



Rushcliffe  
Borough Council

# Bradmore Conservation Area Appraisal and Management Plan

May 2009



**RUSHCLIFFE - GREAT PLACE • GREAT LIFESTYLE • GREAT SPORT**

# Contents

PART 1 CHARACTER APPRAISAL .....	3
1 Introduction and summary.....	3
1.1 The Bradmore Conservation Area.....	3
1.2 Key characteristics.....	3
1.3 Key issues .....	3
2 Purpose and context.....	4
2.1 The purpose of a Conservation Area character appraisal .....	4
2.2 The planning policy context.....	4
3 Location and landscape setting.....	5
4 Historic development and archaeology .....	6
5 Spatial analysis.....	9
5.1 Plan form and layout.....	9
5.2 Landmarks, focal points and views .....	10
5.3 Open spaces, trees and landscape.....	10
5.4 Public realm.....	11
6 The buildings of the Conservation Area .....	12
6.1 Building types .....	12
6.2 Listed Buildings.....	12
6.3 The contribution of unlisted buildings .....	13
6.4 Building materials and local details .....	13
7 The Character of the Conservation Area.....	15
8 SWOT Analysis.....	17
PART 2 GENERIC MANAGEMENT PLAN FOR CONSERVATION AREAS IN RUSHCLIFFE .....	18
1.0 Introduction.....	18
2.0 Aims and Objectives of this Management Plan .....	18
3.0 National and Local Policies and guidance.....	18
4.0 Development in Conservation Areas.....	20
5.0 Buildings at risk and sites which detract from the character of the area .....	22
6.0 Management of Public Realm .....	23
7.0 Monitoring.....	23
APPENDICES .....	24
Appendix 1 – Listed Buildings and Structures.....	24
Appendix 2 – Townscape Appraisal.....	26
Appendix 3 – Works within Conservation Areas that require permission.....	27

## **PART 1 CHARACTER APPRAISAL**

### **1 Introduction and summary**

#### **1.1 The Bradmore Conservation Area**

This small Conservation Area was only designated as recently as October 1994 and includes 19 Listed Buildings or structures (all Grade II). The uniform 18<sup>th</sup> century character of Bradmore's buildings is the result of a devastating fire in 1705 which destroyed much of the historic core of the village. In the years that followed Sir Thomas Parkyns of Bunny Hall took it upon himself to rebuild Bradmore. The characteristic designs of this gifted amateur architect now act as a reminder of the historic link between the communities of Bradmore and Bunny.

#### **1.2 Key characteristics**

- High degree of uniformity in traditional building styles and materials.
- Compact linear plan form.
- Elongated farm buildings create enclosed courtyards.
- Substantial private gardens throughout the Conservation Area.
- Strong rural approaches into village with hedgerows and grass verges.

#### **1.3 Key issues**

**Alterations and extensions to residential properties** – Front and rear gardens being lost to excessive extensions and poor quality alterations to modern and historic properties. Use of inappropriate building materials such as purple bricks and uPVC windows/doors.

**Development Pressures** – Development of fields around the village and gardens.

**Highways and Transportation** – Traffic noise and speeding along Loughborough Road which divides the village in two. Large amount of standard street furniture and signage. Parked cars in the village centre.

**Public Realm** – Lack of community open space. Litter is a problem especially along Loughborough Road and The Ramper.

## **2 Purpose and context**

### **2.1 The purpose of a Conservation Area character appraisal**

Local Planning Authorities have a duty to designate as Conservation Areas any 'areas of special historic or architectural interest the character or appearance of which it is desirable to preserve or enhance'. (PPS 5). This Appraisal aims to describe Bradmore as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces.

In 2005, Rushcliffe Borough Council followed government advice by looking more closely at the architectural and historic features within each Conservation Area and how their special character could be preserved or enhanced. The appraisal process has also provided an opportunity to evaluate the appropriateness of the Conservation Area's boundary and make changes where necessary. In the case of Bradmore some minor changes have been made in order to create a more rational boundary and include areas that contribute to the village's historic or architectural character. This has resulted in the inclusion of a group of properties along the north side of Main Street and the rerouting of the eastern boundary of the Conservation Area to include grass verges, hedgerows and two properties along the east side of Loughborough Road.

The survey and analysis work within the appraisal sections of this document highlight the particular features and characteristics of Bradmore that are worthy of preservation. Work on previous Conservation Areas has identified characteristics which are common throughout Rushcliffe. These have been fed into a generic Management Plan for the Borough which states why these features and characteristics should be preserved or enhanced and how this could be achieved. This document should be used by residents and professionals both as a source of information and as a guide.

### **2.2 The planning policy context**

This appraisal provides a firm basis on which applications for development within the Bradmore Conservation Area can be assessed. It should be read alongside the wider development plan policy framework produced by Rushcliffe Borough Council and other National Planning Policy Guidance documents. The relevant documents include:

- Rushcliffe Borough Non-Statutory Replacement Local Plan 2006
  - Policies EN2, EN3 (Conservation Areas)
  - EN4, EN5 (Listed Buildings)
  - EN6 (Ancient Monuments)
  - EN7 (Archaeological importance)
- Planning Policy Statement 5 (PPS 5): Planning for the Historic Environment (2010)
- Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development (2006)
- By Design: Urban Design in the Planning System – Towards Better Practice (2000)
- Rushcliffe Residential Design Guide Supplementary Planning Document (2009)

### 3 Location and landscape setting

Rushcliffe Borough forms the southern tip of Nottinghamshire which borders Leicestershire. It is predominantly a rural Borough that contains a mixture of city suburbs, market towns and villages. Rushcliffe is located about half a mile South of Nottingham city centre, with the River Trent forming the majority of its northern boundary and the River Soar defining its western boundary.

The Fosse Way (A46), a distinctive Roman Road, runs through the centre of the Borough and leads to Newark in the North and Leicester in the South. In the northern half of the Borough, the A52 forms Nottingham's primary transport link to Grantham and the East of England. Junction 24 of the M1 and East Midlands Airport are located about 1 mile from the western border.

Bradmore is positioned on the A60, once the turnpike road between Nottingham and Loughborough, in the South Nottinghamshire Farmlands Character Area. The neighbouring villages of Bunny and Ruddington lie 1 mile to the south and 1½ miles to the north respectively. The surrounding landscape consists principally of large arable fields with views to the south of the Nottinghamshire Wolds and wooded areas of Rancliffe Wood and Bunny Old Wood.



The view down Pendock Lane towards the wooded ridge of the Nottinghamshire Wolds.

## 4 Historic development and archaeology

Bradmore takes its name from the now drained 'broad mere' or shallow post-glacial lake which it once overlooked. A devastating fire in 1705 destroyed 12 houses and numerous barns, stables and workshops on Far Street and Main Street in less than two hours. Only the tower and spire of the 13th/14th century church survived and by 1881 a Mission Hall had been built adjoining the original tower. Between 1705 and 1830, when the Wesleyan Methodist Church was built, there was no regular place of worship in the village. After the fire, many of the red brick barns, houses and farmhouses seen throughout the Bradmore of today were designed and built by the famously eccentric Sir Thomas Parkyns (1662-1741) of Bunny Hall. The often quirky design features favoured by this amateur architect provide an historic link between the two communities of Bunny and Bradmore.

Because of the village's position on high ground there were at one time two windmills serving the village. The last one was a post mill at the top of Far Street, built before 1832, it was derelict by the 1870s and burnt down on November 5th 1880. It had an open trestle and a tailpole. Although at one time there were two alehouses within the village, the village does not now have a public house. It is apparent that the village was at one time an entirely self-sufficient community. Apart from the farmers, there were 2 butchers, a tailor, a baker, a miller, two saddlers, a wheelwright, a carrier, a blacksmith, a maltster and a joiner, and, of course, the alehouse keepers. Several cottages also had 'Stockingers' shops attached, where the locals worked as stocking knitters on framework machines.

Two of the village street names have unclear interpretations. Ramper or Rampart (now the northern stretch of Farmer Street) is of uncertain origin because there is no evidence of any incline or earthworks nearby. Although this name is not recorded on any Ordnance Survey map, it was frequently used in old written records. Another is Donkey Lane, believed to be a lane where travellers kept their animals when they were in the village. The others are fairly straightforward, Farmer Street, Main Street, Far Street and one recently acquired one, Littlemoor Lane, which was given only in 1996 to a previously unnamed and unadopted road. Newly built housing schemes have been called by the name of the farm that existed before they were built, hence Manor Farm Close.

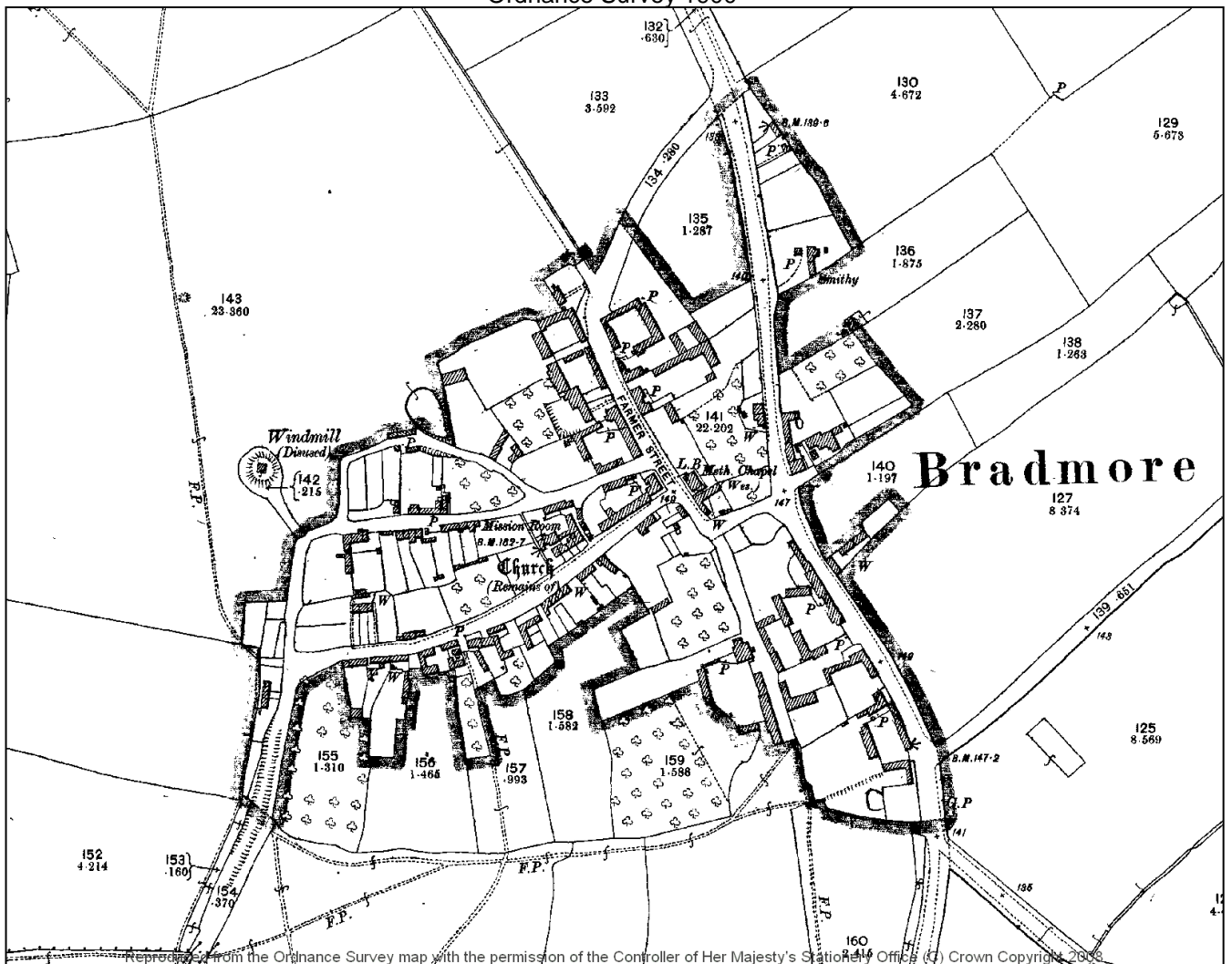


Chapman 1774



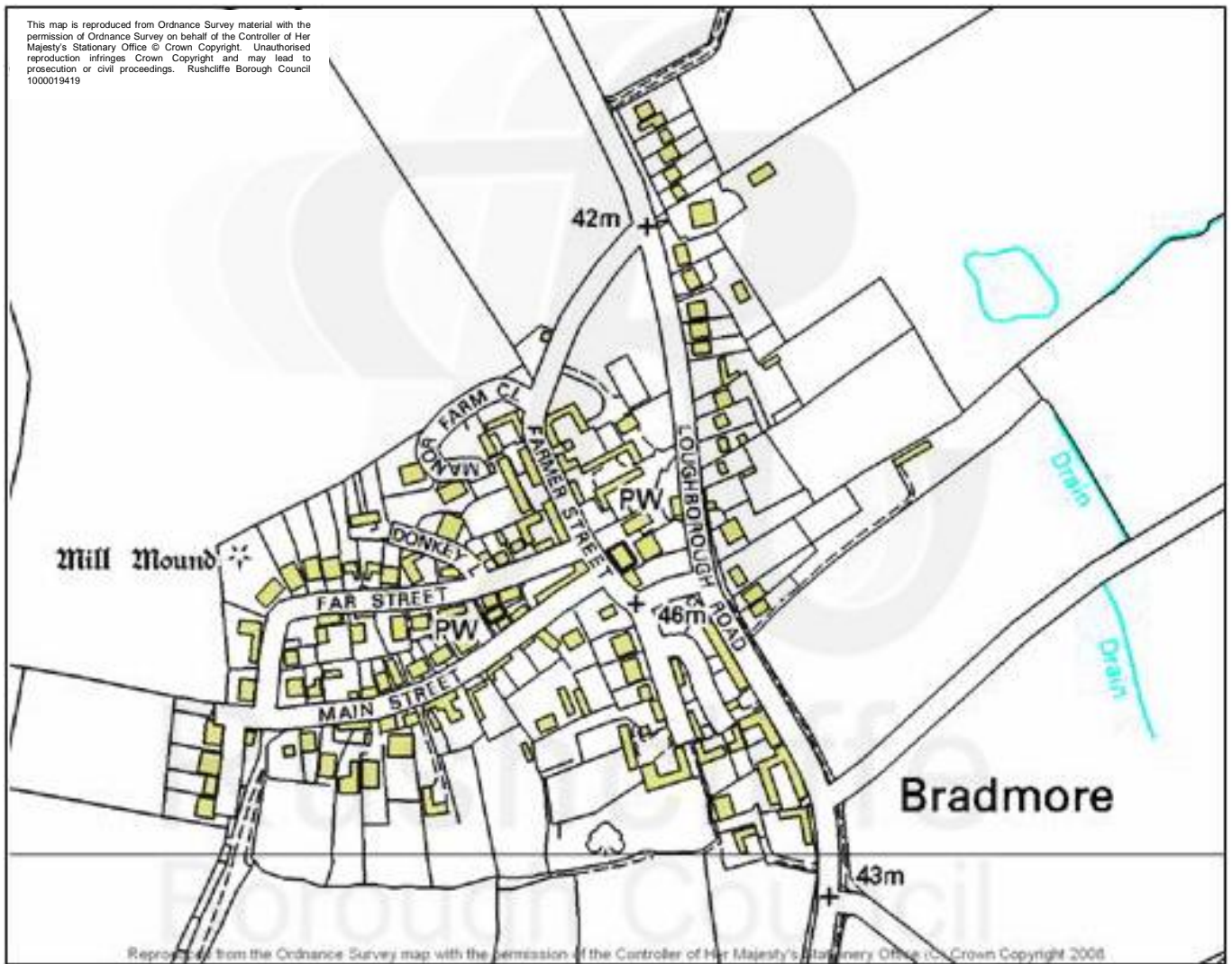
Sanderson 1835

Ordnance Survey 1900



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright, 2008.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Rushcliffe Borough Council 1000019419



Present day Bradmore. The majority of new development has occurred along the eastern side of Loughborough Road and on the western fringes of the village.



## 5 Spatial analysis

### 5.1 Plan form and layout

Bradmore has a simple layout of four principal streets. The first of these is the A60 Loughborough Road (which is oriented roughly north-south). Along the western side of the road there are groups of traditional farm buildings which front almost directly onto the roadway. By contrast, the eastern side has been occupied by modern detached houses which are set back behind front gardens. Running roughly parallel to the A60 to the west is Farmer Street (the northern part of which is locally known as the Ramper) from which Far Street and Main Street head westwards forming a loop. Most of the traditional buildings in the village are concentrated along Farmer Street, the western side of Loughborough Road and the southern side of Main Street. More modern buildings are to be found along Far Street and northern Main Street but there are also examples of modern infill development elsewhere. Houses generally have their principal elevations fronting the roadway while the more elongated traditional farm buildings are often arranged to form courtyards.



Farmer Street (above left), Loughborough Road (above) and Far Street (left).

## 5.2 Landmarks, focal points and views

The church tower and steeple which survived the fire of 1705 is still Bradmore's most significant landmark thanks to its elevated position at the centre of the settlement. Within the village there are frequent views of this and other significant buildings along Farmer Street and Loughborough Road, but views to the surrounding countryside are generally quite restricted. These are limited to certain points on the fringes of the village and to the more open Loughborough Road boundary of the Conservation Area. The Townscape Appraisal map in Appendix 2 illustrates these key views and other views which link the village to the adjacent countryside.



The view towards Rancliffe Wood (above), houses and farm buildings along the west side of Loughborough Road (above right), the Church tower from the grounds of the former village riding school (right).



## 5.3 Open spaces, trees and landscape

Bradmore has only a limited number of significant trees and is characterised more by its grass verges, hedgerows and private gardens. Verges provide a rural feel to the streetscene of the village. Along Farmer Street and Loughborough Road these counteract the almost urban feel created by the positioning of buildings close to the roadway. Open spaces encircled by hedgerows such as the garden of The Old Hay Barn and the small green at the southern end of Farmer Street are also prominent features and add to the village's rural character.

Areas of open green space which make a positive contribution to the character of the Conservation Area are shown on the Townscape Appraisal map in Appendix 2.



The hedge lined green at the southern end of Farmer Street and grass verges and hedges along The Ramper (a local name for the northern stretch of Farmer Street).

#### 5.4 Public realm

Bradmore's roads and pavements are surfaced with asphalt but many private drives use gravel which is more sympathetic to the village's rural character. Boundary treatments within the village include grass verges, hedgerows, timber fencing, masonry walls and informal planting. In addition, a number of the village's older houses front directly onto the pavement, negating the need for any boundary definition. Brick or stone walls are used sporadically throughout the village while hedgerows and verges are a particular feature of Loughborough Road and Farmer Street.



From left to right: gravel drive at Blackcliffe Farm Mews; Watershed Barn fronts directly onto the pavement; brick boundary wall on Farmer Street.

## 6 The buildings of the Conservation Area

### 6.1 Building types

Apart from the surviving medieval church tower, the older buildings in Bradmore were built no earlier than 1705 and consist of a mixture of different sized farmhouses, cottages, elongated barns and outbuildings. Many of these can be seen on the historical maps shown in 4.1. There are also examples of 20<sup>th</sup> and 21<sup>st</sup> century semi-detached and detached dwellings throughout the village.



Traditional building types in Bradmore.

### 6.2 Listed Buildings

Buildings on the Government's List of Buildings of Special Architectural or Historic Interest are called "Listed" buildings and are protected by law. Consent is required from Rushcliffe Borough Council before any works of alteration, extension, or demolition can be carried out. Further information can be found in Rushcliffe Borough Council's publication Listed Buildings in Rushcliffe, which is also available online at:

<http://www.rushcliffe.gov.uk/conservation/listedbuildings/>

A complete list of Listed Buildings and structures in Granby is provided in Appendix 1. All Listed Buildings are shown on the Townscape Appraisal plan, but some of the smaller structures such as gravestones may not be shown.



Stafford House and barn, No. 28 Farmer Street and the tower of Bradmore Church (all Grade II listed).

### 6.3 The contribution of unlisted buildings

The Bradmore Conservation Area includes a number of unlisted buildings that make a positive contribution to the character and appearance of the Conservation Area. This may be because of their age, architectural style, former function, or general contribution to the variety of the townscape. Key unlisted buildings are highlighted in the Townscape Appraisal in Appendix 2 and some examples of these are shown in the photographs below. However it is important to stress that nearly all the buildings within a Conservation Area can make a positive contribution to the townscape in some way.

Over 60 unlisted cottages, farmhouses and outbuildings have been identified on the Townscape Appraisal map as having a positive impact on the character of the Conservation Area. The majority of these date to the 18<sup>th</sup> and 19<sup>th</sup> centuries but there are also occasional examples of 17<sup>th</sup> century construction. The coherent character of the village derives from the use of similar materials and construction details, despite the fact that the buildings are of individual design.

Around 30 unlisted cottages, farmhouses and outbuildings have been identified on the Townscape Appraisal map as having a positive impact on the character of the Conservation Area. The majority of these date to the 18<sup>th</sup> and 19<sup>th</sup> century.



From left to right: No. 30/32 Main Street; No. 31 Main Street; No. 25 Far Street.

### 6.4 Building materials and local details

Traditional building materials were largely locally sourced. Bricks for example, were not transported far from where they were made, with most villages having their own brick pit and yard. This led to interesting village-specific sizes, colours and styles of brickwork. Roofs would have been made from local materials such as thatch until clay pantiles became popular.

The traditional building materials within the Conservation Area are as follows:

**Walls:** Dominated by orange/red brick (sometimes with blue brick details). Some examples of earlier stone walls. There are also examples of pebble dash, white painted brick and whitewashed lime render. The larger buildings have brick string courses, corbelled eaves and load bearing brick arches visible just above foundation level, an intriguing construction detail apparently favoured by Sir Thomas Parkyns.

**Roofs:** Dominated by orange clay pantiles with some examples of plain clay tiles and Welsh slate. Gable ends either have parapets or are plain close verge where the tiles run to the edge of the brick gables. Corbelled brickwork is often found under the eaves.

**Windows:** Most houses have timber Yorkshire sliding sashes with segmental headers. Many create a symmetrical façade and have glazing bars. Some properties have single mullioned ashlar casements with puddle wrought iron glazing bars or Georgian style sashes. Arched brick

lintels are most prominent. Barns generally have far fewer and much smaller windows. These are usually single pane, square and timber framed.

Doors: Houses have painted timber doors, with smaller properties having simple plank and batten designs and larger ones panelled or part glazed types. On some recently converted barns there are also examples of large timber and glass barn doors which create a strong design statement.



Brick wall with load bearing arch at foundation level, a common feature in Sir Thomas Parkyns' designs.



Orange clay pantile roof with parapet gable, decorative brick eaves, arched brick lintels and timber casement windows with segmental headers.



Decorative red and blue brick string course, sliding sash windows and panelled timber door with arched brick lintel.



The timber and glass barn door at Stafford House, Farmer Street, makes a strong architectural statement. Note also the simple square windows.

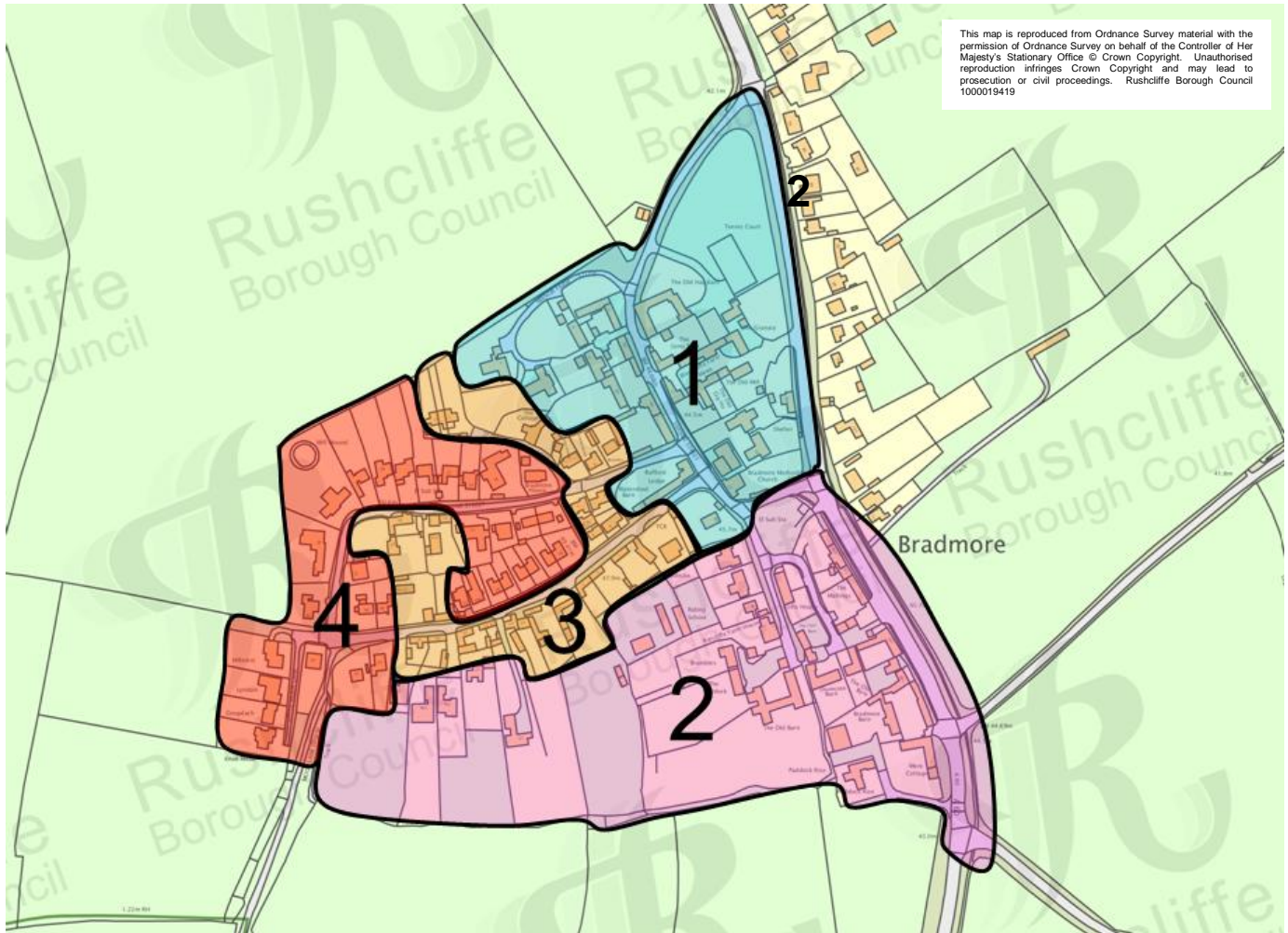


Timber Yorkshire sliding sash window, orange clay pantiles and whitewashed lime rendered wall.



Single mullioned ashlar casement window with puddle wrought iron glazing bars

## 7 The Character of the Conservation Area



- 1. North:** Village centre with large residential properties, Methodist Chapel and converted farm buildings forming courtyards. Grass verges, hedgerows and some brick walls, large private gardens.
- 2. South:** Groups of farmhouses and converted barns with extensive gardens and gravel drives. Some infill development in the form of modern detached dwellings. Views over open countryside to the south, grass verges. Grounds of former village riding school with paddock and rustic stables.
- 3. Centre:** Traditional brick built houses and some converted farm buildings. Prominent tower of Bradmore church. Modest private gardens and many properties fronting directly onto the highway.
- 4. West:** 20<sup>th</sup> Century detached and semi-detached dwellings with substantial private gardens one of which contains the old windmill mound.



## 8 SWOT Analysis

A SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) exercise was undertaken by the Parish Council it asked residents:

- To identify what the special character of the village was;
- If anything had a negative impact on this character;
- If there are any opportunities to further improve this special character;
- If there is anything that could threaten the special character of the village.

**Table 1: SWOT Analysis**

<p><b>Strengths</b></p>	<ul style="list-style-type: none"> <li>• Village centre is off the main road and consequently does not suffer from through traffic.</li> <li>• Uniformity of traditional buildings in terms of architectural detail and materials. High proportion of Listed Buildings.</li> <li>• Compact village form.</li> <li>• Grass verges with spring daffodils.</li> <li>• Church spire visible on the approach to the village (illuminated at night).</li> <li>• Rural atmosphere but close to city.</li> <li>• Strong community spirit.</li> </ul>
<p><b>Weaknesses</b></p>	<ul style="list-style-type: none"> <li>• Traffic noise from Loughborough Road which divides the village.</li> <li>• Litter along The Ramper and Loughborough Road.</li> <li>• Large modern properties alongside smaller traditional cottages.</li> <li>• Too much unsympathetic modern infill development.</li> <li>• No community open spaces.</li> <li>• Poor quality alterations to residential properties.</li> <li>• Lack of parking space results in parked cars along Main Street but prevents large influxes of traffic.</li> <li>• Use of inappropriate materials in construction of new buildings.</li> </ul>
<p><b>Opportunities</b></p>	<ul style="list-style-type: none"> <li>• Place overhead telephone and electricity wires underground.</li> <li>• Replace felled trees and create better planting schemes.</li> <li>• Improve maintenance of street furniture and signage.</li> <li>• Introduce traffic calming measures along Far Street.</li> <li>• Prevent inappropriate alteration to historic properties.</li> <li>• Include the whole village in the Conservation Area to control future development.</li> <li>• Reduce amount of street furniture/signage and other visual clutter.</li> </ul>
<p><b>Threats</b></p>	<ul style="list-style-type: none"> <li>• Further infill and inappropriate building alterations.</li> <li>• Development of countryside surrounding the village.</li> <li>• Loss of front and rear gardens to extensions/infill development.</li> <li>• Loss of Mature trees and hedgerows.</li> </ul>

## **PART 2 GENERIC MANAGEMENT PLAN FOR CONSERVATION AREAS IN RUSHCLIFFE**

### **1.0 Introduction**

- 1.1 The quality and interest of the whole area, rather than individual buildings, gives a Conservation Area its special character. This includes factors such as historic street layout, use of local building materials, scale and detailing of buildings, boundary treatments, shop fronts, street furniture, vistas along streets or between buildings as well as trees and shrub planting.
- 1.2 In carrying out its planning functions, the Borough Council is required to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Conservation Area Appraisals identify the special character of each Conservation Area and the Borough Council has a programme for preparing or reviewing these.
- 1.3 There is also a duty to formulate and publish management plans setting out policies and proposals for the preservation and enhancement of Conservation Areas. Many of these policies and proposals are common to all Conservation Areas and these are set out in this document. Supplementary documents will be issued for individual Conservation Areas where specific policies or proposals are needed.

### **2.0 Aims and Objectives of this Management Plan**

- To set out clear management proposals for the preservation and enhancement of Conservation Areas.
- To guide residents and professionals on:
  - features of value, worthy of preservation;
  - characteristics worthy of preservation;
  - opportunities for enhancement.
  - development proposals which preserve and enhance the special character of the area
- To foster community commitment to conservation principles

The Borough Council will follow these objectives in its own activities and will encourage other public bodies, including the Highway Authority to do the same.

### **3.0 National and Local Policies and guidance**

- 3.1 Central Government guidance applies to all Conservation Areas. This can be found in the following

Planning Policy Statement 5 “Planning for the Historic Environment”

English Heritage “Management of Conservation Areas”

- 3.2 The County Structure Plan contains the following policy:

## **POLICY 2/12 HISTORIC CHARACTER**

*Local planning authorities will protect and enhance the historic and architectural character and appearance of the landscape of the Plan Area. Permission will not be granted for development within Historic Parks and Gardens, Historic Battlefields and other areas designated for special protection except where it demonstrably conserves and enhances the characteristics of these areas. The protection and enhancement of the historic character will be achieved through:*

- a) the protection and maintenance of buildings listed as of special architectural, historic or landscape importance, including their settings;*
- b) the identification, protection and maintenance of other individual and groups of buildings which are important for their local architectural distinctiveness, or significance;*
- c) the identification, maintenance and enhancement of other locally distinctive and culturally important aspects of the historic environment;*
- d) the designation, enhancement and preservation of Conservation Areas and their settings;*
- e) sensitively designed environmental improvement and traffic management schemes in Conservation Areas and other appropriate areas;*
- f) finding appropriate alternative uses for, and the restoration of, listed or other buildings worthy of retention; and*
- g) informed design of new development.*

3.3 The adopted Rushcliffe Local Plan was replaced in 2006 by the Non Statutory Replacement Local Plan for Development Control purposes and the following policies from that plan will be used for guidance in Conservation Areas.

### **EN2 – CONSERVATION AREAS**

*Planning permission for development including changes of use and alterations or extensions to existing buildings within a designated Conservation Area, or outside of but affecting its setting, or views into or out of the Conservation Area will only be granted where:*

- a) the proposal would preserve or enhance the character or appearance of the Conservation Area by virtue of its use, design, scale, siting and materials;*
- b) there will be no adverse impact upon the form of the Conservation Area, including its open spaces (including gardens), the position of existing buildings and notable features such as groups of trees, walls and other structures; and*

*there will be no loss of part or all of an open space which contributes to the character or appearance of the Conservation Area.*

### **EN3 – DEMOLITION IN CONSERVATION AREAS**

*Where planning permission is required for development which includes the demolition of buildings in Conservation Areas it will only be granted where the proposal does not detrimentally affect the character or appearance of the area, and any permission may be conditional on redevelopment proposals for the site being approved, and contracts for them accepted, before demolition is begun.*

## **3.4 Village Design Statements**

Village Design Statements exist or are being prepared for several villages in the Borough, some of which are also Conservation Areas. Although these offer no statutory protection they identify the qualities that are valued by the local community and the character that should be preserved.

## 4.0 Development in Conservation Areas

### 4.1 Article 4 Directions.

Article 4 of the Town & Country Planning (General Permitted Development) Order 1995 allows planning authorities to restrict specified permitted development rights in particular areas. Many councils use these to assist with the preservation of the special character of Conservation Areas although there are currently none in Rushcliffe.

Many buildings still possess original or traditional architectural details which contribute to the special character. These include windows, doors, porches, door hoods, pilasters and fanlights, chimneys, brick detailing and roofing materials as well as walls, gates and railings. However, the increased use of upvc windows, plastic barge boards, inappropriate roofing materials, high spiked metal railing and electric gates is eroding the character of many of our Conservation Areas. The use of Article 4 Directions will be proposed where considered appropriate following the completion of each Area Appraisal

### 4.2 Building Design

Extensions to buildings in Conservation Areas should respect

- The key characteristics of the original building including scale, mass, materials and proportions
- The contextual setting and character of the Conservation Area

This does not mean slavishly copying the original, which can devalue it and destroy the ability to “read” historic change and dilutes our historic heritage. In some cases this is impossible. For example Flemish Bond brickwork cannot be replicated in cavity walls and narrow lime mortar joints cannot be replicated in modern cement mortar.

4.2.1 Good contemporary design will be encouraged where it respects the scale and character of its context. This must be demonstrated in the Design and Access Statement submitted with any planning application.

4.2.2 In particularly sensitive locations, such as uniform terraces, exact replication may be necessary to maintain compositional unity. In that case, attention to details, choice of materials and high quality workmanship are the keynotes.

4.2.3 Where new building is appropriate, on infill sites or where an existing building detracts from the character of the area, the opportunity should be taken to re-establish the streetscape, reinforce enclosure, open up distant vistas or views of landmarks or hide unsightly views.

4.2.4 As with extensions, good contemporary design which respects local character and the context of the site will be encouraged.

*“New and old buildings can coexist happily without disguising one as the other, if the design of the new is a response to urban design objectives”.*  
(DETR - ‘By Design’, p19)

4.2.5 Pastiche designs, incorporating poor imitations of other styles will be resisted, particularly where they incorporate details which are not locally appropriate. Careful high quality replication may be required in a few very sensitive locations.

4.2.6 All new buildings should respond appropriately to the existing frontage and normally follow the established building line. Development or redevelopment will normally be resisted if:

- it blocks important views identified in the individual appraisals
- uses important open spaces identified in the appraisals
- adversely affects the setting of any Listed or key buildings
- fails to maintain or re-establish the streetscape where appropriate
- dominates its Conservation Area background
- fails to recognize the context of the site
- destroys important features identified in the individual appraisals such as boundary walls, fences, hedgerows or trees

4.2.7 New development that stands out from the background of buildings may be appropriate in exceptional circumstances if it contributes positively as a landmark to enhance the street scene, to highlight a corner or to signal a visual change of direction such as along a curving vista.

4.2.8 Any external lighting should be carefully designed and sited to minimise light pollution.

4.2.9 Energy producing or saving devices are generally welcomed by the Council, but careful consideration is required when these are to be located in a Conservation Area and some may require planning permission. In particular they should be sited to minimise their impact on the building and on the local amenity.

#### 4.3 Materials

Rushcliffe's older buildings are predominantly brick, some incorporating earlier timber framed structures. (There were many small local brickyards, some of which only worked for a few years and produced bricks in various shades of orangey red.) There is a little local stone, mainly a soft grey lias, and higher status buildings in stone imported from Lincolnshire and elsewhere. Roofs are mainly plain tiles or pantiles, with some Swithland slate and Welsh slate from the mid 19c onwards. A few original thatched roofs remain.

Most of these materials are no longer available second hand, except in very limited quantities. National guidance is to use high quality new materials for extensions to existing buildings. However, it is preferable to use reclaimed materials where:

- Small quantities are needed to exactly match the materials of the existing building
- The materials are of high quality, the correct dimensions and colour
- The materials are sourced locally e.g. the approved demolition of an existing structure on site or in the immediate vicinity
- It can be demonstrated that the sourced materials have not resulted in the loss of a heritage asset elsewhere

#### 4.4 Boundary Treatment

Boundaries, such as walls, fences or hedges, separate private spaces from the public realm of roads and pavements, physically and visually. They are as important in determining the character of a Conservation Area as the buildings behind them.

#### 4.4.1 Types of boundary

4.4.2 High brick walls and buildings on the back of pavements create a hard, urban feel to the Conservation Area whilst hedges, verges and trees produce a more rural character. In some Conservation Areas one or the other predominates whilst some have a mix of these features.

4.4.3 Where the character definition is strong, it is important to retain and promote a continuation of the theme. A high brick wall in a predominantly "green" lane will impact adversely on its character and the introduction of a hedge in an urban scene may be equally inappropriate. Where there is a variety in the type of boundary there will be more flexibility.

4.4.4 Local materials and design play a vital role in successful boundary treatments which maintain or enhance the character of the Conservation Area. Brick walls which match or complement the local architecture or locally native hedgerows and trees invariably have the greatest conservation benefits.

4.4.5 Any boundary detail should be in keeping with the street scene and be complementary to the building to which it is the boundary. It should reflect the status of the property and not attempt to create a sense of grandeur where unwarranted.

#### 4.5 Landscaping

4.5.1 Trees can be a key factor in the special character of Conservation Areas. Each Conservation Area appraisal identifies trees that are particularly important to the Conservation Area.

4.5.2 In Conservation Areas there is a duty to give the local planning authority six weeks notice of any proposed work to a tree. This period allows the local authority to assess the trees and decide whether a tree preservation order is desirable.

4.5.3 In many instances, the planting of new trees or groups of trees, would enhance the character of the Conservation Area. The Council is keen to promote this, where new planting contributes to the public realm, and works with Parish Councils to carry out small scale planting and other landscape schemes in their areas.

### **5.0 Buildings at risk and sites which detract from the character of the area**

5.1 A number of important buildings in our various Conservation Areas are currently vacant or not in regular use, with some being 'at risk' of neglect or decay. There is a presumption against demolition of buildings which contribute to the character of the area unless there are exceptional circumstances. It would therefore benefit both the physical form and the function of the Conservation Area if these buildings were repaired, maintained and brought back into use.

5.2 The Council will encourage owners of key properties in Conservation Areas which are in need of renovation or repair to carry out the basic maintenance work necessary to make sure the building is structurally sound and weather tight. The Council will encourage and advise on renovation and repair work that is sensitive to the original or traditional historic character of the building and retains original features.

5.3 The Council may take formal action if the condition of any building (listed or unlisted) which makes a positive contribution to the character of the Conservation Area is considered to be at risk.

## **6.0 Management of Public Realm**

6.1 Management of highways and footpaths is the responsibility of the Highway Authority, Nottinghamshire County Council. The Council will use its influence to ensure that the principles of good street and public realm design, such as those set out in

- “Streets for All: East Midlands” (English Heritage, 2005),
- “By Design: Urban Design in the Planning System: Towards Better Practice” (DETR/CABE, 2000)
- “Manual for Streets” (DfT, 2007),

are applied within Conservation Areas.

6.2 Grass verges can also be lost during road or pavement improvement schemes and kerbstones may be added. They can also come under threat from property owners seeking to create hard-standings for off-street parking. The loss of grass verges, and the cumulative effect that this has over time, can result in the gradual deterioration of the special character of a Conservation Area. Such works will be resisted.

6.3 The quality and design of street surfaces and street furniture can also have a major impact on the character of the Conservation Area. Where historic or traditional street surfaces and street furniture have survived, these should be preserved and maintained. Any streets or public spaces in poor condition can have a negative impact on the Conservation Area and may need to be improved. Materials should be carefully selected to ensure that they complement and enhance the character of the Conservation Area.

6.4 Any surfaces, whether public or privately owned, that are in a severe state of disrepair and/or have a negative impact on the Conservation Area should be a priority for improvement works.

6.5 The public footpaths and other rights of way within and adjacent to the Conservation Area play a vital role in allowing people to enjoy and experience the area. It is important that these paths are well maintained, clearly marked and made accessible.

## **7.0 Monitoring**

7.1 This Management Plan will be reviewed in accordance with a programme to be agreed in the light of the emerging Local Development Framework and government policy and best practice guidance at the time.

7.2 This review could involve residents and/or members of a residents’ conservation group or conservation advisory committee under the guidance of the Borough Council. By this means, the local community would become more involved in the process, thus raising public awareness of and commitment to conservation issues.

# APPENDICES

## Appendix 1 – Listed Buildings and Structures

**15, FARMER STREET, NG11 6PE** *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5845431274*

**BLACKCLIFFE FARMHOUSE 17, FARMER STREET, NG11 6PE** *Grade: II Date Listed: 13/10/1966 GRID REFERENCE: SK5845931253*

**WESLEYAN METHODIST CHAPE , FARMER STREET, NG11 6PE** *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5848731209*

**7, FARMER STREET, NG11 6PE** *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5849731197*

**BARN, 10 METRES EAST OF RANCLIFFE FARMHOUSE, FARMER STREET, NG11 6PE** *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5854131095*

**28, FARMER STREET, NG11 6PE** *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5841631262*

**STAFFORD HOUSE AND ADJOINING BARN, FARMER STREET, NG11 6PE** *Grade: II Date Listed: 13/10/1966 GRID REFERENCE: SK5844631240*

**RUFFORD LODGE AND ADJOINING OUTBUILDINGS AND BARN, FARMER STREET, NG11 6PE** *Grade: II Date Listed: 13/10/1966 GRID REFERENCE: SK5846631204*

**RANCLIFFE FARMHOUSE, FARMER STREET, NG11 6PE** *Grade: II Date Listed: 13/10/1966 GRID REFERENCE: SK5847931170*

**THE OLD BARN, FARMER STREET, NG11 6PE** *Grade: II Date Listed: 11/12/1979 GRID REFERENCE: SK5853731058*

**BARN BEHIND NUMBER 17 (BLACKCLIFFE FARMHOUSE) FARMER STREET, LOUGHBOROUGH ROAD** *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5849531306*

**DEBDALE AND ADJOINING BARN 118 AND 120, LOUGHBOROUGH ROAD, NG11 6PA** *Grade: II Date Listed: 14/05/1952 GRID REFERENCE: SK5856831137*

**TOFTS FARMHOUSE 126, LOUGHBOROUGH ROAD, NG11 6PA** *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5855931310*

**NUMBER 130, LOUGHBOROUGH ROAD AND ADJOINING RANGE OF OUTBUILDINGS NG11 6PA** *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5861931050*

**1, MAIN STREET, NG11 6PB** *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5842531153*

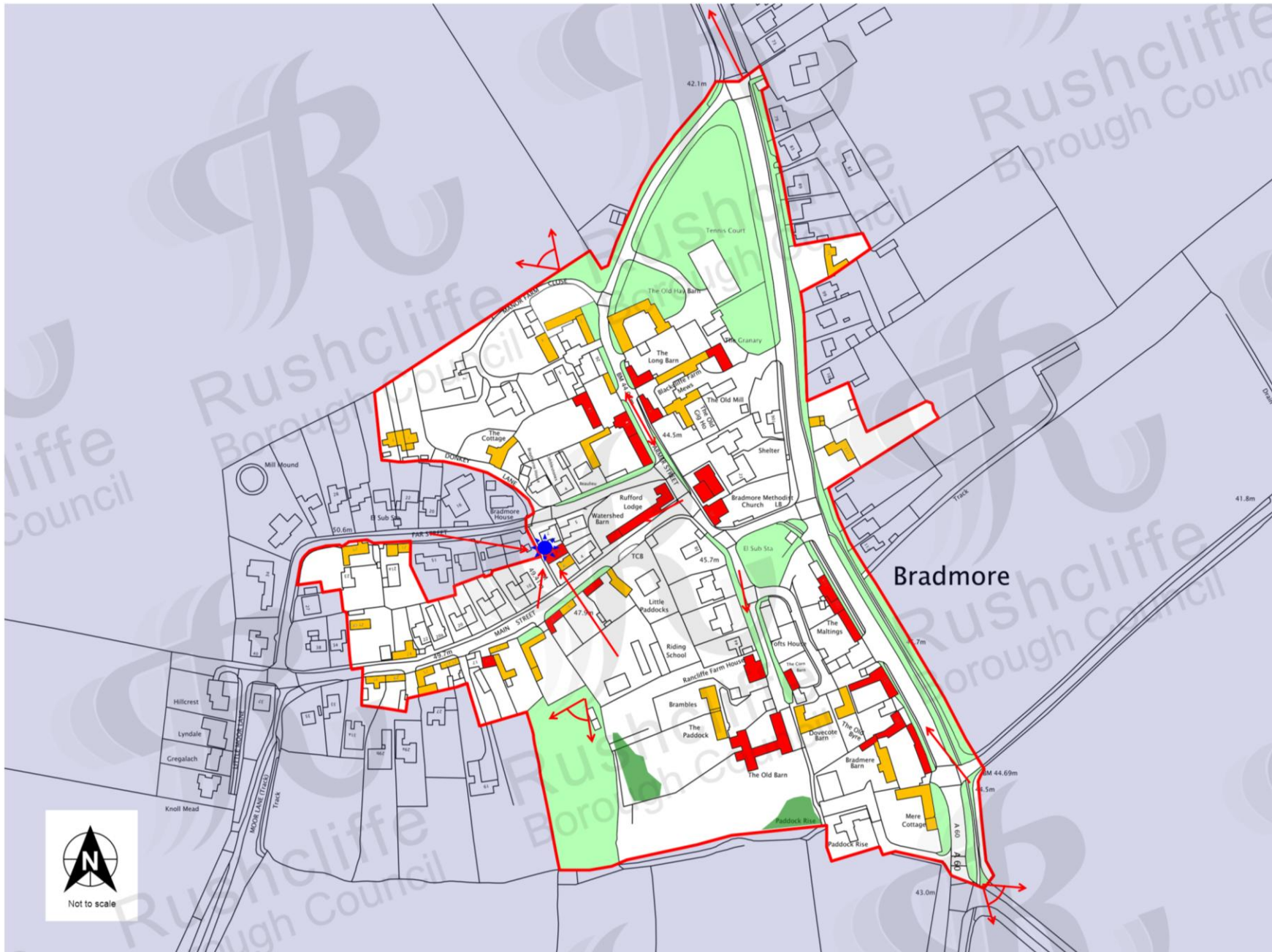
**SOUTHWELL HOUSE 7, MAIN STREET, NG11 6PB** *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5839831128*











**INNISFREE 15, MAIN STREET, NG11 6PB** *Grade: II Date Listed: 06/03/1986 GRID REFERENCE: SK5836331105*

**K6 TELEPHONE KIOSK OPPOSITE OUTBUILDINGS AT RUFFORD LODGE, MAIN STREET** *Grade: II Date Listed: 17/10/2005 GRID REFERENCE: SK584443117*

## Appendix 2 – Townscape Appraisal



**Note:** A townscape appraisal is not a mapping exercise and the symbols illustrate the character of the area, rather than exact positions and sizes of individual features. No appraisal can be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

-  Important vista
-  Panoramic (wide) view
-  Listed Building
-  Key unlisted Buildings
-  Positive open spaces
-  Wooded areas
-  Focal point or visual stop
-  Conservation Area boundary



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Rushcliffe Borough Council 1000019419

## Appendix 3 – Works within Conservation Areas that require permission

This page illustrates examples of extra consents required in Conservation Areas. If in any doubt over any consent which may be required, please contact Planning and Place Shaping.

New buildings should positively enhance a conservation area and reflect the character of the area. They should be in sympathy with their surroundings and should follow the pattern of existing built form.

### In addition to general control of development, you will need permission for the following:

