Stour, just above its confluence with the Avon, and the village itself lies along a single street running parallel to the Stour on its west bank. There is little development on the main road, although it is an important local route linking Stratford and the north Cotswold villages. This road is known as Clifford Lane and Campden Road respectively north and south of the village junction. Milcote Road is a secondary road running westwards along the Avon Valley towards Welford and Bidford.

The parish is very irregular in shape, and extends a long way eastwards in a narrow "finger" which reaches the Banbury Road. Its population is in the order of 400, which includes a proportion in cottages and farmhouses lying outside the village. It is an important dormitory area to the town of Stratford.

### 2.2 Topography

The River Stour is the most significant natural feature at Clifford Chambers, dictating the alignment and position of the village. It is surprising then, that it features so little within the character of the village, touching the conservation area only at the south east corner at the Mill. The river runs a meandering

course through flood meadows 150 metres or so behind the main street. The village street is at about 40 metres above ordnance datum, relative to the river at about 35. Weirs now control the flow of the river, but no doubt flooding has kept most buildings away from its banks.

South-west of the village the edge of the Stour valley is clearly defined by slopes which rise quickly up to Clifford Hill (64 metres) and Atherstone Hill (85 metres). Atherstone Hill features as a backdrop in certain views: otherwise there are few vistas from the very level site of the village. North of the river the landscape slopes away gently. It is fairly open in character with relatively little built development. Much of it is given over to paddocks for recreational use, and Clifford Chambers' most significant neighbour here is the Shire Horse Centre. Dense trees along the river create an effective screen, which is visible for some distance from the approach from Stratford along Clifford Lane. To the north the River Avon forms the parish boundary.

### 2.3 Special Land Classifications

The grounds of Clifford Manor are registered on English Heritage's Register of Parks and Gardens of special historic interest.

The River Stour is an Ecosite (reference 31/15), as is Clifford Chambers House (reference 75/15).

### 2.4 Morphology

By morphology is meant the physical form and structure of the settlement. Clifford Chambers is essentially a single street, Village Street. It is now a cul-de-sac to motor vehicles, but footpath links continue southwards to Atherstone on Stour, and cross the river to join the Shipston Road. Paths also join Village Street at right angles from the south west, parallel to Campden Road. This indicates that there has in the past been a clearer network of routes within and around the village, although they have failed to evolve into a street pattern.

The main village space is the Village Street itself, a broad green avenue for most of its length. This character is undoubtedly relatively modern, created by wide grass verges and ornamental trees. The street forms a strong axis, aligned at its south-east end on the Manor House. The building is listed grade II\*, and the related description speculates that it was built, circa 1700, on the site of a previous

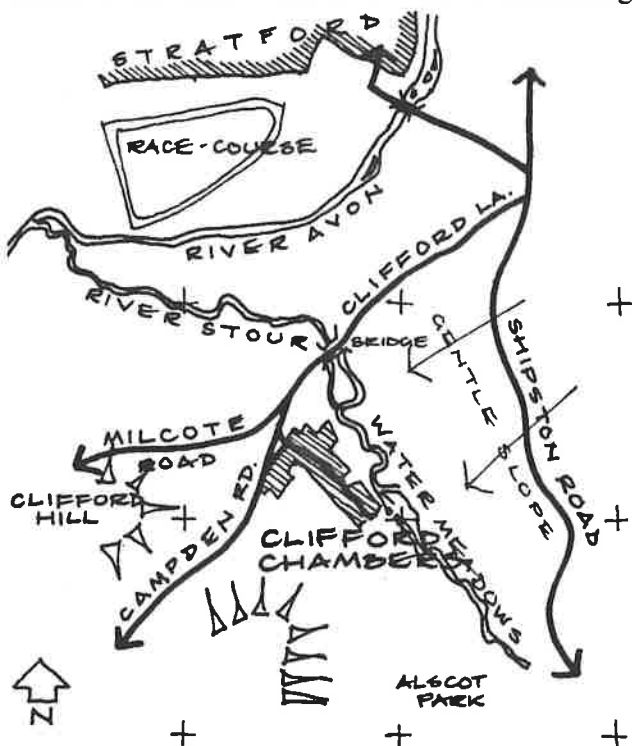


Figure 2.1 - location and topography



*Main Street - axis aligned on the Manor House*

manorial court house (C15th?). This would imply an unusual scenario, a) that an early manor house was sited with a very deliberate eye to the visual impact of a long straight approach drive, and b) that the drive was subsequently allowed to be built up by village houses. A closer relationship between the church and the original manor house would be more usual, but it would be very typical of its period for the present house to have been re-sited to create such an impressive approach.

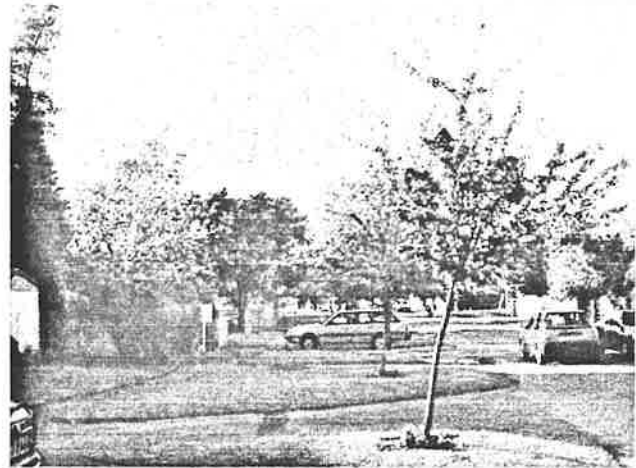
The centre of the village is marked by a small square west of the church, which is strongly defined by buildings and probably closer to its original character. Most of the older buildings are concentrated in the Village Street here and in a group each side of the road 100 metres further north. They are characterised by deep, narrow plots, which present a continuous frontage to the street. This arrangement provided land for cottagers to have kitchen gardens, animal housing and work space behind their dwellings, while allowing as many houses as possible to have frontage onto the highway. Often frontages would be directly onto the road, as remains the case on the east side of the street. It is possible that the group on the west side were similarly placed, with a broad area of common ground that has been absorbed into private ownership as front gardens.

Most of these smaller cottages were built before the 19th century. Later development of housing in the village, notably the group on the north

side between 5 and 11 Village Street built for Clifford Manor in 1927, made a point of setting building lines back behind front gardens. This pattern of layout continues in the late 20th century, except that front areas have changed in character from pretty cottage gardens to parking and garage areas. This is in marked contrast to earlier principles, where such utilities would have been kept out of sight behind the main house frontages. Overall, Village Street has acquired something of a suburban character, primarily because of these deep front setbacks, and because of the scale and species of trees planted in the road verges.

Recent building has mostly been in the form of closes of detached houses on plots behind the main Village Street buildings, approached through gaps in earlier development. While its impact on Village Street has been small, it neither builds on the established mature garden character of the village, nor contributes any new variety or distinction to it.

*Main Street - central area*



## 2.5 Building Character and Materials

Brick is the dominant building material in Clifford Chambers. The colour range of the traditional material is very consistent: light reds and orange buffs. Its usage varies, however, according to the age of the building in question. Early buildings were most frequently of box-framed construction, using a very open square timber framework with few diagonal braces, and depending on infill panels of brick to stiffen the structure. There are some very early examples where the vertical members are spaced very closely, and infilled with painted lath and plaster. Following the black and white appearance of these buildings, brick panels in some other cases are whitewashed.

From the 18th century brick built structures became the norm, and there are some elegant examples of Flemish bonded brickwork using the natural colour variations created in the firing of clay

## CLIFFORD CHAMBERS



*Framed and brick cottages, The Square*

to produce patterns of different header and stretcher bricks. In a number of instances the whitewashed tradition has been extended to later brick façades, sometimes spoiling the unity of the building groups within which they occur.



*Church House - 3 storeys unusual in Clifford Chambers*

Building forms in Clifford Chambers are simple. No house within the main area of the village

is over two full storeys, except for Churchside which was raised to three storeys after its original construction in 1810. Dormer windows are common as a way of creating an attic storey, however, fitting comfortably into steeply pitched roofs. Even the Manor House conforms to this domestic scale, distinguished by its careful symmetry and elegant detailing.

Until the 20th century building forms were strongly influenced by the structural constraints of available materials and technologies. Thus the size of timbers that could reasonably be obtained and lifted dictated that structural spans were no more than 5 or 6 metres. Buildings were planned as assemblies of simple rectangles of this dimension or less. Roofs are pitched to at least 45° and are a strong feature of buildings, while their moderate spans limit their height and avoid over-dominance. Window openings are generally simple and squarish, fitting into the structural grid in framed buildings.

Modern techniques and materials allow much greater structural spans and lower roof pitches. There is less need to articulate the plan when it can all be got under one roof. Window openings tend to be much wider than they are tall, with large areas of brickwork between ground and first floor windows, and eaves tend to be high. The result can be a very boxy appearance, and there is a tendency to mitigate this effect by adding on superficial features, where older buildings would create interest naturally through the composition of smaller structural units.

*Main Street - framed cottages and important front boundaries*



### 3. History of the Settlement

The first record of Clifford manor is Saxon, when Algar held it as part of a larger manor of Tewkesbury. In 922 it was granted by Bishop Wilfrith II of Worcester to the monks of Worcester. At the Domesday Survey in 1086 the parish was simply called Clifford, after the ford on the River Stour: its population was 31. Roger de Busli held the manor, which then passed to the Benedictine abbey and convent of St. Peter at Gloucester. It was quickly appropriated to the Abbot's chamber, administered by his chamberlain, and henceforth was known as Clifford Chambers. The village remains within the diocese of Gloucester, although in 1931 the village's secular status was transferred from Gloucestershire to Warwickshire.

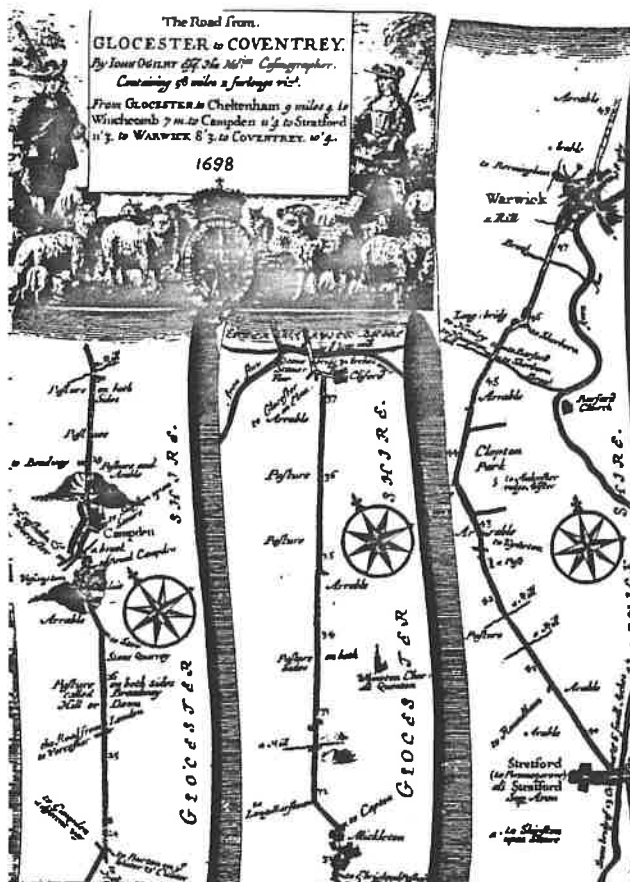
Following the Dissolution the manor passed to the crown and was sold to Charles Rainsford in 1562. In common with many of the manors of the district, it changed hands a number of times, passing to the Dightons in 1649, and in 1865 to the Wests of Alscot Park, which bounds the village to the south. They sold off the Manor House in 1891, keeping only the land. It is not clear how much impact the manor has had on the village itself, except for the effects of enclosures. It is known that many cottages were rebuilt in the late 18th century, co-incident with enclosure of arable land and the growth of non-

agricultural trades.

Throughout the Middle Ages land around Clifford Chambers was mainly arable with some sheep and cattle. There is evidence of open field agriculture as early as 966, and as late as 1584 all the arable land lay in two open fields. There were no large areas of common pasture. Some land was enclosed for grazing by the lord of the manor in 1601 and this process was completed in 1781 when nearly 400 acres were enclosed: the change of both the visual and economic character of the countryside would have been enormous.

The earliest recorded buildings in the village were a mill in the Domesday survey, and the church. The present building, dedicated to St. Helen, was rebuilt in the 12th century and heavily restored in 1866. Its west tower is 14th century. The bridge over the Stour was built in 1266, at which time there was a fishery and two mills, one of which was used as an iron forge in the 18th century. It was later rebuilt as a flour mill (1853) and became Tibor Furnishing fabric Mill in 1946. It has since been redeveloped for mixed business and residential uses. These developments reflect the change in the economic life of the village from the 17th century away from simple agriculture. In 1831 half of the workforce was engaged in manufacture, trade and industry. By the mid 20th century half the population worked outside the village itself, many at Tibor Mill.

These economic changes in turn have influenced the built character of the village, with many small brick cottages, and former institutional buildings - school, chapel, working men's club, village hall - which perhaps have an urban rather than a rural quality. Mains water reached the village in 1930 and electricity in 1933, preparing the way for later expansion. In the later 20th century the pressure for housing to serve the growing town of Stratford and bigger population centres further afield is changing the character again. This time there is a danger that the dormitory function of the village will be reflected in a suburban style of development, typical of anywhere in England and not particular to Clifford Chambers.



Gloucester to Coventry road - 1698

## 4. Character of the Conservation Area

There is only one approach by road to Clifford Chambers, and that brings the visitor into the village through the junction at the north end of the Village Street, through an area of unremarkable suburban character. This entrance greatly understates the quality of the centre of the village further on, which is the heart of the conservation area. South of the centre, the character changes to be dominated by mature trees and gardens. Figure 4.1 shows these three main areas, and also a fourth area along the river, which is the most significant element of the landscape setting of the village. The following notes describe each area in more detail.

### 4.1 North

As suggested, the north area is most significant as the entrance to the village, but is not to be noted for its contribution to the conservation area. The New Inn pub could be a fair landmark in its key location, but it presents itself uncompromisingly with a starkly painted façade and very raw landscape treatment. The building itself is a pleasant group of simple traditional forms and has much potential. The former council houses on the opposite corner (Orchard Place) are similarly pleasant enough in form, but lack a sympathetic colour scheme and the softening effect of more mature landscape.



*Village entrance*

Street surfaces, too, are bleak in this area. A road-straightening scheme now sweeps traffic past the village, the other side of a stand of ragged woodland poplars. The old tarmac surfaces have been left to trail off into rough grass verges, and they cover far more area than is now appropriate for a quiet village street. Footpaths have been made with concrete kerbs and more tarmac, and it is all rather untidy and utilitarian.

Behind Village Street, closes of new house have been built, such as Dighton Close, which are to standard suburban patterns and have little specific

relationship to the character of Clifford Chambers. In mitigation, they are tucked in well behind the main development frontage, accessed by relatively discreet road junctions.

### 4.2 Centre

*Main Street looking south*

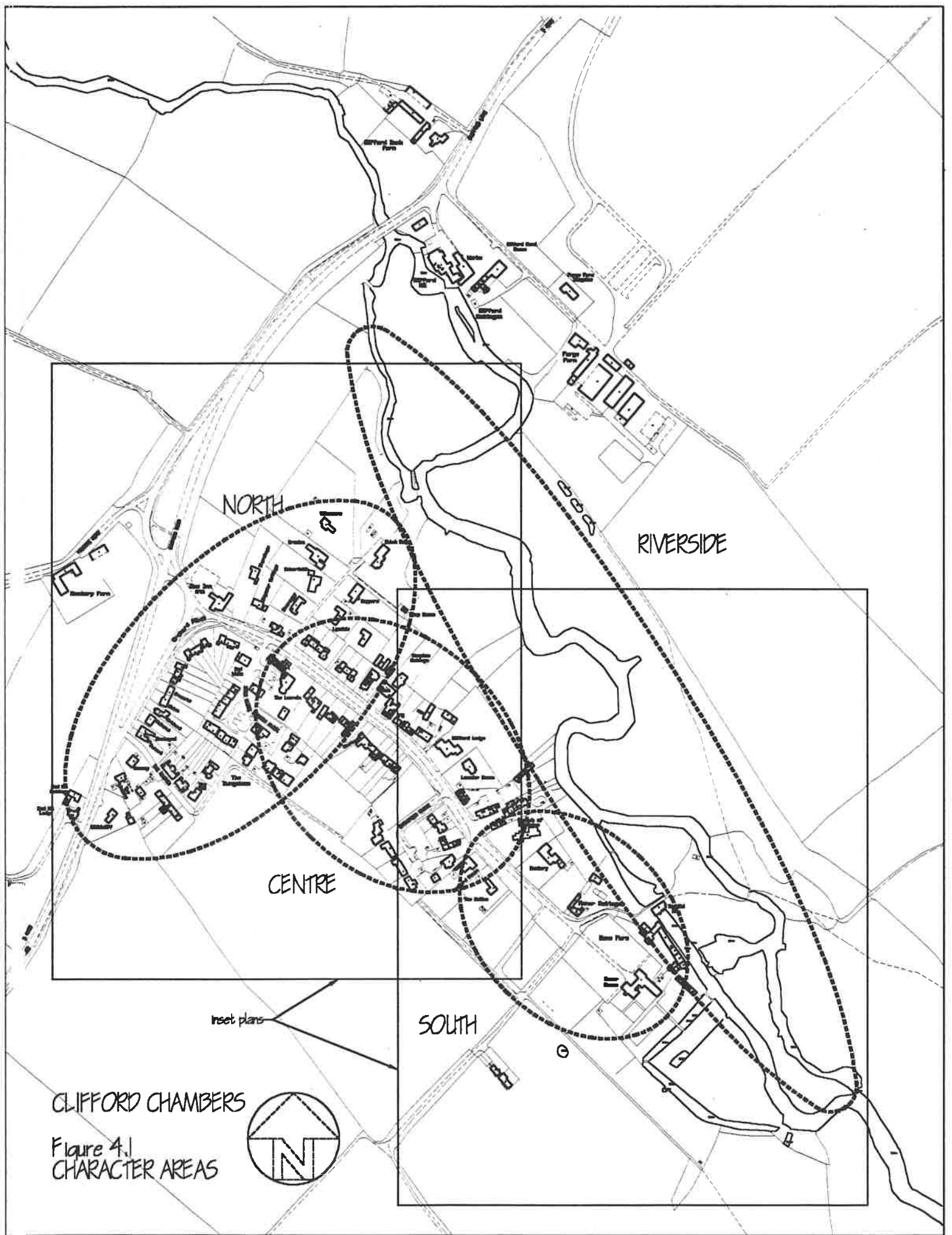


Following this initial approach, Village Street quickly takes on its more typical character, of a broad open road with generous grass verges and mature private gardens. The start of Village Street is well marked by numbers 1 and 2, a pair of 19th century brick cottages, and sit right on the edge of the footpath. They are notable both for their position on the street, and for the Flemish bond brickwork of the main façade. They have been extended with materials which match the colours of the original slate roof and brickwork.

As pointed out in "Building Character and Materials" above, many houses in this part of the village were built in the late 19th / early 20th century, and are of architectural interest. However the north end of Village Street has a suburban, rather than a village, quality, created mainly by the character of front gardens and the use of ornamental flowering street trees (hawthorn species) which are far too small for the scale of the street. As they age, larger avenue species could be planted between them, ultimately to replace them.

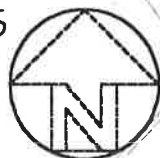
The front boundaries of gardens along the street are particularly important. Generally they are mature hedgerows which form a well defined edge to the street, to some extent making up for the weak line of the street trees. See chapter 5 for more detail of landscape elements. Where this definition breaks down, for example at the car park in front of the Working Men's Club, the impact can be very detrimental.





CLIFFORD CHAMBERS

Figure 4.1  
CHARACTER AREAS



Inset plans

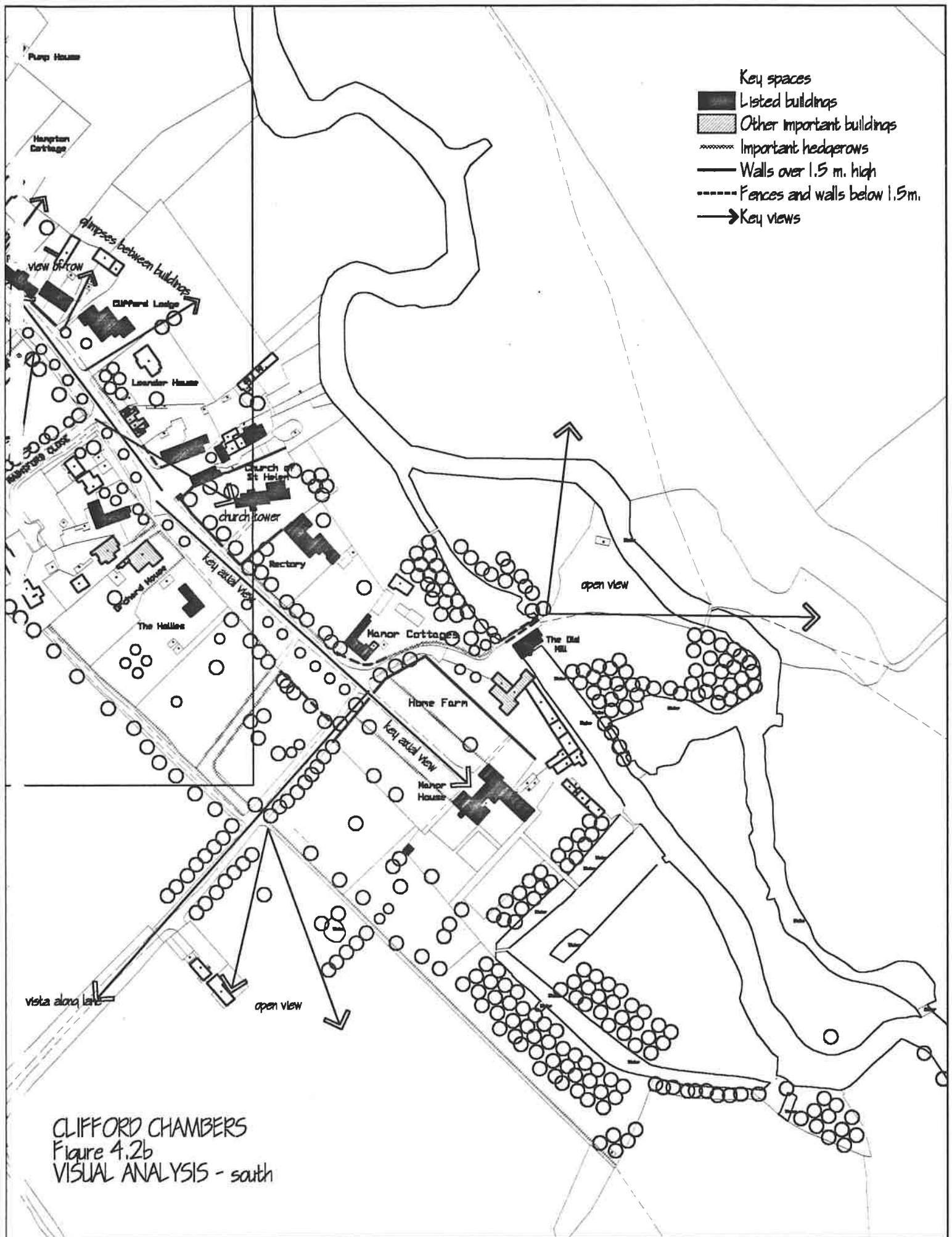
NORTH

CENTRE

SOUTH

RIVERSIDE



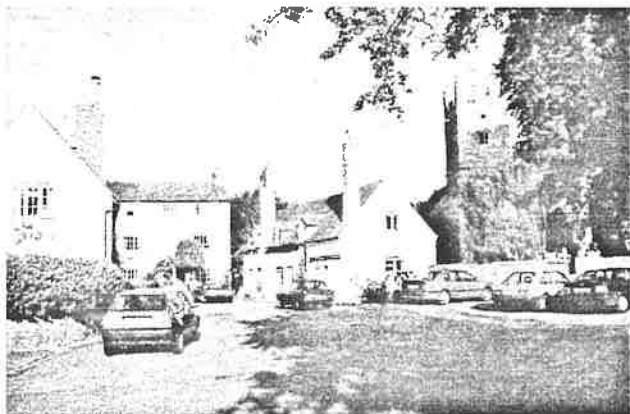


CLIFFORD CHAMBERS  
 Figure 4.2b  
 VISUAL ANALYSIS - south

12 - 17 Main Street



The group of brick cottages from No. 12 to No. 17 are important in re-establishing strong definition of the street south-east of the Club. They are well sited on the outside of the gentle curve of Village Street, and are visible almost from its beginning at the New Inn. On reaching them a new vista opens up to the church, and looking back from the church they again are central features in the view. They also represent entry into the oldest part of the village centre, with the row of substantial cottages from No. 42 to No. 48, opposite. While 12 to 17 are right on the street, 42 to 48 are set back in long well



The Square

planted plots: this maintains the overall garden character of Village Street.

The central point of the village is represented by The Square, a cluster of buildings below the landmark of St. Helen's Church tower. This little space is tightly enclosed on three sides, and is in complete contrast to the broad linear sweep of Village Street. "Churchside" the a three storey building, stands formally at the head of the square, flanked each side by a row of simple low cottages.

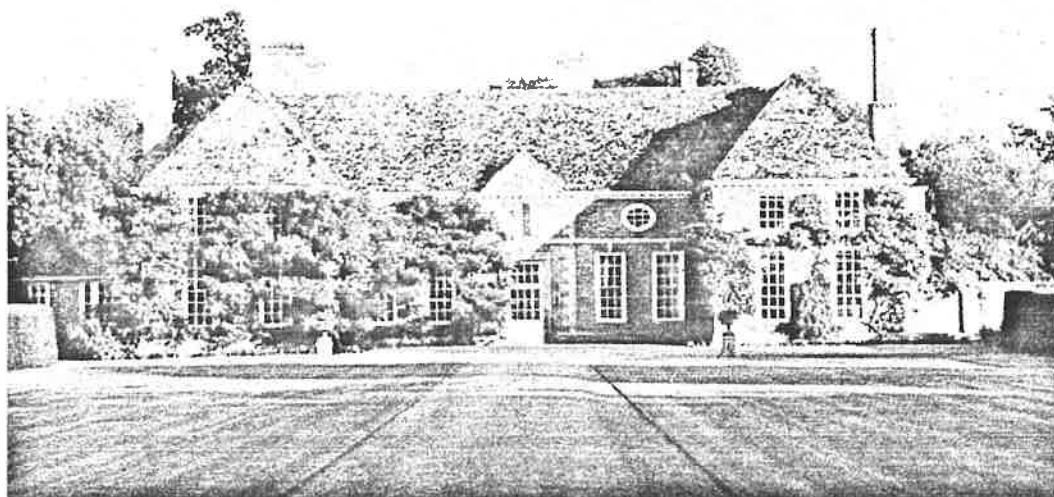
### 4.3 South

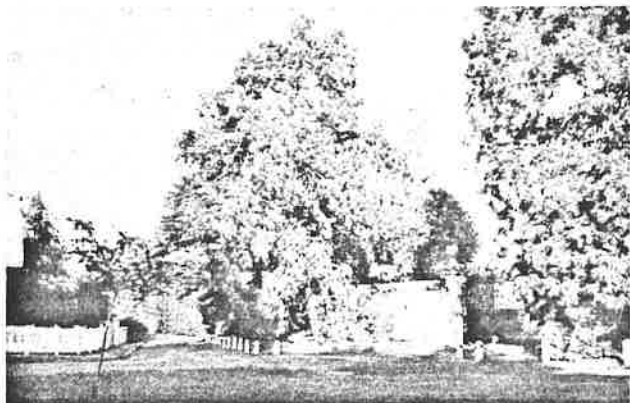
South of The Square, Village Street continues as a broad avenue with a wide grass verge. However its character changes, influenced by tall mature trees in the churchyard and neighbouring gardens, and seeming more like that of a lane through woodland than the rather suburban village street of the central area. The churchyard and rectory gardens are important and well established. The churchyard wall is a red brick structure just low enough to see over, with a modest stone war memorial marking it on the corner of The Square.

Southwards, the grass verges widen into a green, contained by very tall stands of woodland trees - and yet the line of little ornamental hawthorns marches on! On the south side tracks lead through the woodland to open fields and countryside beyond the village, while the woods themselves completely enclose the village street.

The view from The Square to the end of Village Street is impressive, lined up on a central axis with the Manor House and its wrought iron gates. Indeed although there are important buildings like the Rectory and The Hollies each side, the strength of the axis and mature trees which frame the vista draw the eye past to focus on the Manor House. A large new house has been built in one of the woodland plots

The Manor House



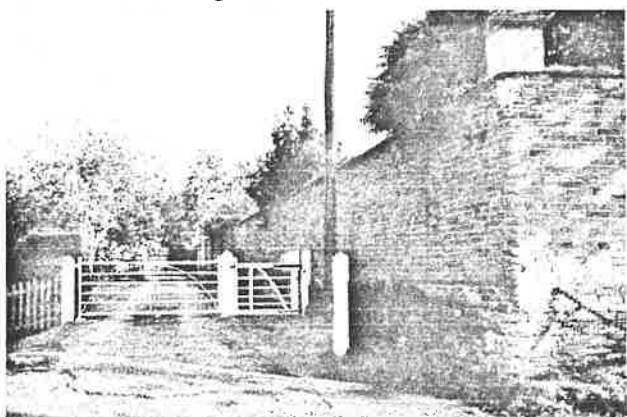


*Lane to Clifford Mill*

west of the Manor House, but for the same reason it barely catches the eye - to its credit.

At the gates of the Manor House, Village Street winds to the left to serve buildings behind Manor House in Home Farm and The Old Mill. Manor Cottages, recently renovated with a new thatched roof and new picket fence (standing out a little too brilliantly white), form a strong corner at the entrance to this little quarter of the village. It has a secluded character, created by the sharp turn off Village Street at Manor Cottages and the small informal scale of the lane compared with the approach to the Manor House. The high red brick walls of the Manor House gardens, the enclosing hedges and private gardens of Manor Cottages and Home Farm combine to create a very private quality.

Indeed, motor vehicles cannot get further than Home Farm, although important footpaths cross the river at The Old Mill, and public access is good. The owner of The Old Mill has done much to improve the mill pool and banks, enhancing this charming, quiet corner of the village.



*Manor House - Garden wall*



*from the Mill*

#### 4.4 The Riverside

The significance of the River Stour is pointed out in "Topography", above. However, the village comes into direct contact with it only at The Old Mill: there is also access to it at the weir from The Close at the north end of Village Street. Water Meadows extend behind the village for its whole length, from the bridge at Clifford Lane linking into Alscot park to the south. The riverside has enormous amenity, ecological, landscape and historic significance for the village. It clearly sets the bounds of the east side of Clifford Chambers, but in respect of its influence of the visual character of the village, it has very little.

## 5. Landscape

The tree planting and front gardens which line most of Village Street are very important in setting the character of Clifford Chambers. Within the village, space is more frequently defined by these elements than by the buildings themselves, and on both the riverside and the west side tall mature trees provide the backdrop behind roof lines. These trees come to dominate the scene around the southern end of Village Street, and are a vital part of the setting of the listed landscape garden of The Manor.

The following paragraphs note the main landscape elements by reference to the same character areas described in the previous chapter.

### 5.1 North

The approach to Clifford Chambers from Stratford brings one through the relatively flat and open countryside of the Avon / Stour valley. Highway straightening now takes the traveller past the village with barely a sight of it. The stand of poplars and other woodland trees that occupy the island left over by the road engineers provides a contrasting element in this landscape, and screens any view into Village Street.

*The New Inn*



Once into the north end of Village Street, the scene is disappointing. Landscape treatment around the New Inn is poor, and the hedges and garden planting in front of the corner houses are neat and well kept but not eye-catching. One of the gardens has a young monkey puzzle tree - unusual these days. However, even from this end of the village, the mature trees which dominate the south end are visible over the roof tops.

Most of the newer areas of the village occur in this northern end of the village. Their landscape character is generally undistinguished, although tidy and keenly tended by amateur gardeners. The Close provides a classic example of 1960s open garden planning, with large bungalows sited in extensive

areas of grass with individual specimen trees and plants. It owes more to California than Warwickshire, despite the remains of old apple orchards. More recent housing (e.g. Dighton Close) is to the ubiquitous house-builders' formula, where earlier open landscape concepts are compromised by meanness of space which results in over-dominance of road surfaces, car-parking and driveways.

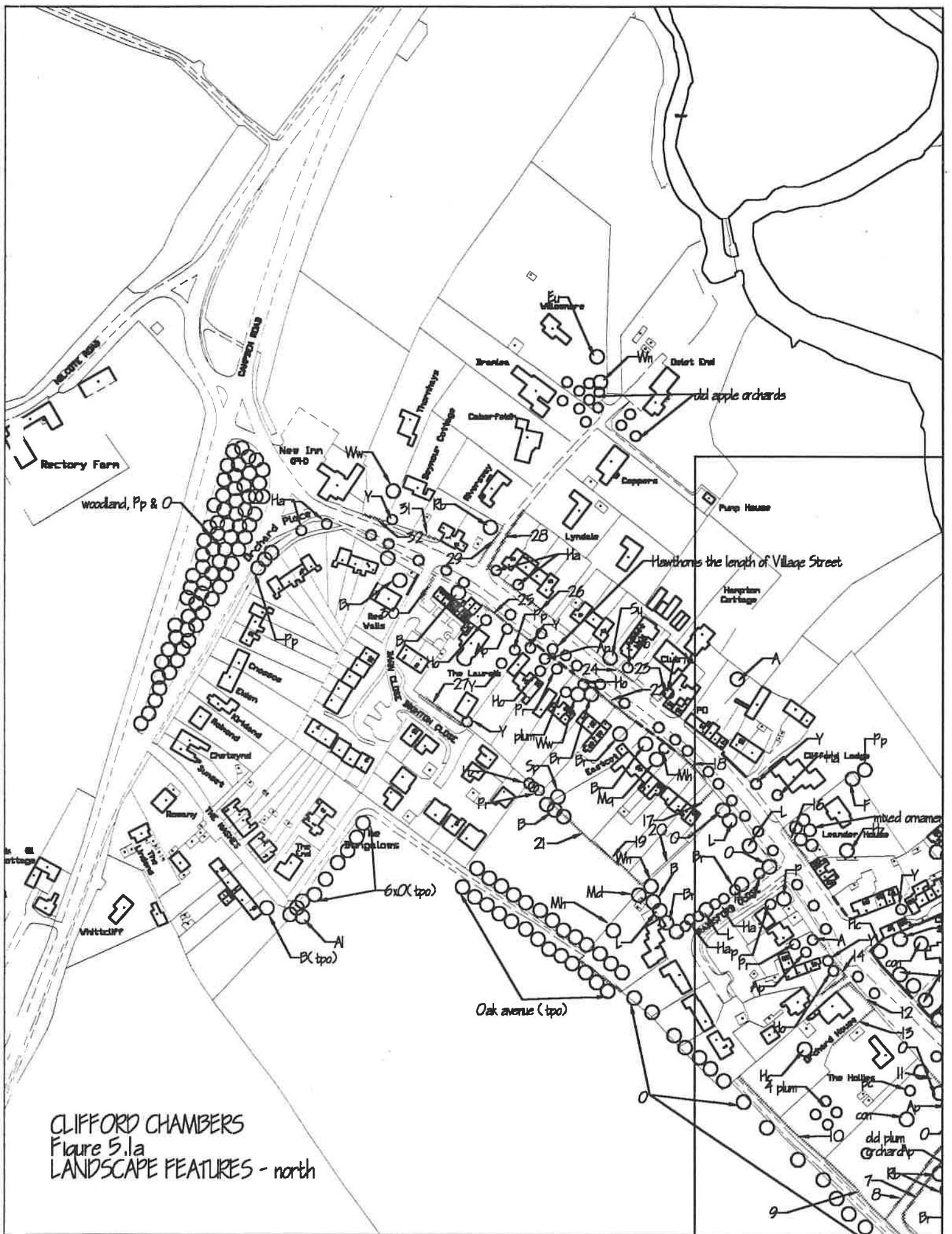
### 5.2 Centre

*Northern Main Street*



A line of specimen hawthorn trees, including some unusual varieties, extends the whole length (over 500 metres) of Village Street. Care has been taken to replace dying and damaged trees but, as pointed out in chapter 4, they are a rather small and suburban choice for a historic rural location. In the central area of the village mature planting in most of the gardens on the west side provide a more significant landscape element, and the broad grass verges on the same side give a generous street width.

The centre is the only part of the village where the buildings are more significant in the street scene than planting. Behind the main street, however, landscape again dominates, and the double row of old oaks behind the allotment gardens is one of the finest attributes of the village. Attention is needed through maintenance and replanting to assure the future of this avenue: they are included in a group Tree Preservation Order (which includes the lime avenue described below). Trees and hedgerows surrounding the playing field, too, include many unusual and varied species.



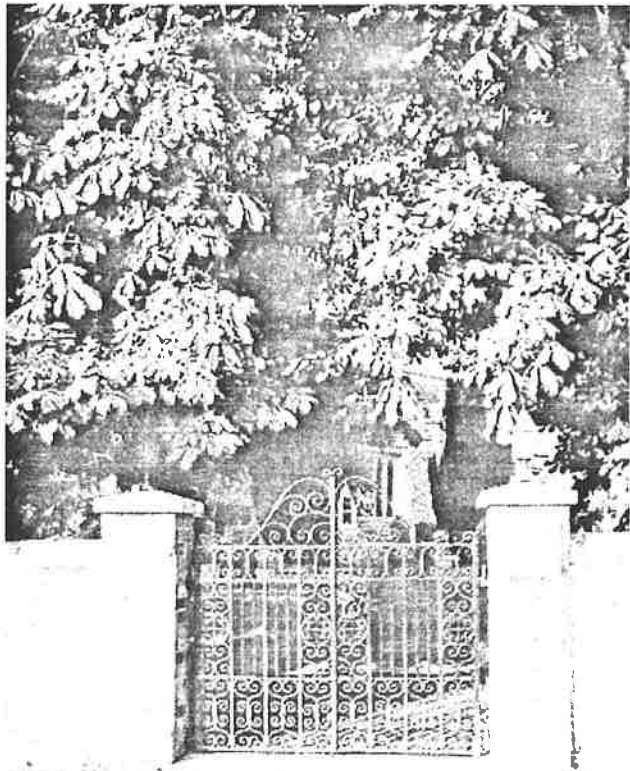
CLIFFORD CHAMBERS  
 Figure 5.1a  
 LANDSCAPE FEATURES - north





**5.3 South**

From St. Helens Church southwards mature trees dominate the street scene. The churchyard itself is surrounded by trees, with a belt of woodland and apple trees separating it from the river behind. On Village Street, mature horse chestnut trees overhang the brick retaining wall of the churchyard. The grounds of the Rectory are lined by more unusual maturing trees, including Sweet Chestnut and Red Horse Chestnut.



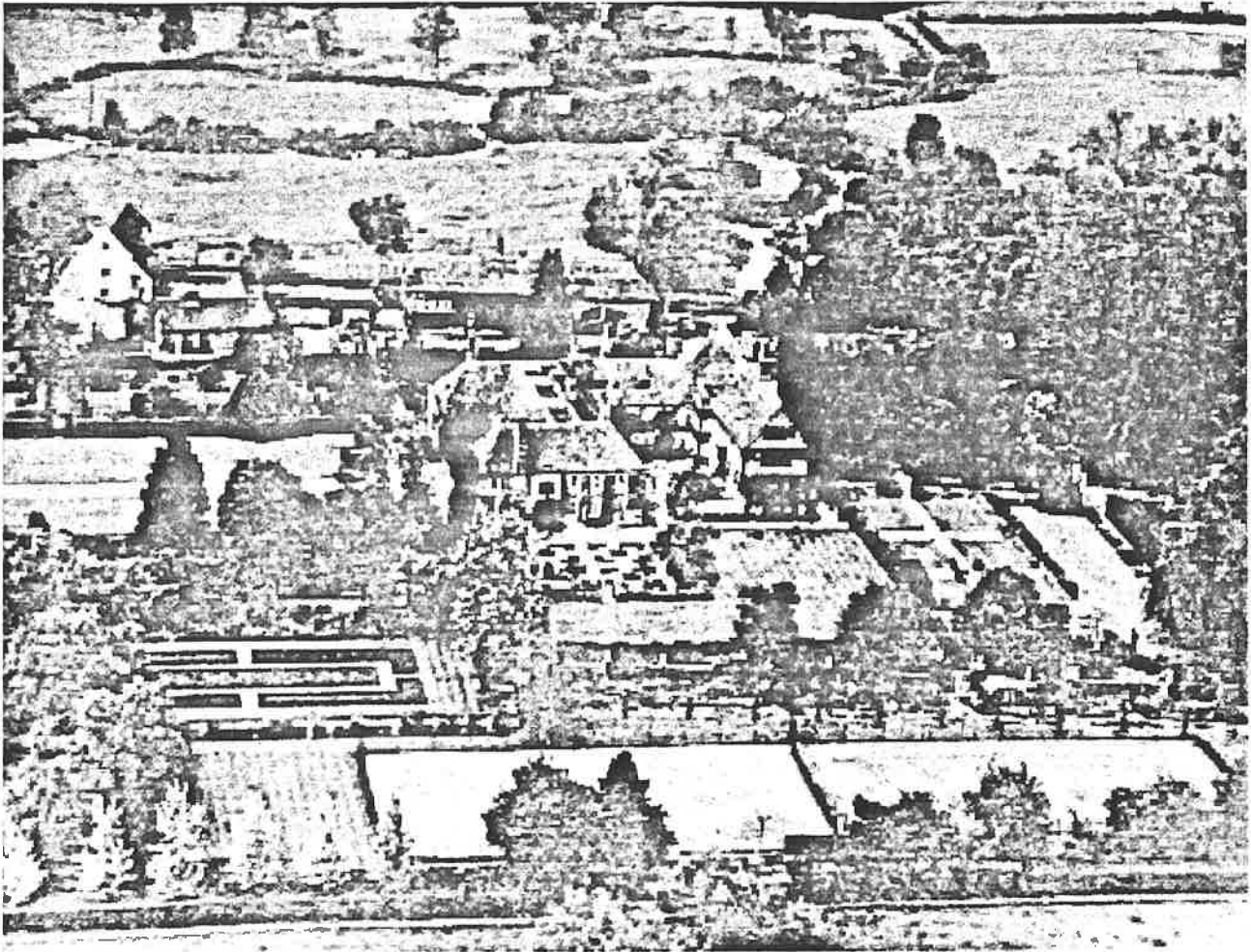
*Above: gates to St. Helen's Church  
Below: green at south end of Main Street*

*Path to Cold Comfort Farm*



Opposite, between the Hollies and the Manor House, tall groups of Horse Chestnut, Lime and Oak spread out over Village Street's broadening verge. The new house built on the plot adjacent to the Manor House fits fairly unobtrusively among the surrounding trees, and wooded tracks lead either side of it to the oak avenue that forms the western boundary of the village. The southern one of these runs beside the grounds of the Manor House between an avenue of limes, as part of the network of paths that are such an amenity to Clifford Chambers.

The grounds of the Manor House are a very important landscape feature, listed by English Heritage as being of historic interest. They comprise a range of enclosed garden spaces of different characters of varying ages, and much was done to them in the 1920s by way of enlargement and modernisation. The entrance to the Manor from Village Street is a large symmetrical court formed simply of lawns between squarely clipped yew hedges with a central gravel path leading to the main door of the house. This itself is within high walls, entered through a pair of elaborate wrought iron gates. It is the only part of the gardens readily visible from the village itself. To the west and south side of the house are formal gardens including parterres and knot



*Aerial view of the Manor House and grounds in the 1920s*

gardens, and terraced lawns which step down to ponds and the riverside. This lower part of the gardens is well covered by trees and woodland.

#### **5.4 The Riverside**

In broad landscape terms the riverside is an extensive area, including water meadows each side of the Stour for the length of the village and well beyond. The surroundings of the Old Mill are a key area, and provide a more directly accessible amenity to the village than any other part of the river. Between the river and the village are the partial remains of old orchards and significant areas of woodland which are an important backdrop to the southern end of the village. The Mill itself is a quiet location, the mill-stream reflecting maturing willows on its banks. There are no outstanding individual elements, but the whole setting makes a complete and delightful English scene.



*River Stour at the Mill*

## 6. *Future of the Conservation Area*

### 6.1 Alterations

The Clifford Chambers Conservation Area was originally designated in 1970, and not been reviewed since. It was more or less limited to property along Village Street from the New Inn to the Manor House and Old Mill. Since then there has been some new development within and adjoining the north-west part of the area, and no doubt the proximity of the village to Stratford upon Avon puts it at risk of pressure for further development.

In reviewing the Conservation Area, the main consideration has been the value to its setting of landscape adjoining it. The most notable issue arising from the previous designation was the exclusion of most of the English Heritage listed gardens of the Manor House. There are no further elements of the built up parts of the village that stand out as strong candidates for addition to the Conservation Area. The following changes are recommended and are illustrated on figure 6.1.

#### Central area

The two new housing developments of **Dighton Close** and **Rainsford Close** are both at least partly in the original conservation area. Neither contributes positively to the character of the Conservation Area, but at the same time their backland locations have no direct negative impact. It is proposed therefore to redraw the boundary of the Conservation area to exclude both new schemes.

Serious consideration has been given to the **oak avenue** between the end of The Nashes and the rear of Rainsford Close. It is isolated by areas which do not warrant inclusion, and it therefore seems inappropriate to extend the Conservation Area so far. It is subject to a tree preservation order, which should safeguard it, but this review takes the opportunity to reiterate its importance.

#### South area

The gardens behind the **Manor House** were probably not included previously because they have no visual impact on the village itself. However they are important to the setting of one of the key buildings which itself has a grade II\* listing. It is proposed therefore that the whole of the area identified by English Heritage to be of historic interest is now included in the Conservation Area.

#### Riverside

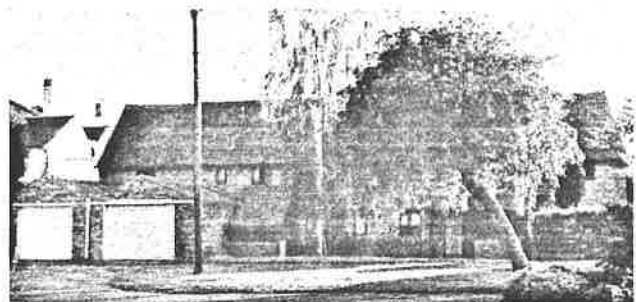
The significance of the river to Clifford Chambers has been discussed, but only a limited area around the **Old Mill** was previously included. Trees in the area behind St. Helens church area are an

important backdrop to this part of the village, and the river island east of the Old Mill is important to the setting of the Mill and mill-stream. It is proposed therefore that a fairly extensive area of the riverside is included to include these features. North of the area shown on figure 6.1 accessibility and the visual impact of the riverside is less direct, so that the recommendation for extension is limited to the most appropriate convenient physical boundary line.

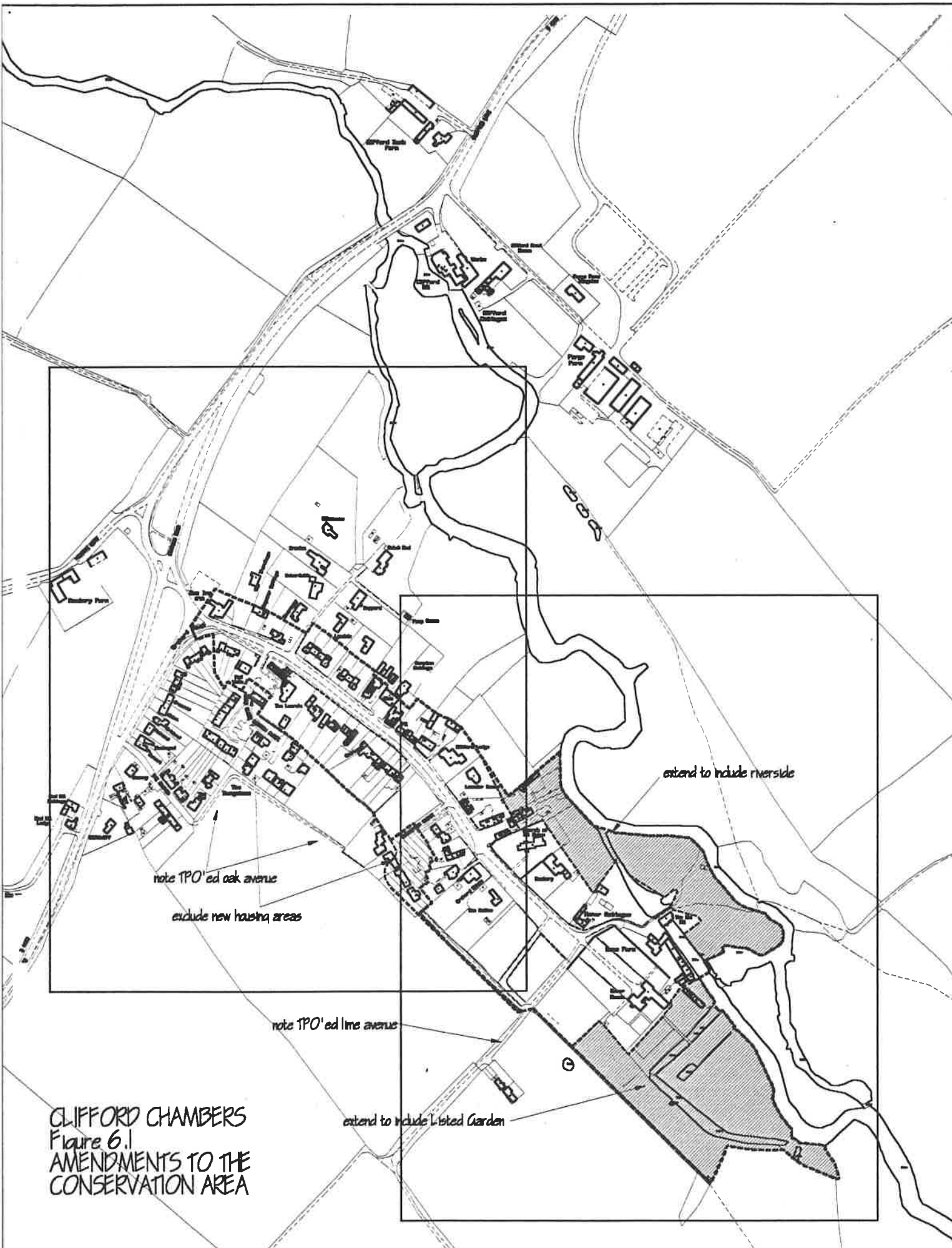
### 6.2 Improvements

By the very high standards of many villages in Stratford on Avon District, Clifford Chambers is not of outstanding character. Part of the problem is the relatively poor presentation of the entrance into the village at the north-west end of Village Street, and of course there is no better alternative since Clifford Chambers is on a no-through route! At a number of points in this report, references are made to improved planting. It is important that the ecological value of existing habitats should be considered before planning change, and that appropriate native species should be used. The following notes pick up where improvements could usefully be made, referring to key numbers on figure 6.2.

1. Poor road surfaces - reduce appearance of excessive carriageway widths (e.g. by surfacing parking areas differently - see 5, below), improve verge and footpath edges.
2. New Inn car park - improve surfaces, improve boundary treatment with hedges, wall and/or tree planting.
3. Club car-park - very poor appearance of tarmac surfaces. Provide front boundary wall and/or planting and continue in front of village hall in order to provide continuity of street and screening of poor buildings.
4. Garages - unsympathetic shape (roofs too low pitched): up and over doors too dominant, paint in dull colour or replace with timber.
5. Car parking problem on street - consider street improvements to delineate/control parking.



*Garages in Main Street*



CLIFFORD CHAMBERS  
 Figure 6.1  
 AMENDMENTS TO THE  
 CONSERVATION AREA



6. The Square - potentially pleasant area let down by poor street surfaces, i.e. uninterrupted tarmac. With (5) consider improvement scheme to provide more attractive finishes (brick/setts).
7. Barn Close - unattractive turning head/parking area, and unattractive fencing at high level to The Laurels. Provide more planting/screening to break up the appearance of the area.
8. Oak avenue - undertake a scheme of maintenance and replanting.
9. Replace 1.2 m larch lap fencing with traditional hedging plants.

### 6.3 Control

The evidence of new residential development in Clifford Chambers, and specifically within the Conservation Area, is that designation has not been able to resist house builders' standard development formulas. Attempts to blend in new buildings with old often go no further than a more careful selection of materials. The dominant material in Clifford Chambers is brick of warm buff and light red hues, and it is simple enough to select plain bricks that harmonise with traditional buildings. Less success is seen with building form: the analysis of traditional and modern approaches in 2.5, "Building Character and Materials", gives ideas on how this can be resolved.

The major failing has been the design - or its lack - of streets and spaces around modern houses. Again, earlier analysis in this report, in 2.4 "Morphology", explains how the traditional village street works. Standard estate patterns applied to houses individually or in groups has led to over-dominance of utility and parking areas in front of buildings and of roadways, a lack of differentiation between the public street and private gardens, and a diminution of the importance of the front façades of

buildings. In Clifford Chambers, it must also be recognised the especially important influence that landscape and planting have on the character of the Conservation Area.

New development must respect not just the superficial characteristics of older village buildings, but their overall form and their positioning in the street scene. This usually means following established building alignments, ensuring continuity with existing boundary lines, and incorporating landscape as an integral part of any design concept.

### 6.4 Conclusion

A single main street is one of the commonest development patterns found in small villages, but at Clifford Chambers it is most unusual that the street is not a through route. This provides an element of surprise, and even puzzlement, as one moves along Village Street unsure of where it will end.

The quality of buildings in the village as a whole is variable, and unremarkable within the Conservation Area, but there is consistency in the landscape character of Village Street and in the scale and materials of the older buildings. However, the lack of a particularly strong architectural identity throws a great deal of importance on the morphology of the village and its main street as the prime agent of this consistency, and there is frequent reference to the subject in this review.

This Conservation Area Review seeks to provide an analysis of the village's character expressed in its structure and public realm, not just in its individual private buildings. Design which respects these aspects of the village environment, and the materials and scale of the buildings and landscape which are already here, will with guidance make a positive contribution and enhancement to Clifford Chambers.



*Typical brick cottages*

**Appendix A - Listed Buildings****Nos. 14-17 Village Street(Consecutive)****(Ref. 10/37- Grade II)**

Row of 4 cottages. c1770. Brick, laid to Flemish bond; partly renewed tile roof with brick end stack, cross-axial stack and stack to rear of ridge. 2 storeys; 5-window range; No. 14 is double-fronted. Top modillioned brick cornice.

Segmental-headed entrances and ground floor windows; most windows have leaded casements with iron opening casements. No. 14 has half-glazed door between 4-light and 3-tight casements; 1st floor with similar 3-tight casements. Nos. 15 and 16 have plank doors to right of 2-light casement to each floor. No. 17 has C20 half-glazed door to right of C20 3-light casement to each floor. C20 garage to left end. some crown glass.

**Nos. 18 & 19 Village Street**

**Avon Cottage (No. 18) Clifford Cottage (No. 19) and front garden wall**  
**(Ref. 10/38 - Grade II)**

Two cottages and attached front garden wall. C16/early C17, re-fronted in C18. Painted brick with some timber frame; steeply pitched tile roof with brick stack to party wall and end stack, both set to front of ridge. No. 18 of single-unit plan; No. 19 of 2-unit plan. Single storey plus attic; 3-window range. No. 18 has exposed wall posts flanking entrance with architrave to C20 door; window to right has timber lintel over 3-light small-paned casement with similar casement to flat-

roofed half-dormer; timber-framed left return with brick infill. No. 19 has segmental-headed entrance with C20 split door; window to left has timber lintel over 3-light small-paned casement, 2 segmental-headed windows to right have 2-light small-paned casements; 2 gabled dormers have 2-light leaded casements with iron opening casements. Right return has projecting chimney breast and window with small-paned casement to 1st floor. INTERIORS not inspected, but No. 18 noted as having timber-framed internal walls and wind braces to roof. Garden watt attached to right end and running length of cottages, saddle-back coping and 2 gates, that to No. 18 with a plank gate with segmental head.

**Nos. 24, 26 AND 27 Village Street****(Ref. 10/39 - Grade II)**

Row of 4 cottages, No. 25 now part of No. 24. C17 and C18. Left part of timber frame with painted brick infill and brick addition to left end; right part of painted brick; steeply pitched tile roof, renewed to former No. 25, with brick end stack to front of ridge and stack to rear of ridge. Gable facing, front to right. 2 storeys; 6-window range; Nos. 24 and 26 to centre are double-fronted. Entrance to No. 24 has C20 split door; No. 26 has segmental-headed entrance with battened door. Windows to 3-window timber-framed range have 2-light leaded casements, one single-light window to ground floor and those to 1st floor with iron opening casements; brick range has segmental-headed windows to ground floor with 2-tight small-paned casements, that to end, No. 27, is later, 1st floor has 2 windows with 2-light leaded casements with iron opening casements and one with C20 casement to right end. Rear has entrance to No. 27, and 2 brick gabled wings; left return has small gabled addition. INTERIORS not inspected. Row faces onto small square off main street.

## CLIFFORD CHAMBERS



**No. 28 Village Street**

**Churchside  
(Ref. 10/40 - Grade II)**

House. c1810 with later top floor. Brick with buff headers; state roof with brick end stacks. 3 storeys; symmetrical 3-window range. Entrance has half-glazed door with ogee-headed in trellis porch. Segmental-headed windows to ground and 1st floors have small-paned casements, of 3 tights to ground floor, of 2 lights (9-pane and 6-pane) to 1st floor; windows to 2nd floor with casements as 1st floor flanking smaller window with 2-light small-paned casement. Rear attached to No. 29; returns show straight joints of former chimneys. INTERIOR not inspected. House stands at the end of a small square off the main street.



**Nos. 31 & 32 Village Street**

**(Ref. 10/41 - Grade II)**

Pair of cottages. Late C18 with 1980s addition. Painted brick laid to Flemish stretcher bond; renewed tile roof with brick stack to front of ridge. Each of single-unit plan, but No. 32 with large addition, doubling its size. Front faces churchyard; 2 storeys; 3-window range. Top modillioned brick cornice. Segmental-headed entrance to each: battened door to left end of No. 31, (ate C20 door in glazed lean-to porch to No. 32. Windows to ground floor are segmental-headed, all have 2-light casements; No. 31 has windows with iron opening casements, that to 1st floor with Leaded glazing; No. 32 has (ate C20 casements. Left return attached to No. 30. 2 short wings to rear. INTERIOR not inspected.



**Nos. 36 & 37 Village Street**

**(Ref. 10/42 - Grade II)**

3 cottages, now 2. C18 with later addition. Painted brick; renewed tile roof with older tiles to left end and 2 brick lateral stacks. Gable facing, front to right. 3-unit plan, left end unit a later addition. Single storey plus attic; 5-window range. Top modillioned brick cornice; beam over ground floor to right end unit. Segmental-headed entrance to right end has C20 split door. 5 segmental-headed windows to ground floor have 2-light leaded casements, that to left of entrance formerly an entrance; single segmental-headed light to right of entrance. 3 gabled dormers, that to left end with 2-light leaded casement with iron opening casement, those to right are C20 leaded replacements. Lateral stack to straight joint to left of centre and stack to right end. Right return to street has segmental-headed window with C20 casement to each floor; left return has window with C20 leaded casement to left of entrance with C20 door, 1st floor has window with 2-tight leaded casement with iron opening casement. Rear, facing churchyard, has plastered plinth; segmental-headed window with brick-blocked 2-light pegged wooden frame and inserted light; gabled dormer and skylight; right end unit with fascia board. INTERIORS not inspected. The houses face a small square off the street.

**Nos. 39, 40 & 41 Village Street**

**(Ref. 10/60- Grade II)**

3 houses. C17 with C20 alterations. Timber frame with painted brick or plaster infill on painted plinth with brick rear wing; steeply pitched tile roof with brick internal stacks. L-plan. 2 storeys plus attic; 4-window range. 2 entrances have plank and glazed doors in wood frames. Windows have 2-light casements with leaded glazing to both floors. Square framing with bracing. Single-storey hipped extension to right return. Rear wing with C20 casements and entrance. INTERIORS not inspected.



## CLIFFORD CHAMBERS



*Nos. 43 to 47 Village Street*

**Nos. 42 & 43 Village Street**  
**(Ref. 10/43 - Grade II)**

Pair of cottages. c1800. Brick laid to Flemish bond; steeply pitched tile roof with brick stack to front of ridge. 2 storeys; symmetrical 2-window range. Top modillioned brick cornice. Segmental-headed entrance to left end has plain door; entrance to right end in lean-to porch with oversight to plank door. Windows to ground floor have 2-light small-paned casements; windows to 1st floor have 2-tight leaded casements, that to left with iron opening casement. Right return attached to No. 44 (q.v.). Short rear wing with similar details. INTERIOR not inspected.

**No. 44 Village Street**

**Maytrees (Ref. 10/44 - Grade II)**

House. Late C18. Painted brick laid to Flemish bond; steeply pitched tile roof with brick end stacks, that to right truncated. 2-unit plan. Brick plat band over ground floor and top modillioned brick cornice. 2 storeys; symmetrical 2-window range. Entrance has half-glazed door and C20 gabled porch with leaded glazing and entrance to side. Ground floor has windows with rubbed brick cambered arches over 3-Light leaded casements with iron opening casements; windows to 1st floor have similar casements. C20 shutters. Right gable head has small light. Rear has Lean-to outshut. Attached to Nos. 43 and 45 (q.v.). INTERIOR not inspected, but noted as having fireplace with bressumer.

**No. 45 Village Street**

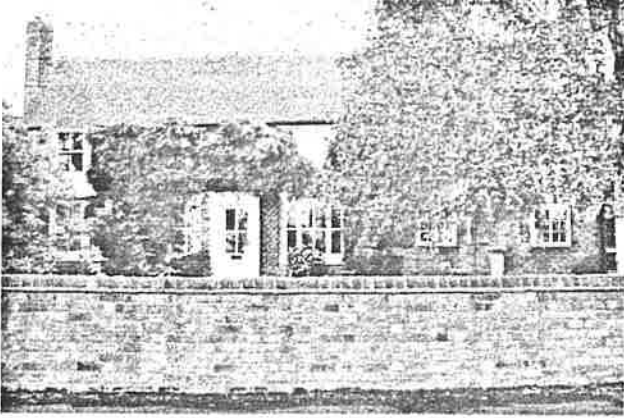
**(Ref. 10/45- Grade II)**

House. late C18. Brick laid to Flemish bond; steeply pitched tile roof with 2 brick rear stacks. 2-unit plan. Single storey plus attic; 2-window range. Very wide eaves. Entrance behind C20 gabled porch with entrance to side and top-hung small-paned casement to front. Windows to ground floor have small-paned casements with iron opening casements, of 3 lights to left, of 2 tights to right. 2 gabled dormers with wide verges, plain bargeboards and 2-light small-paned casements. Attached to Nos. 44 and 46 (q.v.). Rear has catslide outshut. INTERIOR not inspected.

**Nos. 46 & 47 Village Street**

**(Ref. 10/46 - Grade II)**

Pair of houses. c1820. Painted brick with stucco dressings; tile roof. Brick cross-axial stack. 2 storeys; symmetrical 2-window range. Top brick cornice. Entrance to each end has architrave, frieze and cornice to plank door. Windows have sites, those to ground floor with wedge lintels with keys, and 616 sashes, those to ground floor possibly replacing 16-pane sashes. Attached to Nos. 45 and 48 (q.v.). Rear has 2 gabled wings. INTERIOR not inspected.



**No. 48 Village Street**

**(Ref. 10/47 - Grade II)**

Includes house shown on O.S. map as Eastcot (No. 49). 2 houses, now one dwelling. Early C19 or earlier. Red brick [aid to Flemish bond; tile roof, steeper to former No. 49, with brick end stacks. 2 storeys; 3- plus 2-window range with attached garages to left and right. Top brick cornice. Entrance to right of centre has door-case with faceted panels, frieze and cornice, to half-glazed door. 2-storey bay window to Left end has cornices over 111:2/2:111 horned sashes; windows flanking entrance have sites, and rusticated wedge lintels with keys over 212 and 111:212:111 horned sashes; windows to 1st floor have similar sashes. Stack to left end has added external stack; 2-bay garage with paired plank doors. 2-window range to right, former No. 49, has top modillioned brick cornice; central segmental-headed entrance, now blocked, has gabled canopy; windows have 2-light small-paned casements, those to ground floor have segmental-heads. Small C20 garage to right end. Attached to No. 50 (q.v.). INTERIOR not inspected.

**Nos. 49 & 50 Village Street**

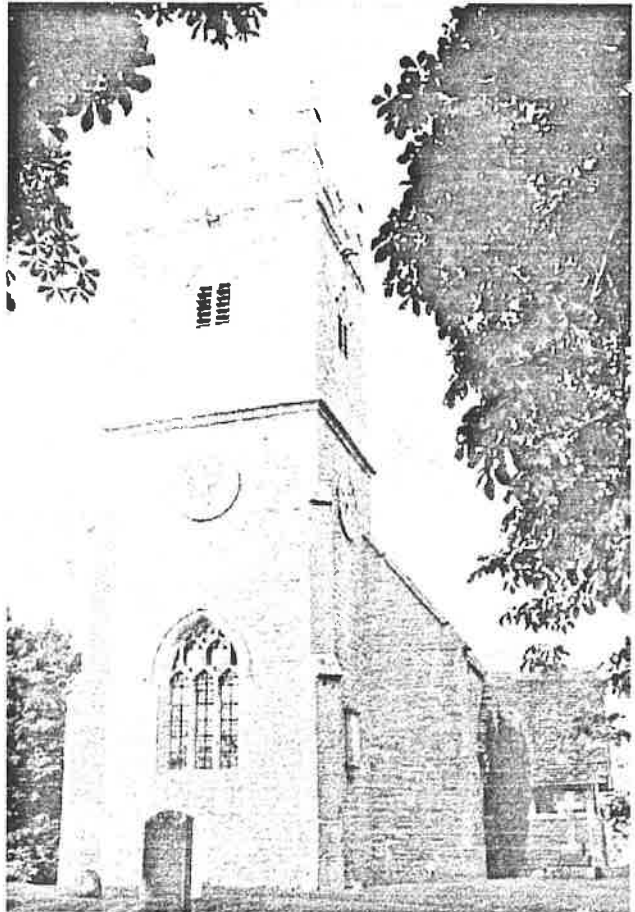
**(Ref. 10/48 - Grade II)**

House, now 2 dwellings. Early C19 with C20 alterations. Brick (aid to Flemish bond; renewed tile roof with brick ridge and end stacks. Gable facing, front to left. 2 storeys; 4-window range. Top modillioned brick cornice. 2 entrances in C20 flat-roofed porches with half-glazed doors to returns. Windows have C20 3-tight small-paned casements, those to ground floor with segmental heads, the central 1st floor windows are smaller, with 2-tight casements. Right return to street has lean-to outshut with state roof; one small 1st floor segmental-headed window. Rear attached to No. 51 (q.v.). INTERIOR not inspected. Included for group value.

**No. 51 Village Street**

**(Ref. 10/- Grade II)**

House. c1800 with c1960 additions. Brick with some rendering; renewed tile roof with brick lateral stack and stack to front of ridge. L-plan. 2 storeys; 3-window range including cross-wing on right, which has jettied and plastered 1st floor. Top modillioned brick cornice. Segmental-headed entrance to left of centre has plank door. Segmental-headed windows flanking entrance have 3-tight and 2-tight small-paned casements; wing has 3-Light projecting window with small-paned glazing; 1st floor has 2 windows with 2-tight small(t)-paned casements with iron opening casements, the wing having 3-tight small-paned casement. Rear has segmental-headed entrance; small windows, one with old casement; c1960 lean-to conservatory. INTERIOR has chamfered spine beams and fireplace with stop-chamfered bressumer and C20 inner fireplace, winding staircase to [left.



**Church of St Helen, Village Street**

**(Ref. 10/50- Grade II\*)**

Church. Mid C12 nave with later windows and remains of C13 north transept chapel; [ate C14 west tower with C15 features; extensively restored c1886 by I Cotton of Birmingham, C12 chancel rebuilt and lengthened, vestry and south porch built, and roofs replaced. Rubble with ashlar dressings, the chancel of snecked stone; tile roofs, the chancel with cresting. Chancel has coped gable with cross and offset diagonal buttresses; plinth to east end; 4-tight east window with Perpendicular tracery; south side

## CLIFFORD CHAMBERS

has low 2-tight window with hood and 2 C19 straight-headed windows, 2-light and single-tight, with (abset moulds and cusped tights flanking gabled buttress with cusped panel, foliate stops, crockets and fleuron; gargoyle with downspout to north and south. Vestry has 2 gables and lateral buttresses; valley gargoyle between 2 3-light windows with Perpendicular tracery; east entrance and re-set lancet to west with low transom, part of coped gable to chancel west has end stack. Nave has plastered plinth and offset buttresses and coped gables to west end; north side has C20 block to west of centre covering blocked C12 round-headed entrance to west of offset buttress; small re-set light with splayed reveals to east end, 4-Light straight-headed window with ogee-headed tights and label, and similar single light to west end; south side similar, timber-framed gabled porch on high stone plinth with C12 round-headed inner entrance shafts with scallop capitals and rosette moulding and roundels to worn arch, off-centre scratch dial to tympanum; door has strap hinges, studs and battens forming 4 panels with shouldered heads, battens, rails and large lock to rear; 2-light window to west end has similar details to those to north but with head stops, 4-Light straight-headed window to east end has cusped tights and tablet mould, flanking C19 buttresses similar to that to chancel south side, but that to east raised above eaves; gargoyle with downspout. West tower of 2 stages has offset diagonal buttresses flanking 3-tight window with Perpendicular tracery, C18 wall tablet to south, and 3-face clock and string course above; upper stage has 2-tight louvred belt openings with hoods over blind tracery, cornice with gargoyles and crenellated parapet with continuous moulding and restored pinnacles; pyramidal roof with weathercock. INTERIOR: 1880s roofs and chancel arch; chancel has cornice with Apostles to corbels supporting roof with moulded members; segmental-pointed arch to organ loft has angle corbels to hood, vestry door has 3-centred head, continuous moulding and ogee hood, south-east window has sedilia recess below. Nave has wagon roof part of arch to removed north-east chapel, reset window with one shaft beneath and part of jamb to left; 4-centred tower arch and exposed masonry to west wall. Fittings:

chancel has C12 pillar piscina with plain flared bowl; mid to late C17 altar rail on turned balusters; simple 1930s stalls with linenfold panels. Nave has early C17 pulpit to north of chancel arch, with enriched round-headed panels and acanthus frieze; heptagonal font, possibly C12 with C15 re-cutting on C19 base, flat lid with brass finial; 3 charity boards dated 1924 and an earlier board. Memorials: chancel has large alabaster and marble wall memorial to north wall to sir Henry Rainsford, d. 1622, and Anne his wife: recess with

round-arched centre has flanking Composite columns and entablature with crest and finials, 2 kneeling figures facing each other over a prayer desk, apron with inscription panels and panel with infant and 2 males; Hercules Rainford, d. 1583, and Elizabeth his wife: floor slab, now set on north wall, has brass inscription panel and figures, similar memorial to Elizabeth Rainsford, d. 1601. Stained glass: some fragments of medieval glass to vestry window, and good c1900 glass to chancel east window and small Light to nave north side. Although much restored and rebuilt, the church retains features of interest.

(Buildings of England: Pevsner N: Warwickshire: Harmondsworth: 1966-: 233-4; Victoria County Histories: Victoria History of the County of Gloucestershire: 1965-: 214 FF).

### War Memorial to north-west corner of churchyard of Church of St Helen

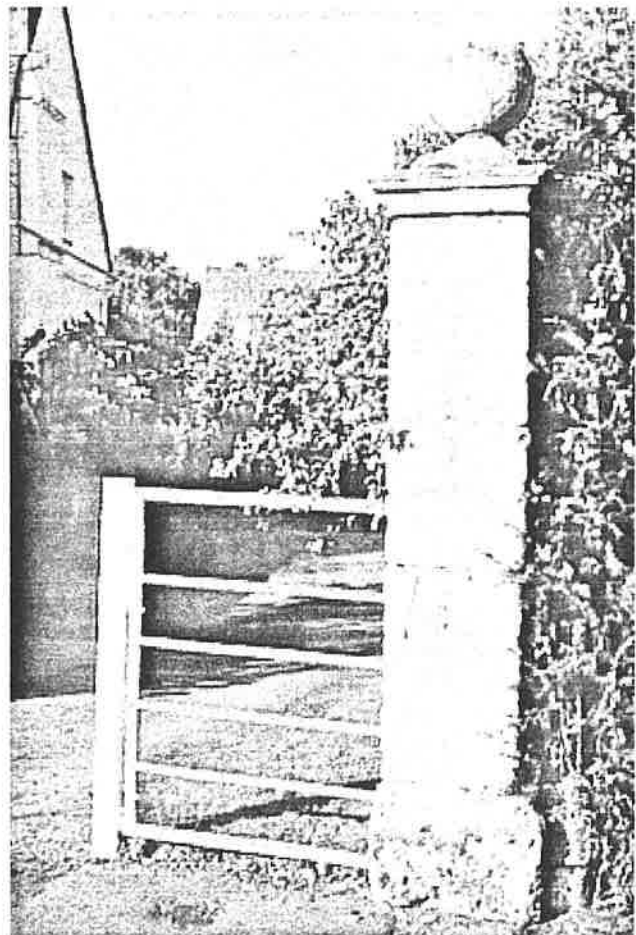
(Ref. 10/51 - Grade II)

War memorial set into angle of churchyard wall. c1920. Ashlar. Plain plinth on 3 2-sided steps has inscribed names. Cross has base with 4 console brackets; octagonal shaft with bracketed and canopied figures of St George and the dragon; head has crucifix with flanking bracketed figures of St Mary and St John, and shield below.

### Clifford Lodge, Village Street

and attached wall and pier

(Ref. 10/52 - Grade II)



## CLIFFORD CHAMBERS



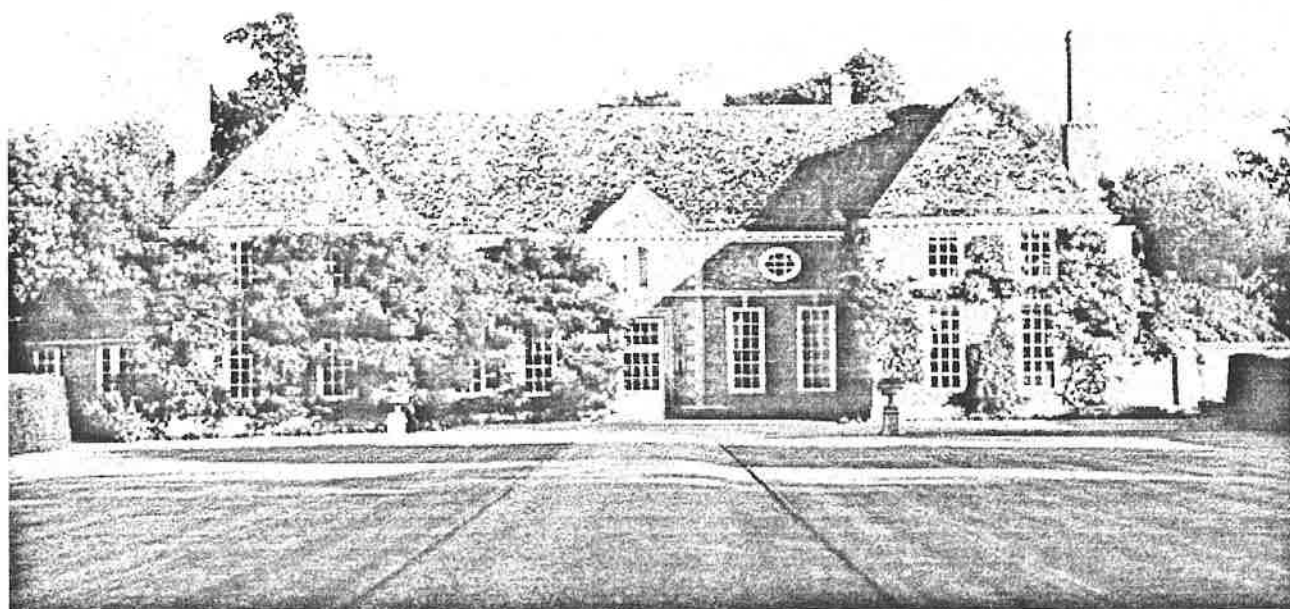
House. Early C18 with c1900 alterations and addition. Brick with stucco to ground floor and pebbledash to 1st floor swept out to form drip mould; steeply pitched hipped tile roof with 2 T-plan brick stacks. Square plan with wing to rear right angle and single-storey addition to left. 2 storeys with attic; symmetrical 3-window range. Quoins and top cornice continued to returns. Entrance has moulded architrave and C20 round hood over 6-fielded-panel door. Ground floor has window to left with cross-casement and leaded upper glazing; large gabled bay window to right has 1:4:1-Light transomed glazing and timbering to gable. 1st floor has 3 windows, the outer ones wider than the centre, with sills, and c1900 hoods over plate-glass horned sashes. Right return has some exposed brick to ground floor with plat band over, and 2 blind windows, one with segmental head and one with brick flat arch; 1st floor has 3 windows with 16-pane sashes; attic has 2 hipped dormers with cornices and 2-light casements; left return has similar dormers with small-paned casements;

small gabled c1900 wing and garden wall extending to street and ending in rusticated ashlar pier with plain plinth and cornice with ball finial. INTERIOR: noted as having room to left with probably early C18 panelling, and stair with twisted balusters and square foot newels with applied half-balusters.

### Clifford Manor, Village Street

(Ref. 10/53 - Grade II\*)

Manor house. c1700, probably on site of manorial court house with alterations after fire, 1919-21, by Sir Edwin Lutyens. Brick with ashlar dressings; hipped graduated stone slate roof with several brick stacks. H-plan with long rear wing. 2 storeys; symmetrical 9-bay range: 2:5:2 bays. Central block flanked by advanced wings with central entrance bay breaking forward under pediment. Ashlar plinth and quoins and plat band over ground floor; top modillioned timber cornice. Entrance has bolection-moulded architrave and small-paned overnight to small-paned half-glazed door; niche above has shell vault and pediment containing armorial bearing with mantling. Flanking windows have rubbed brick flat arches with keys over 9/9 sashes with thick glazing bars in flush wood frames. 4 oeil-de-boeuf windows to 1st floor. Wings have 2 sashes to each floor, 919 sashes to ground floor, 616 sashes to 1st floor. Right return has window to left of, and 3 windows to right of, a lateral stack with armorial plaque and early C20 2-storey bay window with flat roof over paired sashes; 18-pane sashes to ground floor and 12-pane sashes to 1st floor (horned to bay). Left return, including long wing mostly by Lutyens, has 2 single-storey porches with pavilion roofs and 4-fielded-panel doors; windows mostly with 12-pane horned sashes, and 2 taller windows to left end with 619 sashes; one hipped dormer with 2-light leaded glazing; 2 cross-axial stacks; right end has lateral stack with some dressed stone and belt under lean-to canopy to right, and 2-storey hipped bay with 8:12:8-pane horned sashes.



## CLIFFORD CHAMBERS

End of wing has tripartite sash and hipped dormer, originally joined a medieval rear wing, rebuilt by Lutyens but demolished c1946 and c1960. Rear elevation, mostly by Lutyens, has loggia between short and long wings, that to Left as to front, with worn sundial; loggia has Doric column supporting timber bressumer, 2 windows with 18-pane horned sashes flank ceramic plaque, 12-pane horned sashes to 1st floor; lean-to projection to left and stair turret to right forming base of short plain tower and with 9-pane sashes. lateral stack and stack to front of ridge. Long wing has entrance with original battened and studded door in pegged frame, armorial plaque over, windows mostly with 12-pane horned sashes, and two 6/9 sashes to right end; 2 hipped dormers. INTERIOR: full-height hall has early C18 bolection-moulded panelling with dado rail, narrow upper panels and entablature, C20 Tudor-arched ashlar fireplace with

flanking Doric pilasters with triglyphs and enriched cornice and eared and shouldered architrave to overmantel; architraves to 2-panel doors, one with frieze and cornice; upper level has oeil-de-boeuf windows lighting corridor to rear and end openings with twisted balustrades; radiator screens with twisted balusters. Closed-well stair with dado panelling to rear. Drawing room to right has fielded panelling with dado and dentilled cornice; late C18 marble fireplace with detached Ionic columns with yellow shafts and Regency grate; room to rear has fielded panelling with dado and cornice; fireplace with Ionic pilasters and overmantel with C16 elements. Dining room to left end has C17 panelling with moulding to 3 sides and top frieze panels; early C20 plaster ceiling with moulded border; fireplace has Tudor arch and linenfold to overmantel, probably C20; 8-panel door with spool latch. 1st floor room to right end has C17 fireplace with rich carving of herons, winged beasts and birds flanking armorial bearing, late C19 tiles and fireback dated 1697; room to rear has Regency fireplace and grate. Ground floor has original early C20 panelled lavatory, and basin with marble and brick surround; 1st floor has early C20 panelled bathroom. Long wing has large stone fireplace to former kitchen and some doors with moulded muntins. Although much restored, the house retains many original c1700 features and interesting work by Lutyens.

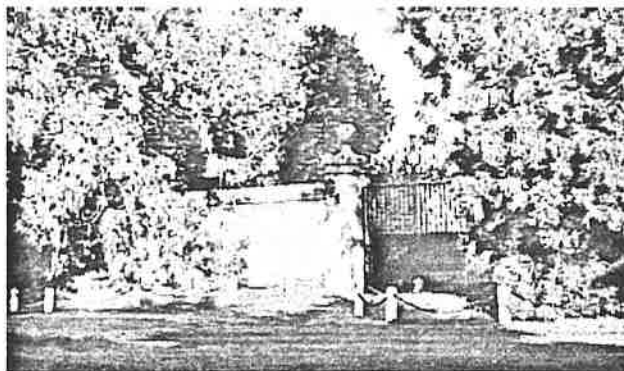
(Buildings of England: Pevsner N: Warwickshire: Harmondsworth: 1966-: 234; Bagenat PH: Clifford Chambers Manor House: 1914-; Country Life: Clifford Chambers Manor: London: 1928-).

**Clifford Manor, Village Street (South West side)  
Gate-piers, gates and walls to Clifford Manor.**

**(Ref. 10/54 - Grade II\*)**

(Formerly listed as Gateposts at Manor House).

Gate-piers, gates and walls to front of manor house at end of village street. c1700. Limestone ashlar and dressed squared stone; brick to left end. Square piers on plain plinths have stopped chamfers



and cornice with ball finials on cushion mouldings; wrought-iron paired gates with scrolly overthrow. Walls extending approx. 30m to right and 13.5m to left have ashlar saddle-back coping and end with ball finial on plinth; a further 6.5m of brick wall to left end has rubble plinth and similar coping and end finial.

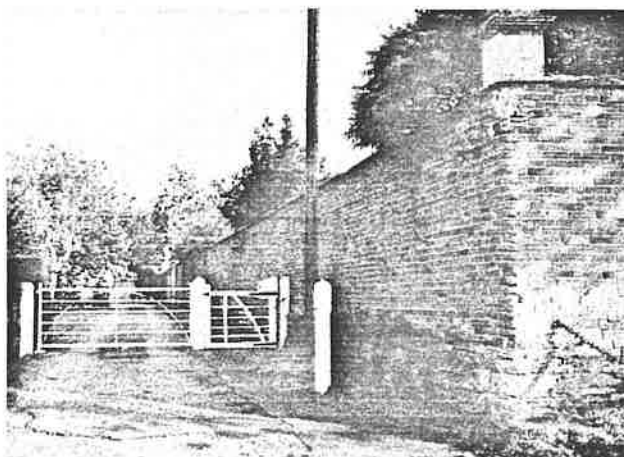
(Victoria County Histories: Victoria History of the County of Gloucestershire: 1945-: 209).

**Summer House and attached wall immediately south-west of Clifford Manor.**

**(Ref. 10/55 - Grade II)**

Summer house and attached wall and gate. c1911. By Edward Douty, the owner. Brick with ashlar dressings; stone state roof. Small square structure. Georgian style. Ashlar plinth and quoins; top modillioned timber cornice and brick and timber pediment. Each face has entrance with rubbed brick flat arch with key over ashlar architrave to small-paned half-glazed door; narrow flanking windows have sills and architraves to 9/9 or 6/6 horned sashes. Pediments have round-headed niches with statues. One face has no entrance. Attached wall with coping returns to house, with gate in return, which has rusticated gate piers with finials and paired timber gates with rails. Included for group value. The gardens to south-east, south, and south-west of Clifford Manor were designed c1919, possibly with the advice of Gertrude Jeckyll, and are listed grade II.

(English Heritage: Register of Gardens).



## CLIFFORD CHAMBERS



### Village Street. Manor Cottage

(Ref. 10/56 - Grade II)

2 houses, now one house. C17 with C19 wing and extensive late C20 restoration. Timber frame with brick infill; steeply pitched thatched roof with C19 brick end stack and stack to front of ridge. 3-unit plan. Single storey plus attic; 4-window range. Entrance to each end with C20 doors. Windows to ground floor have 2-light C20 small-paned casements; 3 raking dormers have similar casements, that to left end is rebuilt. Right return has close studding to ground floor and C20 casements to altered windows. Rear has close-studded ground floor and one raking dormer; C19 gabled wing to right with C20 casements to segmental-headed windows and gabled half-dormers. INTERIOR not inspected.



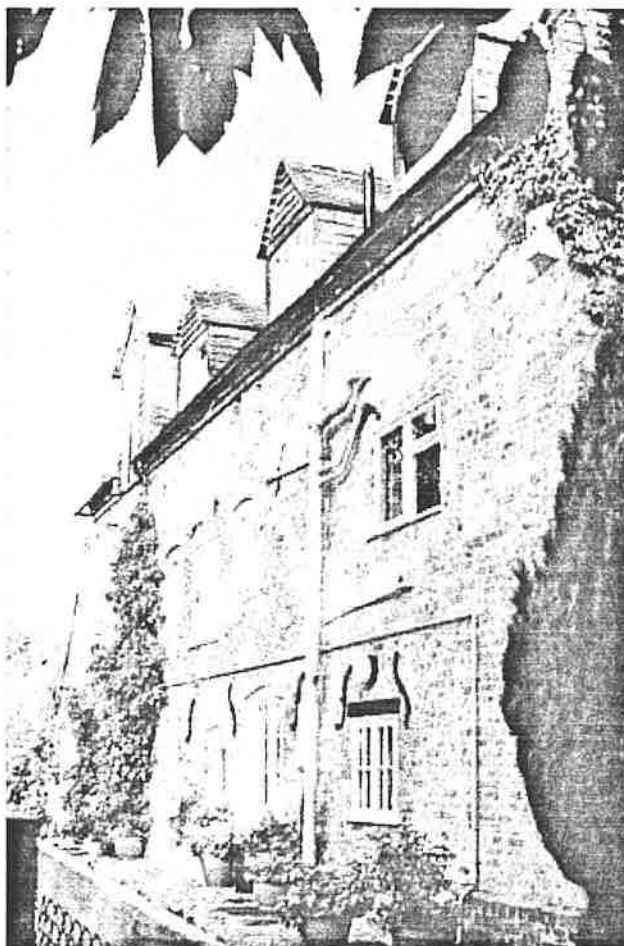
### Village Street. (South West side) The Hollies

(Ref. 10/57 - Grade II)

2 houses, now one house. C17 with C20 restorations. Timber frame with brick infill on rubble plinth and brick walling to tower part of ground floor; steeply pitched tile roof with brick stacks to front of ridge, to end and centre. 3-unit plan. Single storey plus attic; 4-window range. Entrance to left of centre has plank door and side light under pentice. Windows have leaded casements

with iron opening casements, those to ground floor of 3, 5 and 2 lights; 1st floor has hipped dormers with 3-tight casements. Left return has brick walling and timber-framing to gable with 2 small lights; rear brick wing with hipped dormer. Right return has timber-framing with window to gable.

INTERIOR not inspected.



### The Old Mill

(Ref. 10/58 - Grade II)

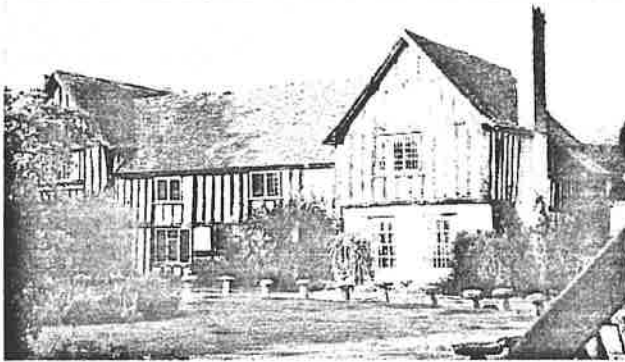
Former water mill until 1926, when electricity generating turbine installed; farm building 1933-72, when converted to dwelling. Mid to late C18 with C20 alterations. Brick on rubble plinth; state roof with brick-coped gables and end stack. 2 storeys plus attic; 5-window range. Top modillioned brick cornice. C20 entrance to right end has timber lintel. 2 segmental-headed windows with 2-tight sliding casements flank window with C20 casement; 1st floor has similar windows, with C20 window to right; to left a later C19 addition has tall 1st floor window with C20 casement; attic has 3 gabled dormers with tile hanging and small-paned casements, and to left end, a gabled loading door with bracket. Right return has round-arched opening revealing timber and iron breast-shot waterwheel; windows with C20 casements to each floor above, that to 1st floor

## CLIFFORD CHAMBERS

segmental-headed; to right a mounting block and C20 entrance and window to rear outshut. Left return has lean-to outshut with window to front and large stack. Rear has large lean-to outshut with tile roof with beam above windows with sliding casement and 2-tight small-paned casement; to right a 2-tight small-paned casement to each floor and projecting lateral stack (rat trap bond above eaves); large 3-tight small-paned casement to right end over culvert, with casement to 1st floor; 4 gabled dormers. INTERIOR: little machinery survives; sluices and part of lucam; 2nd wheel pit with remains of turbine.

(The Old Mill Fisheries, leaflet: 1980-1991; Victoria County Histories: Victoria History of the County of Gloucestershire: 1965-: 213).

### Village Street (North East side), The Rectory (Ref. 10/59 - Grade II)

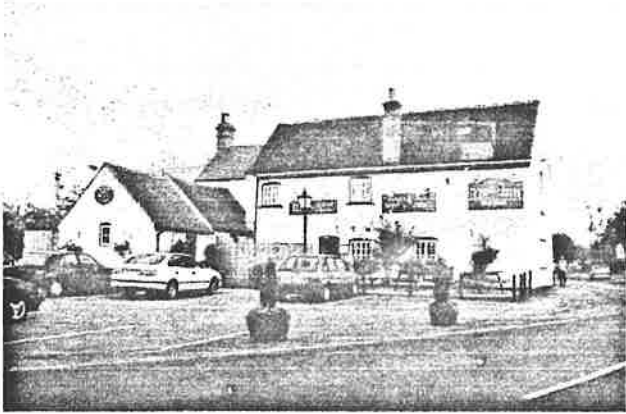


Rectory, now house. C16, with later alterations. Close-studded timber frame with plastered infill and some brick underbuilding, rubble and ashlar; old tile roof with brick end stacks. Double-ended hall house plan. 2 storeys; 4-window range. Jettied gabled cross-wing to each end.



Entrance to through passage to right end of central range has plank door with strap hinges and glazed overlight. Windows mostly have leaded casements; ground floor has 3-light casement with flanking 4-light mullioned windows to left wing; centre, originally had 2-storey bay to left, replaced in mid C20 by present windows, 3-light casement and 2 smaller windows; right wing has underbuilt jetty and 2 windows with 6/6 sashes. 1st floor has wide oriel with lean-to roof and central 3-tight casement to left wing; 2 windows with 2-light casements to centre and 3-tight casement to right wing. Returns have 2 large external stacks and varied fenestration, stack to left return is large and of rubble and ashlar; right return has 1st floor entrance up steps and lean-to porch; single-storey service range projecting to right has varied fenestration and inserted garage door. Rear is similar. INTERIOR not inspected. (Victoria County Histories: Victoria History of the County of Gloucestershire: 1965-: 209).

## *Appendix B - Significant Unlisted Buildings in the Conservation Area*



### **The New Inn**

19th century colour-washed 2 storey brick, pitched plain tiled roof. 6-paned double casements with segmental brick arches. Key building at entrance to village.



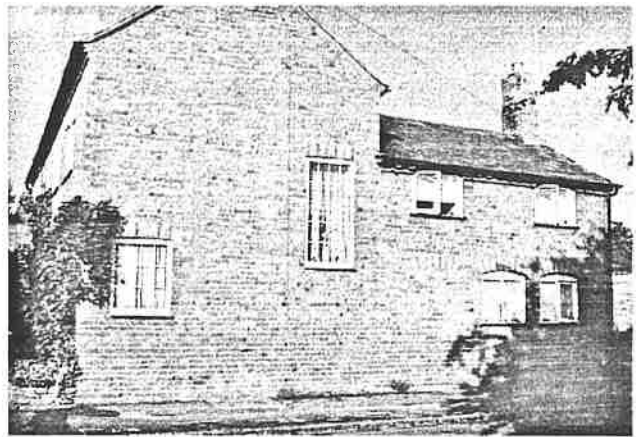
### **1 & 2 Village Street**

Pair of 19th century brick cottages, now a single dwelling, with buff headers and dentil course. Slate pitched roof. Segmentally arched casement windows. 20th century brick extensions in stretcher bond brickwork and matching slate roofs. Key building on street at entrance end.



### **5 - 11 Village Street**

Staff houses built for Mrs. Rees Mogg, of the Manor House, in 1927, in a block of four and a block of three. Late examples of domestic revival after the style of Voysey / Lutyens. Brick designs with steep plain tiled hipped roofs and stylistic corner window detail on first floor with multiple paned timber casements. Massive brick chimney stacks with dentilled details. Nos. 9 - 11 altered with modern aluminium windows replacing originals, and spoiling distinctive feature. Strong contribution to character of Village Street.



### **12 & 13 Village Street**

Brick 2-storey house, No. 12 with buff headers and dentil course. Slate pitched roof. Segmentally arched casement windows. Orientated at right angles to road, No. 13 as 1½ storey extension. In key position on outside of bend visible in views along Village Street from both directions, especially from north-west.



### **13 - 19 Village Street (consecutive)**

Mid 20th century former council houses in row of three and row of four. 2 storey colour-washed render with brick quoins, pitched plain tiled roofs. Square window openings with brick soldier courses and double and triple steel casements. First floor windows in half-dormers. Key buildings at entrance to village, interesting colour scheme.



**Appendix C - Key to tree and hedge species****Key to figure 5.1****Trees**

A	Ash	<i>Fraxinus Excelsior</i>	Mh	Maidenhair Tree	
Al	Alder	<i>Alnus Glutinosa</i>			<i>Ginkgo Biloba</i>
Ap	Apple	<i>Malus spp</i>	O	Oak	<i>Quercus Robur</i>
B	Beech	<i>Fagus Sylvatica</i>	P	Pine	<i>Pinus spp</i>
Bc	Copper Beech	<i>Fagus Sylvatica Purpurea</i>	Pc	Cherry Plum	<i>Prunus Cerasifera</i>
Br	Birch	<i>Betula Spp</i>	Pp	Poplar	<i>Populus Nigra</i>
Cd	Cedar spp	<i>Cedrus spp</i>	Pr	Prunus	<i>Prunus spp</i>
Eu	Eucalyptus	<i>Eucalyptus spp</i>	Psc	Scots Pine	<i>Pinus Sylvestris</i>
HC	Horse Chestnut	<i>Aesculus Hippocastrum</i>	Ro	Rowan	<i>Sorbus Acuparia</i>
HCr	Red Horse Chestnut		Rp	False Acacia	<i>Robinia Pseudoacacia</i>
		<i>Aesculus x Carnea</i>	Rwd	Dawn Redwood	<i>Metasequoia</i>
Ha	Hawthorn	<i>Crataegus Monogyna</i>			<i>Glyptostrobooides</i>
Ho	Holly	<i>Ilex Aquifolium</i>	Sy	Sycamore	<i>Acer Pseudoplatanus</i>
Hx	Hazel	<i>Corylus Avellana</i>	W	Willow	<i>Salix Fragilis</i>
L	Lime	<i>Tilia x Europaea</i>	Ww	Weeping Willow	
M	Field Maple	<i>Acer Campestre</i>			<i>Salix Chrysocoma</i>
Mg	Magnolia	<i>Magnolia spp</i>	Wn	Walnut	<i>Juglans Regia</i>
			Y	Yew	<i>Taxus Baccata</i>
			Yf	Yew	<i>Taxus Baccata Fastigiata</i>

**Hedgerows**

- Long holly hedge
- Square clipped yew, 2 m.
- Ditto
- Holly.
- Mixed deceiverous, 2 m.
- DEnse mixed deciduous
- Ditto
- Ditto
- New blackthorn whips - requires management
- Privet, thin.
- Laid hazel, but gappy.
- Shaped box/privet, with topiary in front garden
- Ditto
- Tall privet hedge
- Long privet hedge
- Mixed ornamental
- Yew
- Privet front hedges, 2 m.
- Mixed deciduous and ivy
- Scrappy hedge and fence
- Yew
- Mixed deciduous
- Clipped yew
- Box and privet
- Mixed deciduous
- Privet, 1.2 m.
- High conifer screening hedge
- Privet garden hedge
- Leylandii, dying back
- Screening shrubbery of mixed ornamental planting
- Mixed garden hedge, inc. Hawthorn, 1.5 m.
- Ditto