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# CLAINES

## Conservation Area Appraisal

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October 2016



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## 01 Introduction

Claines was designated as a conservation area in 1989. The conservation area boundary was drawn to include the historic core and the immediate settlement pattern of this small hamlet. The wider setting of Claines is protected by the West Midlands Green Belt.

Situated to the north of Worcester, just within the city boundary and on the east of the River Sever, Claines is an Ecclesiastical (Church) Parish bordered to the north and west by the Civil Parish of North Claines, which lies within the neighbouring local authority of Wychavon. Described as standing “with one foot in the city”, this small, nucleated settlement of medieval origins contains a cluster of high quality and varied historic buildings, including several listed buildings, which form a small historic group surrounding the parish church. The 15th century church forms a focal point in the landscape and the churchyard contains many mature trees and several listed tombs and memorials.

The setting of Claines in an immediately rural landscape provides its historic context and complements the special interest of the area.



*Claines ecclesiastical parish boundary (reproduced with permission from the Friends of Claines Church)*

Although the suburban expansion of Worcester has significantly altered the wider setting of Claines, the conservation area has managed to remain largely unspoilt, retaining the character of a quiet and peaceful hamlet. The setting is greatly enhanced by long distance views of both towers and spires of the city of Worcester and the Malvern Hills.

A Conservation Area is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990, as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Designation helps to ensure that an area identified for its architectural and historic significance is managed and protected appropriately.



*The Malvern Hills from Claines*

The appraisal is a means of identifying and assessing special interest and this appraisal will define the character and appearance of the Claines Conservation Area. The appraisal should be read in conjunction with the management proposals for its preservation and enhancement.

The appraisal ensures that the local authority, developers, property owners and the local community are aware of the area's special character when drawing up and assessing proposals for changes. The appraisal will be used by the city council as a material consideration in the planning process and to help determine planning applications within and adjacent to the conservation area.

The appraisal is in line with sections 69 and 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and builds upon national planning policy as set out in the National Planning Policy Framework (NPPF). The NPPF draws attention to the desirability of preserving and enhancing heritage assets in a manner appropriate to their significance and section 12 relates to the conservation and enhancement of the historic environment. Paragraphs 127-129 and 137-138 are most relevant to the Claines Conservation Area and section 9 of the NPPF contains policies which protect Green Belt land.

Local planning policy is contained within the South Worcestershire Development Plan (adopted 2016).



SWDP 6 and SWDP 24 are the policies most relevant to the Claines Conservation Area and policy SWDP 2 refers to relevant Green Belt policies. Historic England's Advice Note 1: Conservation Area Designation, Appraisal and Management is the national conservation area guidance to support this document.

It is the duty of the local planning authority to review conservation areas regularly and to determine whether any further parts of their area should be designated as a conservation area. The Claines Conservation Area boundary, especially the section to the southern part of the hamlet, represents perhaps the tightest line it could have taken. To a great extent this was determined by the impracticalities that would

have been involved in extending the boundary to include parts of the surrounding fields. After a review of the current boundary it is proposed to extend the boundary to include Church Farm Cottage and adjacent barn. The grade II listed cottage holds architectural interest as a vernacular building of the 17th century and historical interest for its association with the historic farmstead of Church Farm.

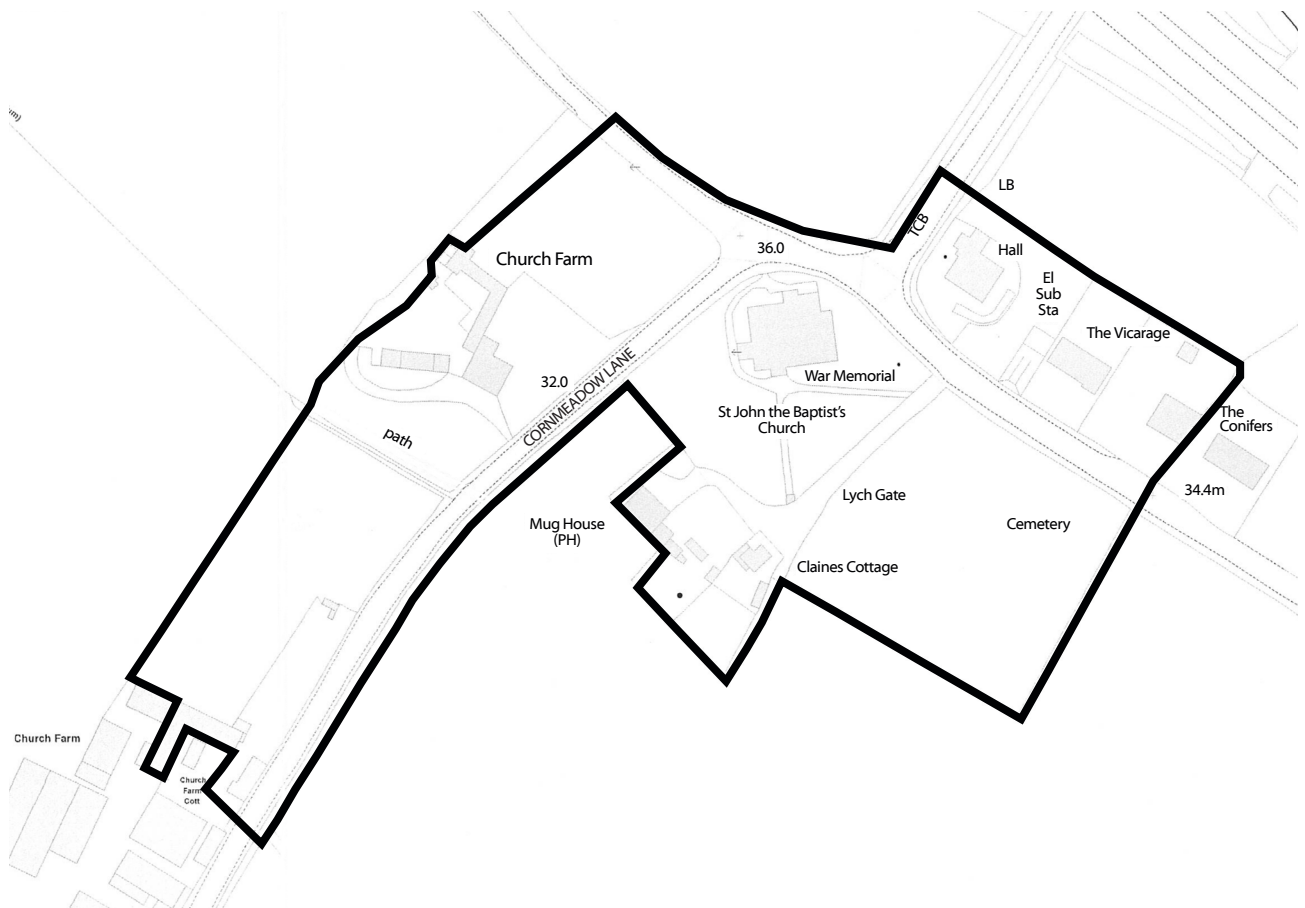
This appraisal was subject to a public consultation in July and August 2016 to ensure that all sections of the community and interested parties had a reasonable opportunity to engage with the process.



*Church Farm Cottage*



## Claines Conservation Area Map



**Key**  
— Conservation Area Boundary



## 02 Historic Development



Claines has a rich history developed over several centuries and is thought to have been settled on the site of a deserted medieval village.

The hamlet of Claines sits in what was the Parish of Claines, historically made up of eleven hamlets which included the whole of Worcester north of the Tything and Fernhill Heath to the east. Claines was formerly in the Manor of Northwick, being the manor owned by the Bishops of Worcester from the very early days. Mentioned in the Domesday Book in 1086 the manor consisted of 25 hides, of which the bishop held 3 ½ in demesne with houses in Worcester and salt pans at Droitwich, with 18 ploughs of eight oxen.

In the 13th century the manor became the Manor of 'Northwick and Wistan' and by the 16th century the manor of 'Whiston or Whistones' had superseded that of Northwick. The manor remained in the possession of the Bishops of Worcester until 1648 when it was sold as 'the Manor of Whistons and Claynes' to a George Pike.

At the Restoration the manor was restored to the ownership of the bishop and by the 18th century had become known as Claines and Whistones, becoming the manor of Claines by the 19th century. The manor belonged to the Bishops of Worcester until being taken over by the Ecclesiastical Commissioners in 1860. In 1885 the ancient parish of Claines was divided into two civil parishes, North and South Claines; an ecclesiastical parish of Claines remained, although the boundary differed from the civic parish boundary. In 1894 North Claines took over the responsibility for Social Welfare and civic duties and in 1898 South Claines was absorbed into Worcester Civil Parish. Today the ecclesiastical parish of Claines remains and includes Fernhill Heath, Hawford and other neighbouring areas within the civil parish of North Claines.

*Carving of Bishop Wulfstan, Claines Church*



Development in Claines over the centuries has been heavily influenced by the church. Behstan was the first known priest in Claines, named in a document dated 957, and there is thought to have been a Saxon Church in the area, giving testimony to the ancient nature of this settlement.

In the late 11th century a church was built in Claines by Bishop Wulfstan, the last of the Saxon Bishops of Worcester. At this time Claines was part of the parish of St. Helens in Worcester and the church existed as a chapel annexed to St. Helens Church, becoming Claines Church in the 13th century when Claines became a separate parish.

The present Church of St. John Baptist is the earliest surviving building in the hamlet, rebuilt in the 15th century upon the remains of Wulfstan's Church. A north aisle, designed by Aston Webb was added to the church in the late 19th century.



*Claines Church, 1899 (Reproduced with permission from the Friends of Claines Church)*

The Mug House Inn is historically linked to the church as the original church ale house and was often the venue for the parish "Vestry" meetings. Described by Pevsner as a '16th century original church house', the inn was built within the churchyard walls on consecrated ground and the proceeds from the ale supported a number of church services. The Mug House survived closure by the Puritans and in 1638 when the constable of Claines closed "six filthy public houses in Claines", the Mug House remained.

Claines grew up around the parish church, largely as an agricultural settlement, and the survival of Church Farm Cottage, a 17th century former farmworkers cottage, is testament to farming activity in the area at this time. The cottage formed part of the historic farmstead of Church Farm along with Church House, the extant Georgian farmhouse thought to have been built on the site of an earlier house.

The historic settlement pattern survives largely as it did from the mid-18th century when it was first mapped, and the development of Claines as a farming hamlet can be clearly evidenced. Doharty's map of 1751 identifies the road layout as it currently exists and the land surrounding the hamlet consists of large fields of irregular piecemeal enclosure and a number of dwellings and farmsteads. To the west of the church the buildings of Church Farm are shown dispersed along what is now Cornmeadow Lane and the cluster of buildings to the south of the church include the extant Mug House Inn and two cottages (now demolished). The single building mapped on Claines Lane is thought to be a further farm cottage and attached outbuildings.





Doharty's Map 1751



The 19th century saw the continued influence of both church and farm on the hamlet of Claines. By the time of the tithe map of 1843 the building adjacent to the Mug House to the west had been demolished, Church Farm had an increased number of outbuildings, and a row of farmworkers cottages had been built adjacent to the cottage on Claines Lane. A village school was built in 1840 followed by a new Vicarage in 1859-60 on Church Bank to the north of the hamlet.

The landscape of 19th century Claines remained characterised by agricultural fields with some reorganisation of field enclosure and plots in the later part of the century. The churchyard was extended in the 1870s and by the 1st edition OS map of 1886 a number of fields in and around Claines had been cultivated by orchards which remained well into the 20th century.



*Claines Church Institute, 1898 (Reproduced with permission from the Friends of Claines Church)*



**Tithe Map 1843**

By the turn of the 20th century the layout and buildings of Claines were established much as they are today. By the 2nd edition OS Map of 1901 shows that the row of farm cottages on Claines Lane had been demolished and replaced by two semi-detached cottages, known as Church Cottages, and the Church Institute was built on land at the corner of Claines Lane and School Lane. Map regression of the area can be found at Appendix One.



*Painting by Benjamin Williams Leader, 1860 'The Ploughman homeward plods his weary way'*

Early 20th century development in Claines saw the further extension of the graveyard into the field to the east of the church and the erection of the War Memorial in the churchyard in 1921. Church Farm continued to develop with more outbuildings added and in the 1930s the cottage to the east of the Mug House was replaced by the current Claines Cottage.

The surrounding rural landscape of Claines was interrupted in the mid-20th century with the building of the A449 link road directly to the north, severing a number of surrounding fields and separating Claines from its immediate neighbours in North Claines. There was little further 20th century development of note apart from a small amount of infill residential development on Claines Lane in the late part of the century.



## 03 Streetscape

Claines is a small historic area which despite its close proximity to the city retains a rural character and qualities through the surviving settlement and street pattern, and the retention of historic buildings, plots and boundary walls.



*The historic core is centred round the church on skewed crossroads*

Surrounded on all sides by open countryside, the relationship between Claines and its immediate setting is an important part of its character. Bounded by the A449 to the north and large open fields to the south and west, Claines is set in a semi-rural context and remains largely unaffected by the fringes of suburban Worcester beyond.

Described by Pevsner as having a 'village atmosphere', the spatial distribution of the buildings contained within Claines has a considerable bearing on its special



*Views along Commeadow Lane*

character. The area has a mix of building types, styles and ages which have developed in quite an irregular, unplanned manner over the centuries, and the 'open' and informal nature of the built form is very pleasant.

Although Claines has no village centre as such, there is a historic core around which buildings cluster. Set on a skewed crossroads, the core is centred round St. John Baptist Church which forms a key landmark and dominates views into the conservation area from all sides.



*Churchyard wall*

The large churchyard which surrounds the church has a variety of boundary treatments which both compliment and contrast with each other. The substantial red and blue brick churchyard wall forms a distinctive feature in the street scene and defines the curved nature of Claines Lane, wrapping round the churchyard into Cornmeadow Lane. Within the churchyard, iron gates and railings create the feel of a mini estate village adding charm to this part of the conservation area, and simple wooden gates mark the entrance to the extended churchyard.

The Mug House Inn and Claines Cottage are located within the churchyard boundary facing the adjacent church and set down a quiet, tree lined access lane. There is an intimate feel to this group of buildings, enhanced by enclosed views along the lane and from within the churchyard.

The Church Institute building holds a dominant corner plot at the junction of Claines Lane and School Bank. Set back from the road behind a coursed stone wall and high hedgerows, the Institute is a focal building in the streetscape and forms a key view when entering Claines from the west. Further along Claines Lane, Church Cottage has its principal elevation fronting the road and is again set back behind walled and hedged boundaries.



*View of Claines Cottage through churchyard*



Adjacent to Church Cottage a small amount of 20th and 21st century infill development lies just outside the conservation area. Constructed on former historic plots, these residential dwellings are set back from the road and remain relatively unobtrusive to the setting of the conservation area.

Church House is situated at a right angle to the church on Cornmeadow Lane behind a substantial red brick wall and iron gates. This grand Georgian farmhouse faces its associated farm buildings to the south which include Church Farm Cottage, a linear, timber-framed cottage within a farm yard setting, aligned with its side elevation to the lane.



*Red brick wall, Church House*

Road surfaces are of modern tarmac throughout the conservation area and pavements are of tarmac with concrete kerbs although some granite kerb stones found along Cornmeadow Lane are more in-keeping with the character of the area. Un-surfaced footpaths lead off Cornmeadow Lane to the Mug House and through the grounds of Church House; both footpaths offer vantage points for long distance and panoramic views of the surrounding landscape.

Many of the views within Claines are pleasantly interrupted by trees, hedgerows and historic



*Iron railings, churchyard*

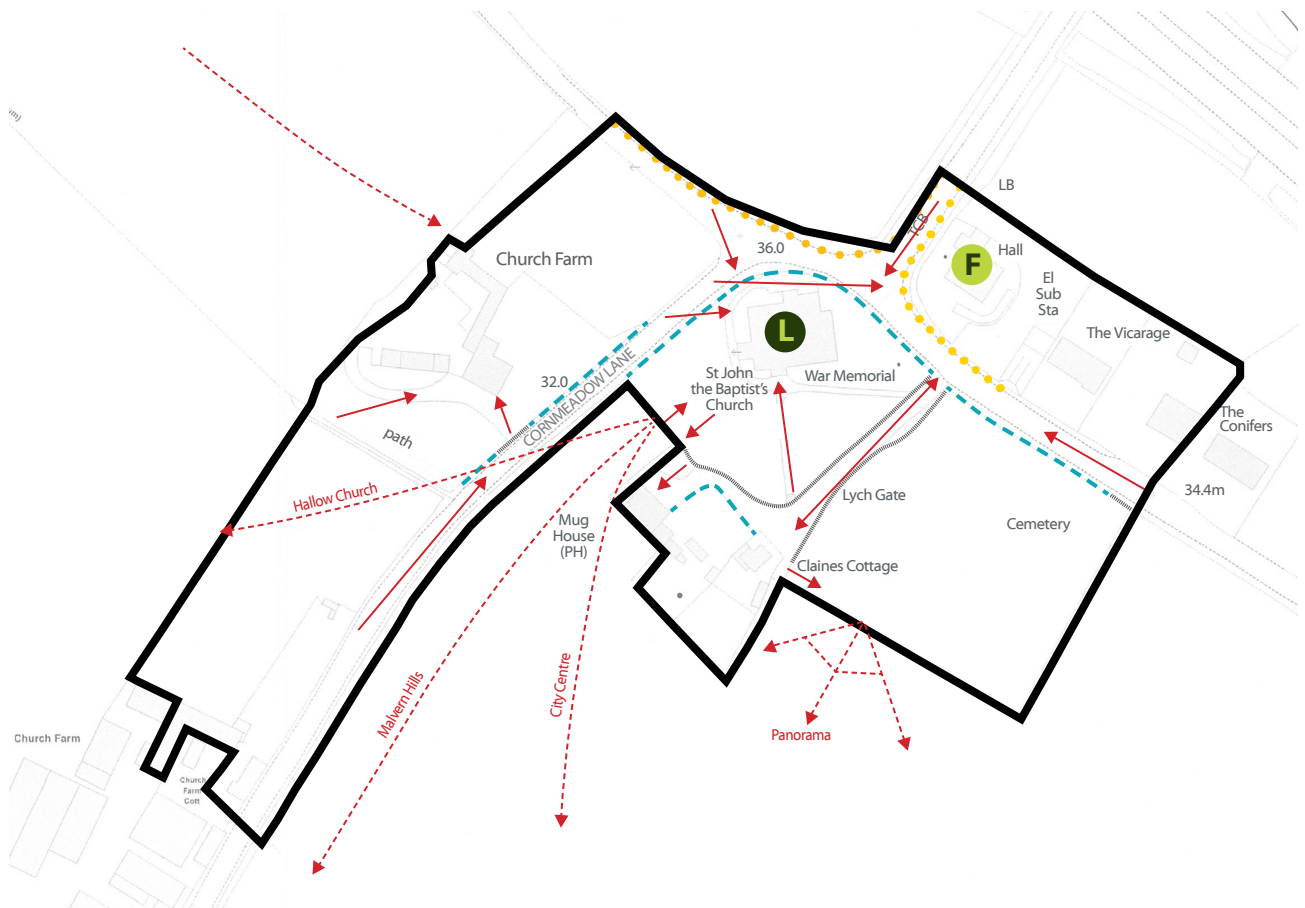
buildings, all of which contribute significantly to the essential character of the conservation area. Looking north along Cornmeadow Lane views are enclosed by hedgerows and boundary walls, sealed by the church tower set between trees. Looking south from within the churchyard the Mug House and Church Farm Cottage are glimpsed between trees and tombstones, both views emphasising the picturesque quality of the area. Other significant views and vistas in and around Claines are identified on the Streetscape Map.



*Glimpse views of Mug House and Church Farm Cottage*



## Streetscape Map



Key			
	Important gates and railings		Landmark building
	Important brick walls		Focal building
	Important stone walls		
	Key views/vistas		
	Long distance views		



## 04 Built Character and Architecture



*St John Baptist Church*



*The Wakeman Memorial*

A distinctive feature of the area is the variety of architectural styles and features highlighting the development of the settlement over several centuries.

Claines retains a number of high quality and varied historic buildings, dating from the 15th to the 19th century, the majority of which are listed. Simple architectural styles and vernacular forms, such as is found at the Mug House and Church Farm Cottage, sit alongside the more 'polite' and classical forms of Church Farm, creating a rich architectural portfolio. Despite the contrast in architectural style and form, there is a unifying character to the buildings of Claines which is gained through the use of traditional building materials and the echoing of past architectural styles and features in later buildings.

Building materials in the conservation area are traditional. The majority of the building stock is of red brick under tile roofs of both pitched and hipped forms, the exception is the church which is of dressed ashlar sandstone. Stone is also found to some boundary walls and timber is used both as a building material and as a feature; the timber-framing at the Mug House is echoed in the 'mock Tudor' gables at the Church Institute. Cast iron is used for gates and railings and there are examples of cast iron rain hoppers, lamp posts and gate stops in the churchyard.





St. John Baptist Church is the oldest surviving building, dating from the early 15th century when it was rebuilt on the site of the earlier church. Designed in the Perpendicular style, the grade II\*listed stone church contains a good collection of memorials dating from medieval times and later, and retains original 15th century floor tiles, now mounted on the wall of the north porch. Two chapels were added in the 16th century and there have been other phases of alteration, most notably its restoration and enlargement by Aston Webb in 1886-7 which created a second north aisle.



*The Lychgate*

Claines churchyard is rich in historic interest with six grade II listed memorials and tombs, including the Dyson Perrins Memorial and the Wakeman family memorial, both locally significant families. An early 20th century Lychgate by R. Houghton frames the south entrance of the church and a 1920 Portland Stone 'Cross of Sacrifice' War Memorial by Sir Reginald Blomfield is located to the east of the church. In addition there are a number of individual war graves in the churchyard.



*The Mug House Inn*

Occupying land to the rear of the church is the grade II listed Mug House Inn which dates from at least the 16th century. The two storey building is part timber-framed with late 20th century brick infill panels and a pitched roof of tile; a panel of wattle and daub has been left on display on one of the panels as a visual reminder of the original infill material. This historic inn retains character through timber mullion frames and casement windows. The inn also has a number of associated historic outbuildings within its curtilage.

Claines Cottage occupies an idyllic spot at the southwest corner of the churchyard and is a good example of early 20th century architecture in Claines. Built in the 1930s the building is of red brick with a hipped and gabled tiled roof with a 'double-width' porch and bay window.



To the west of the church stands Church House, the grade II listed farmhouse to Church Farm, thought to have been built on the site of an earlier 17th century farmhouse. Dating from the mid-18th century, the house is distinctly Georgian in architectural style with a classically proportioned façade of three storeys over five bays. Brick with a hipped tile roof set behind a brick parapet and painted cornice, the house retains a symmetrical fenestration of sash windows with gauged brick lintels and a pedimented door case with classical columns and semi-circular fanlight with tracery design.



*Church House*

South of Church House, Church Farm Cottage is a grade II listed 17th century cottage with later additions. Built in a simple, vernacular style, the cottage is single storey with attic and is timber-framed with painted brick infill panels and a large brick end chimney stack.



*The Church Institute*

The Church Institute is situated on the corner of Claines Lane and School Bank. Built by Lewis Sheppard in 1891, the Institute is a substantial building of two storeys with attic, constructed in an orange/red brick with an English Bond. The south and west facing gables are timbered, and stone transomed and mullioned windows form a distinctive feature; the style and mix of materials here is typical of the late 19th century vernacular revival style of the Arts and Crafts Movement.

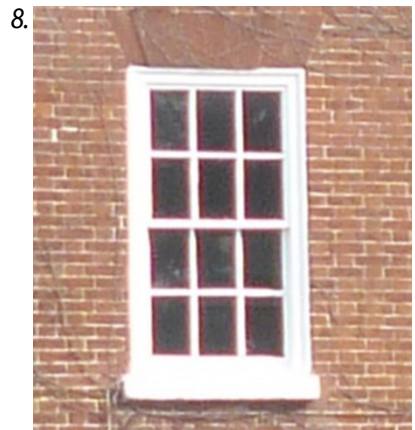
Further along Claines Lane is Church Cottage, a 19th century building of brick and tile with later render. Originally two cottages, the building has a slightly asymmetrical façade with windows replaced in the 20th century.



1. Rain Hopper, Church  
2. The Lychgate  
3. Stone Memorial Urn



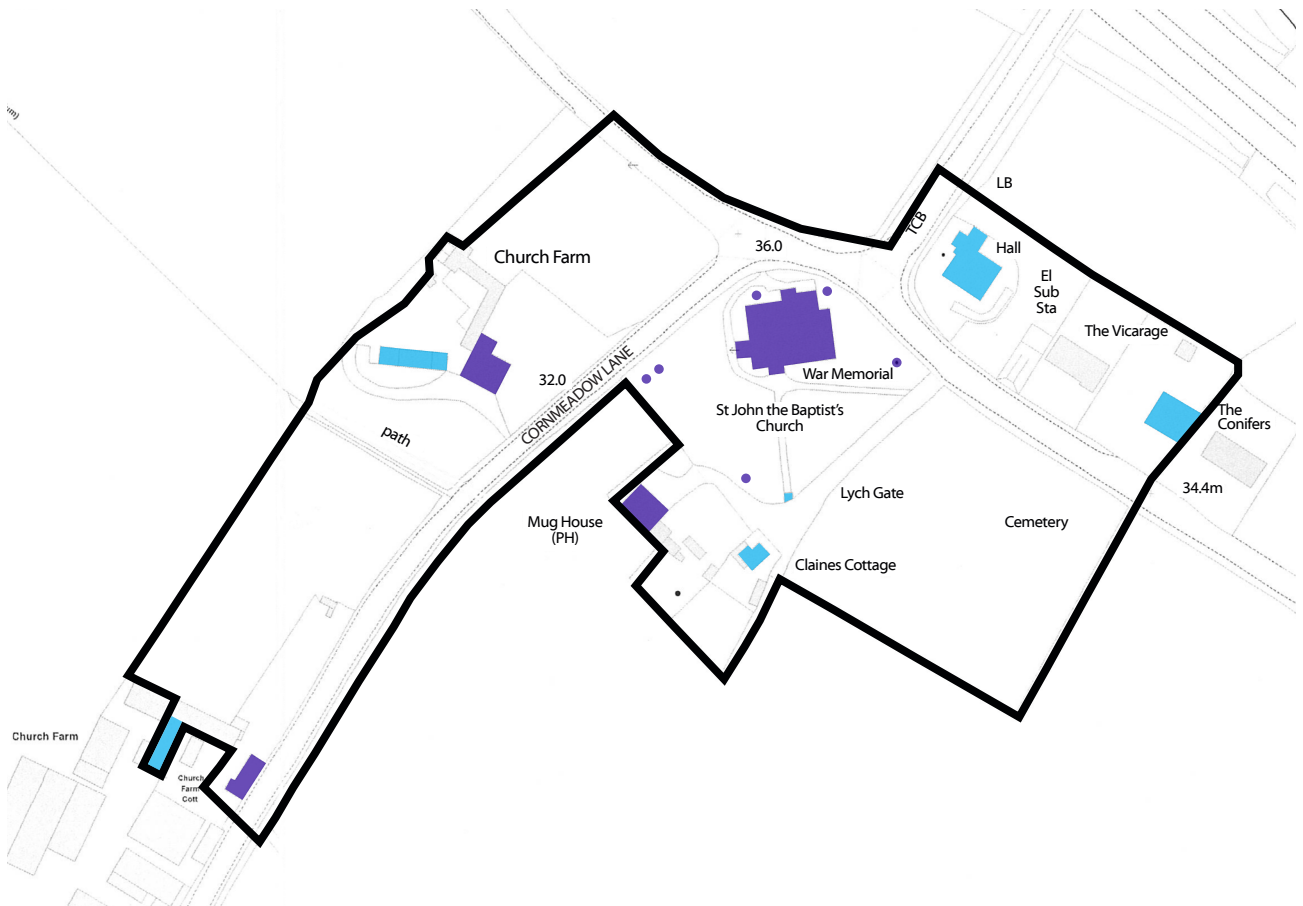
4. Door Case, Church Institute  
5. Mock timber-framing, Church Institute  
6. Retained wattle and daub infill panel, Mug House





7. Cast iron gatepost, churchyard  
8. Sash windows, Church House  
9. Stone tracery window, Claines Church



## Historic Buildings Map



Key	
	Listed Building/Structure
	Positive Building/Structure

## 05 Landscape Character



*Far reaching views to the city centre*

Claines is set in a gently rolling, low-lying agricultural landscape, surrounded on all sides by arable farmland and fields. The open countryside immediately connects this small, picturesque hamlet to its rural landscape which retains an air of its agrarian roots.

Approaching the conservation area from all sides, the view of Claines is one of a small cluster of historic buildings nestled between tall, wide-spreading trees set in open space. One can appreciate the relationship of the natural environment to Claines through these views which both define and enhance its setting.

A large part of the character of Claines is determined by its semi-rural setting which provides an important backdrop to views out of the conservation area which are open and the surroundings spacious. The large field extending southwards from the rear of the Mug House does much to contribute to the setting of Claines and provides extensive and far reaching views

across to the Malvern Hills, and to the towers and spires of the city centre. Whilst not included within the boundary of the conservation area, this significant space provides an important gap between Claines and the higher density urban nature of the city, clearly fulfilling the role of Green Belt to prevent coalescing.

Much of the open space within the conservation area has been determined by its informal development and the enclosure of some much larger fields. Areas of field and paddock, along with residential gardens, provide a significant contribution to open space, often glimpsed through openings and gaps in boundaries.



*Churchyard Yew*

Claines is characterised by a number of well-established hedgerows and mature trees that form an integral part of the landscape and contribute to the natural character of the area. The trees and hedgerows create natural boundaries and give an intimate feel to the historic core of Claines, particularly along Claines Lane where the winding lane is defined by high hedgerows which enclose views and contrast with the open space beyond.

A key characteristic of Claines is the large churchyard which forms a distinctive area where open green space and mature trees can be enjoyed in a peaceful and secluded setting. Although the space here is more planned and formal there is a welcoming feel created through pathways and gateways which allow a pleasant flow through the churchyard. More informal public space can be found at the Mug House Inn which offers outside public seating and a place in which to enjoy the picturesque surroundings.

Notable trees are found throughout the churchyard and to the grounds of Church House, many the



*High hedgerows, Claines Lane*

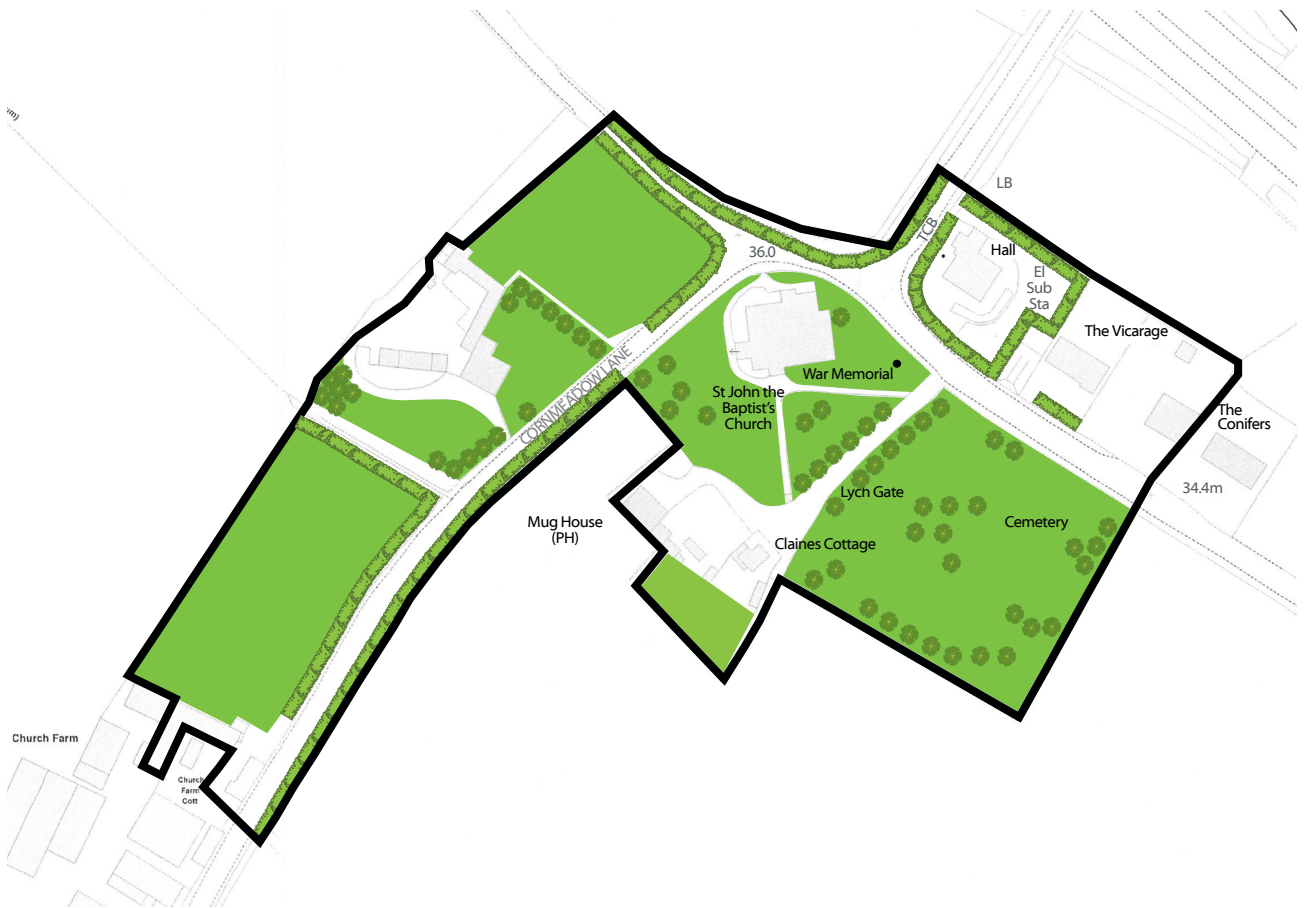
result of Victorian designed landscape planting. An avenue of lime trees forms a formal walkway through the churchyard and a large Yew sits adjacent to the church. Elsewhere in the churchyard a variety of deciduous and evergreen trees are found, including pines, cedars, Redwoods, Sweet Chestnuts and a number of mature conifers. The curtilage of Church House also contains an abundance of mature trees including Sweet Chestnuts, Yews and a large Oak.






*Claines churchyard*



## Landscape Character Map



**Key**

-  Important green space
-  Important hedges
-  Important trees/groups of trees



## 06 Management Proposals



*View of Claines Conservation Area from the west*

Local authorities have a duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals in order to preserve and enhance the character and appearance of the conservation area.




Any new development should reinforce the character of the conservation area identified in the conservation area appraisal and be sympathetic to the historical evolution and character of Claines. Consideration should be given to the significance of the historic buildings and their setting, the historic layout and street pattern, significant spaces, massing, volume and scale of the existing and proposed buildings and the employment of building materials and architectural features.

Some works that could harm the character or appearance of the conservation area can be carried out under “permitted development rights” which means that home owners do not need to apply for planning permission. Owners are nevertheless encouraged to take heed of the special historic character and appearance of the conservation area when carrying out these works.




The following management proposals for the Claines Conservation Area identifies issues and opportunities for both its preservation and enhancement.





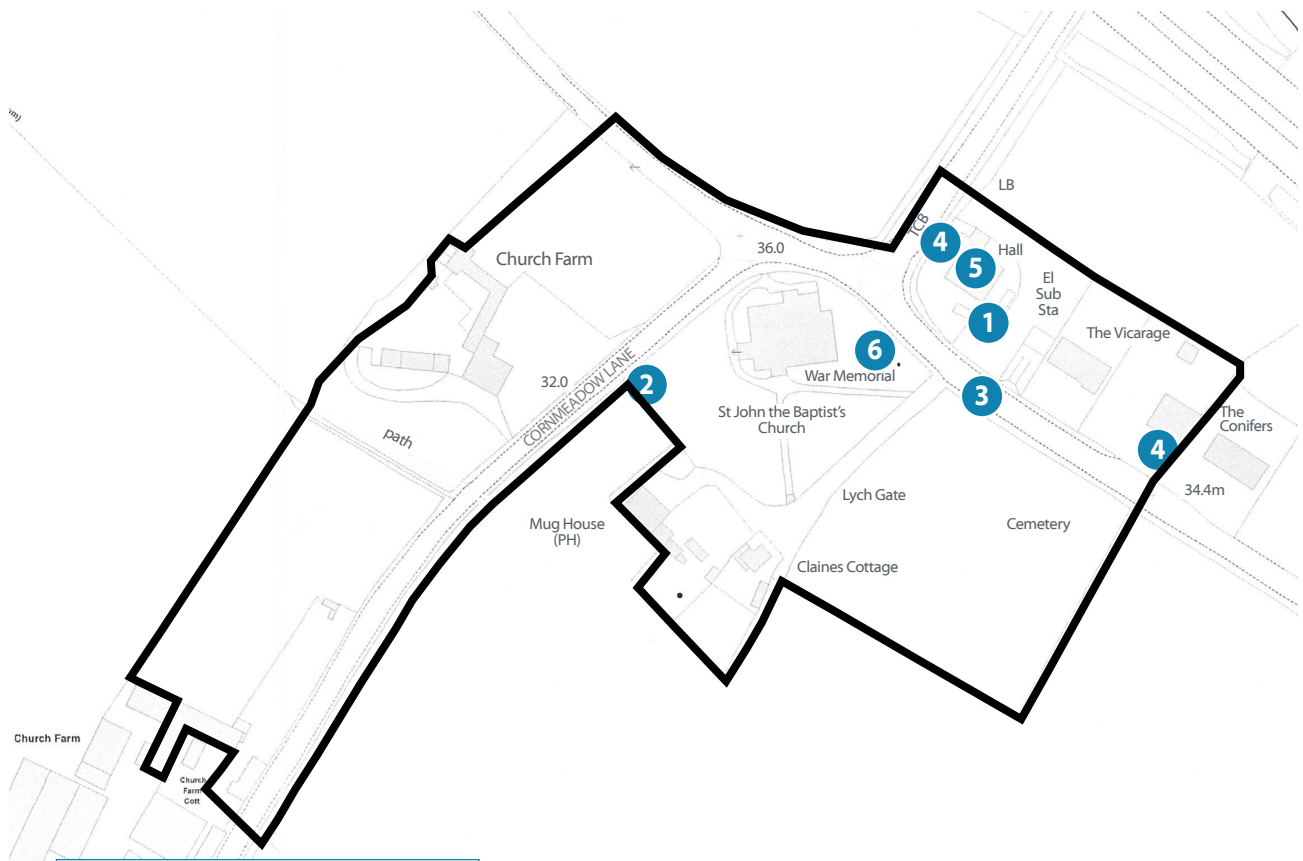
	Location	Issue	Action	Responsibility
<p>1</p> 	Car Park, Church Institute	Poor surfacing and bins give a negative appearance	Consider ways to improve surfacing. Consider relocation of bins to less prominent position	Owner/occupier
<p>2</p> 	Churchyard	Some damage to tombs and memorials	Carry out repairs to replace damage	Worcester City Council
<p>3</p> 	Claines Lane	Claines Lane is used as a cut through between Droitwich Road and A449 creating excessive traffic through the village, often at speed.	Consider traffic calming options	Worcestershire County Council



	Location	Issue	Action	Responsibility
<p>4</p> 	School Bank/ Claines Lane	Some use of inappropriate modern materials and styles for extensions and windows.	Local Planning Authority to encourage replacement with more traditional styles and forms where appropriate.	Owners/ Planning Officers
<p>5</p> 	Church Institute	Building is a key historic building and forms a focal point in the streetscape.	Recommend inclusion on Worcester City Council's local list.	Conservation Officer
<p>6</p> 	War Memorial	War Memorial in Claines Churchyard meets the criteria for national designation.	Submit listing application to Historic England.	Conservation Officer



## Management Proposals Map



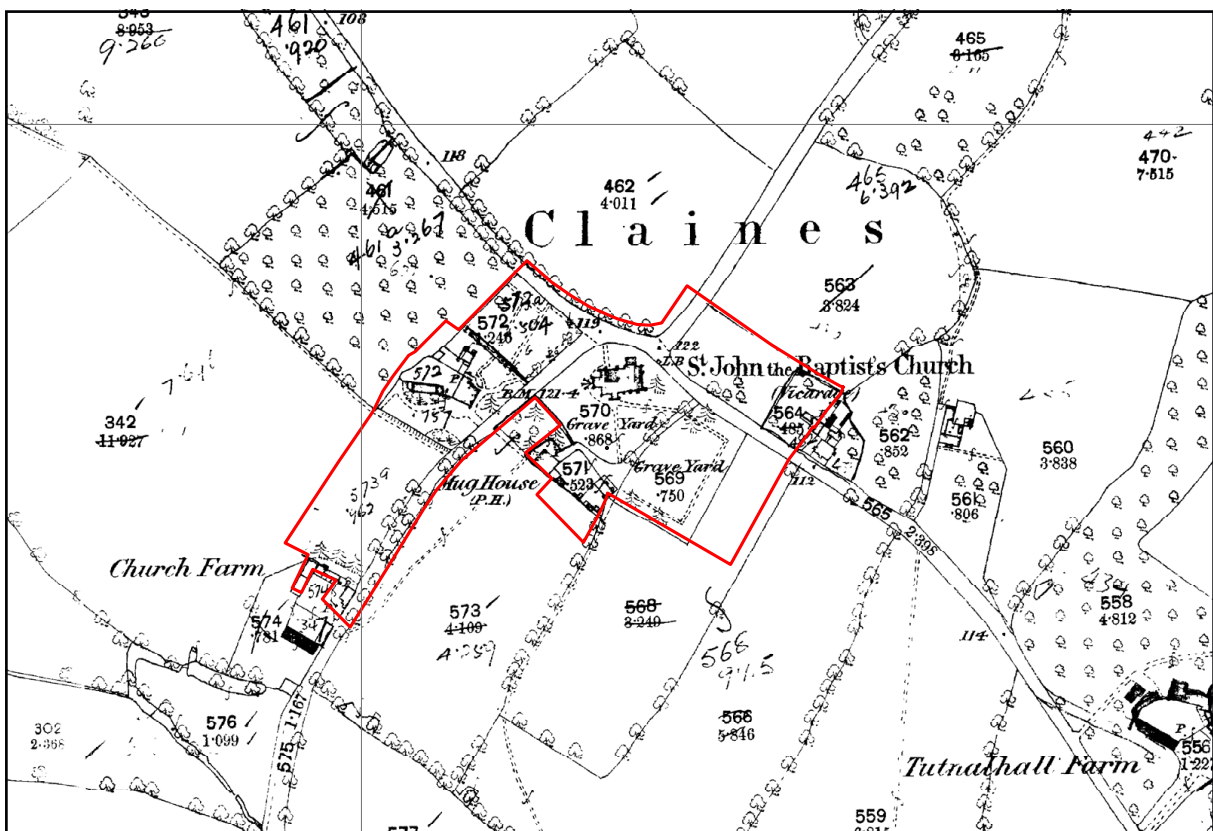
### Key

- 1 Car Park, Church Institute
- 2 Churchyard
- 3 Claines Lane
- 4 School Bank/Claines Lane
- 5 Church Institute
- 6 War Memorial



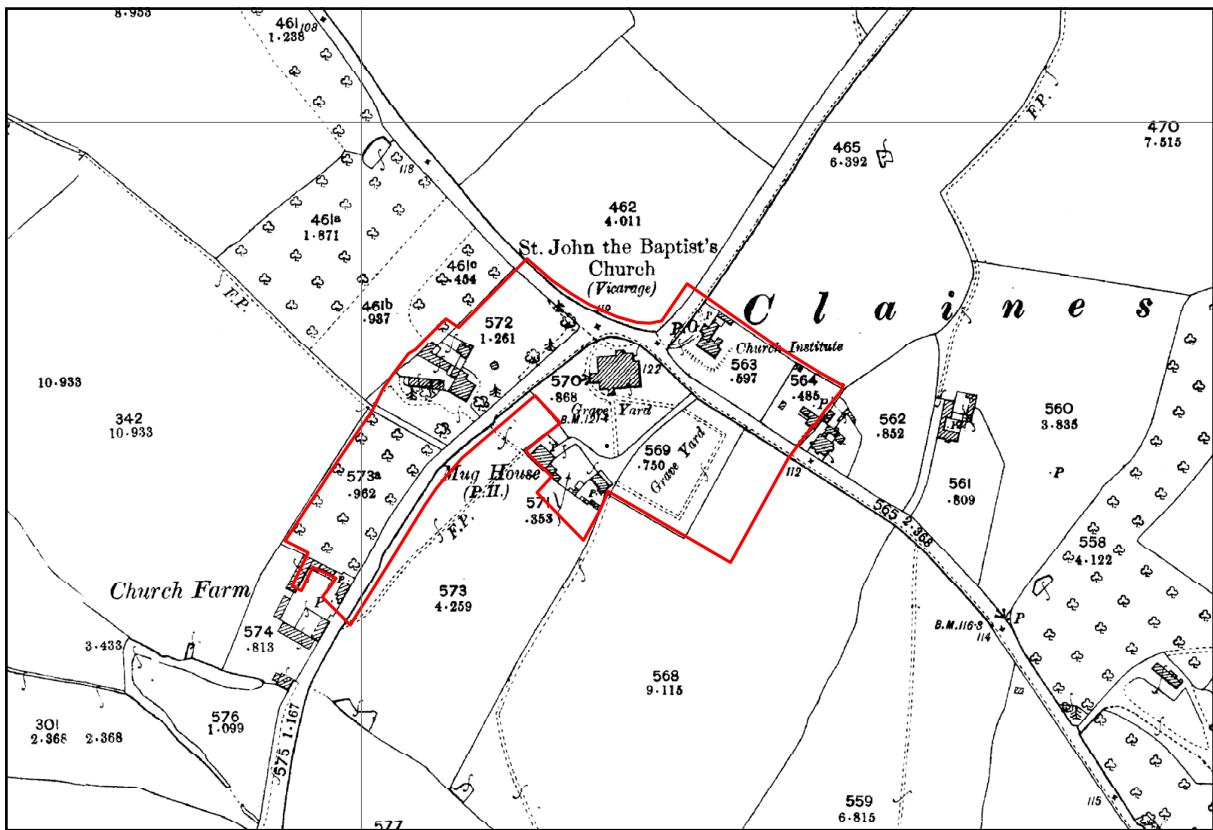
# 07 Appendix One - Historic Mapping

## 1st Edition Ordnance Survey, circa 1885



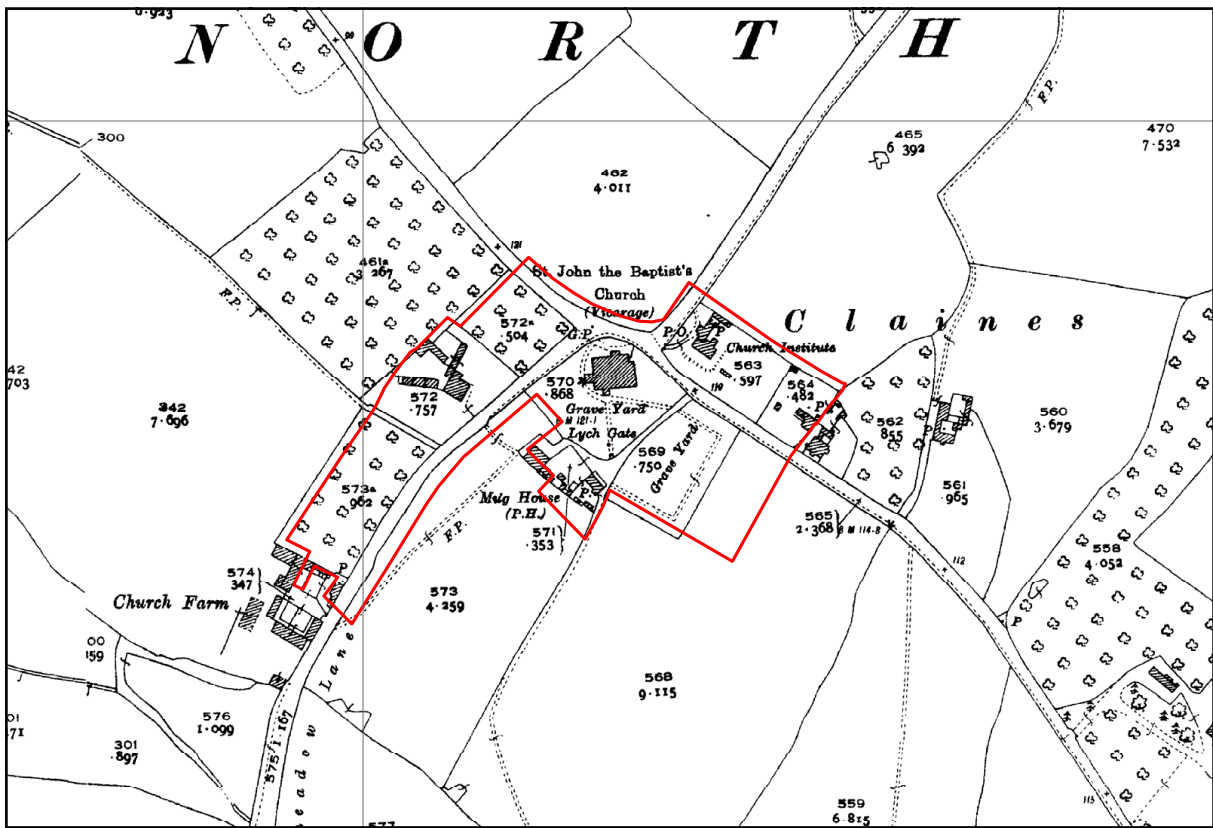


## 2nd Edition Ordnance Survey, circa 1901



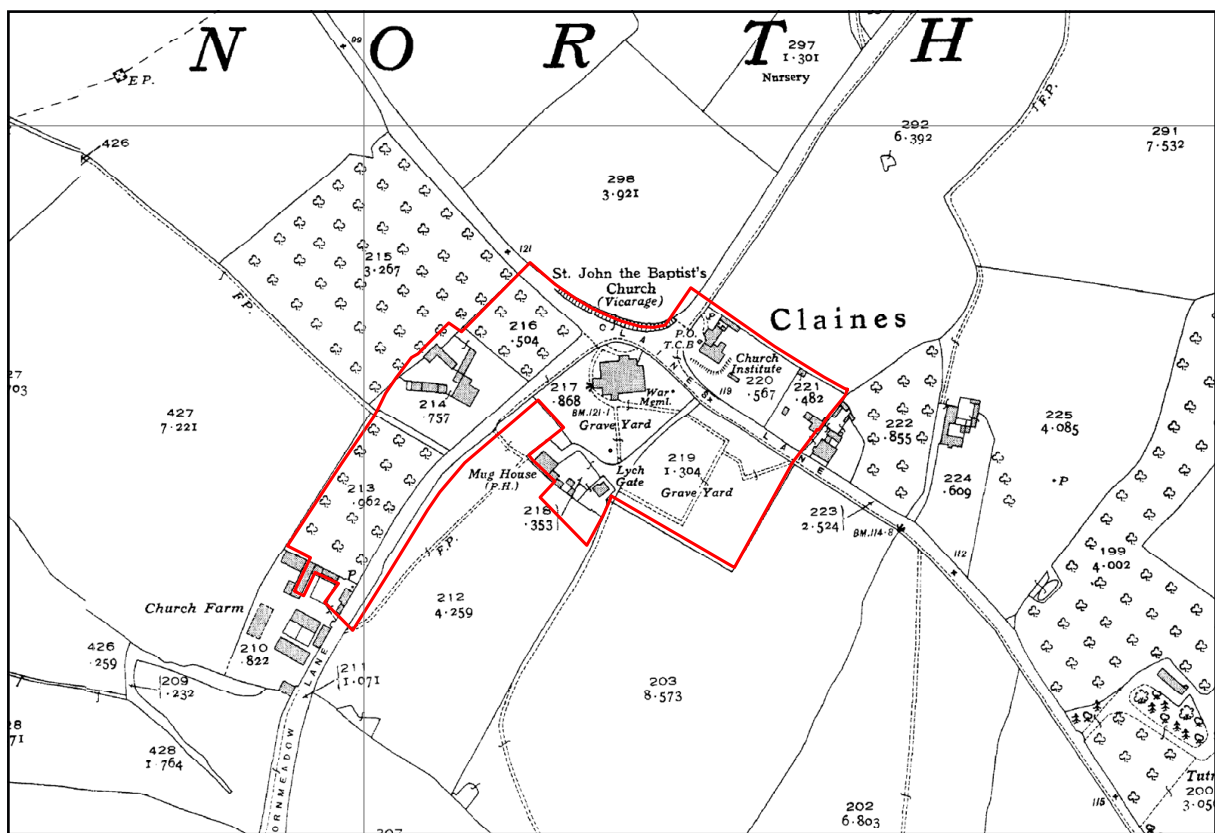


### 3rd Edition Ordnance Survey, circa 1928





### 4th Edition Ordnance Survey, circa 1940





## 08 Appendix Two - Listed Buildings

The following buildings in Claines are Grade II listed (St. John Baptist Church Grade II\*). Follow the link to view the list description.

1063809 **Mid-19th century Chest Tomb**

1063810 **St. John Baptist Church.** 15th century church, restored and enlarged in 19th century

1063811 **Dyson Perrins Memorial.** Mid-19th century marble and granite chest tomb

1063812 **Early 19th century stone pedestal tomb**

1063813 **Taylor Memorial.** Early 19th century stone memorial

1063814 **Wakeman Memorial.** Mid-19th century stone chest tomb in Greek Revival style.

1063815 **Mug House Inn.** Part timber-framed 16th century public house.

1389756 **Church Farm Cottage.** 17th century timber-framed former farm workers cottage, now house.

1389757 **Church House.** Mid-18th century house.

1437487 **Claines War Memorial.** 1920 Cross of Sacrifice churchyard war memorial.



*Claines Conservation Area viewed from the south*





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## Contact Details

Heritage and Design  
The Guildhall  
High Street  
Worcester WR1 2EY  
Tel: 01905 722233

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