



Rushcliffe
Borough Council

Upper Broughton Conservation Area Appraisal and Management Plan

January 2009



RUSHCLIFFE - GREAT PLACE • GREAT LIFESTYLE • GREAT SPORT

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PART 1 CHARACTER APPRAISAL

1 Introduction and summary

1.1 The Upper Broughton Conservation Area

The boundary of this 16 hectare Conservation Area includes nearly all of the built-up area and many of the immediately adjoining open spaces. Designated in 1973, it includes 15 Listed Buildings or structures.

Buildings within the village are loosely grouped but harmoniously linked by walls, fences, mature hedges and trees. Typical of South Nottinghamshire, the predominant building materials are red brick walls and slate or clay pantile roofs.

At the Old Rectory, a plaque can be found on which the ornamental legend reads "NON SIBI SOLI AD1854" meaning "Not for oneself alone".

1.2 Key characteristics

- Strong rural character both in terms of architecture and landscape.
- A wide range of property styles using a similar palette of materials.
- The village greens, although small, provide attractive focal points.
- Strong visual links to surrounding landscape. The location of the village on the side of the hill provides strong views to the South a sylvan backdrop to the North.
- To the East of Melton Road, the village has a strong sylvan character with large numbers of properties screened by mature trees and hedges.

1.3 Key issues

Housing – Few affordable houses for families and young people.

Design of development – Danger of encapsulating the properties in a ‘time warp’ and not erecting anything modern.

Highways and Transportation – The use of Station Road as a rat run between the A46 and the A606.

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 Upper Broughton 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 Upper Broughton the boundary has been updated so that it corresponds better to physical features. Revisions were also made to include open spaces and wooded areas on the outskirts of the village which contribute strongly to its immediate rural setting.

The survey and analysis work within the appraisal sections of this document highlight the particular features and characteristics of Upper Broughton 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 Granby 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.

Upper Broughton is located close to the southern boundary of Rushcliffe in the Vale of Belvoir; a low lying clay vale with a strong tradition of dairy farming and characterised by large hedged fields, small rural villages and wide views to rising ground. Upper Broughton is located on the southern slope of a broad hill facing the Belvoir escarpment. The neighbouring Leicestershire village of Nether Broughton lies around ½ mile to the south east.



The undulating landscape of the Vale of Belvoir as seen from the edge of the village.

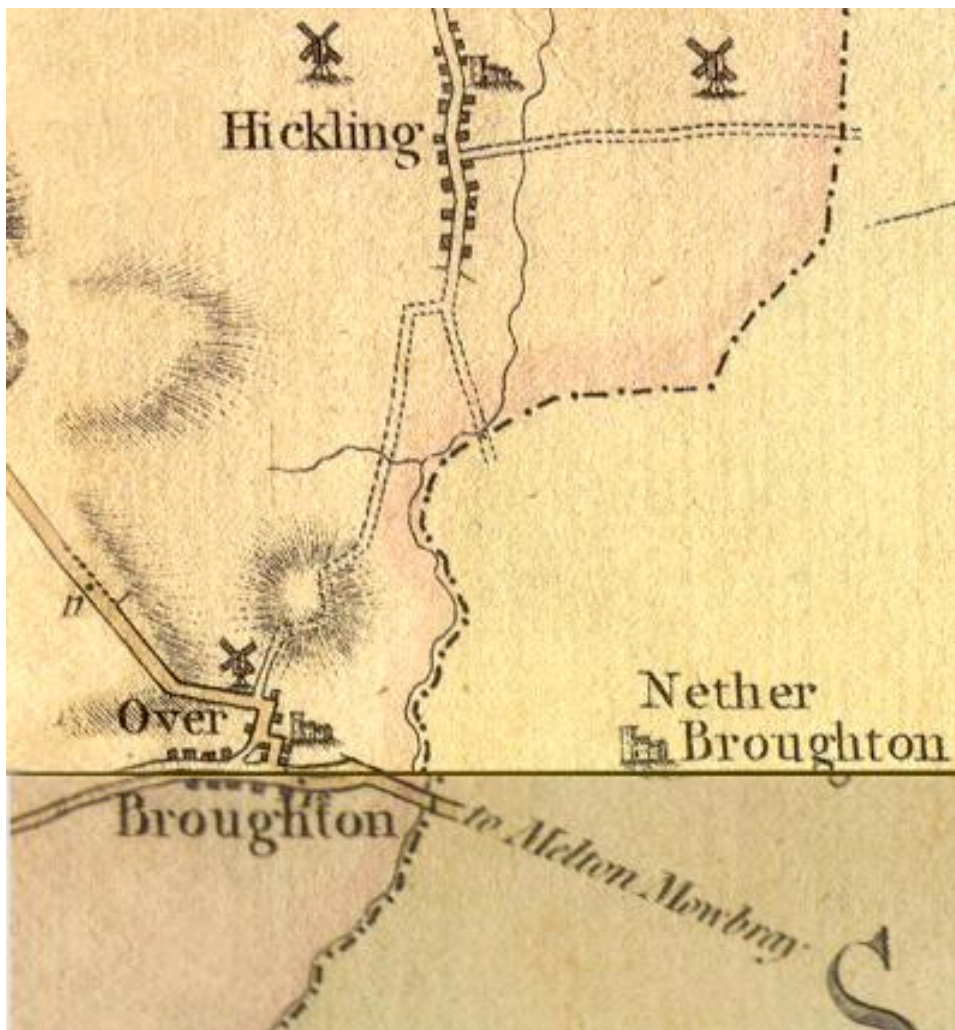
4 Historic development and archaeology

Upper Broughton, seems to have had a number of previous names, in White's Directory of Nottinghamshire 1853, it is referred to as Broughton-Sulney and is also known as Over-Broughton.

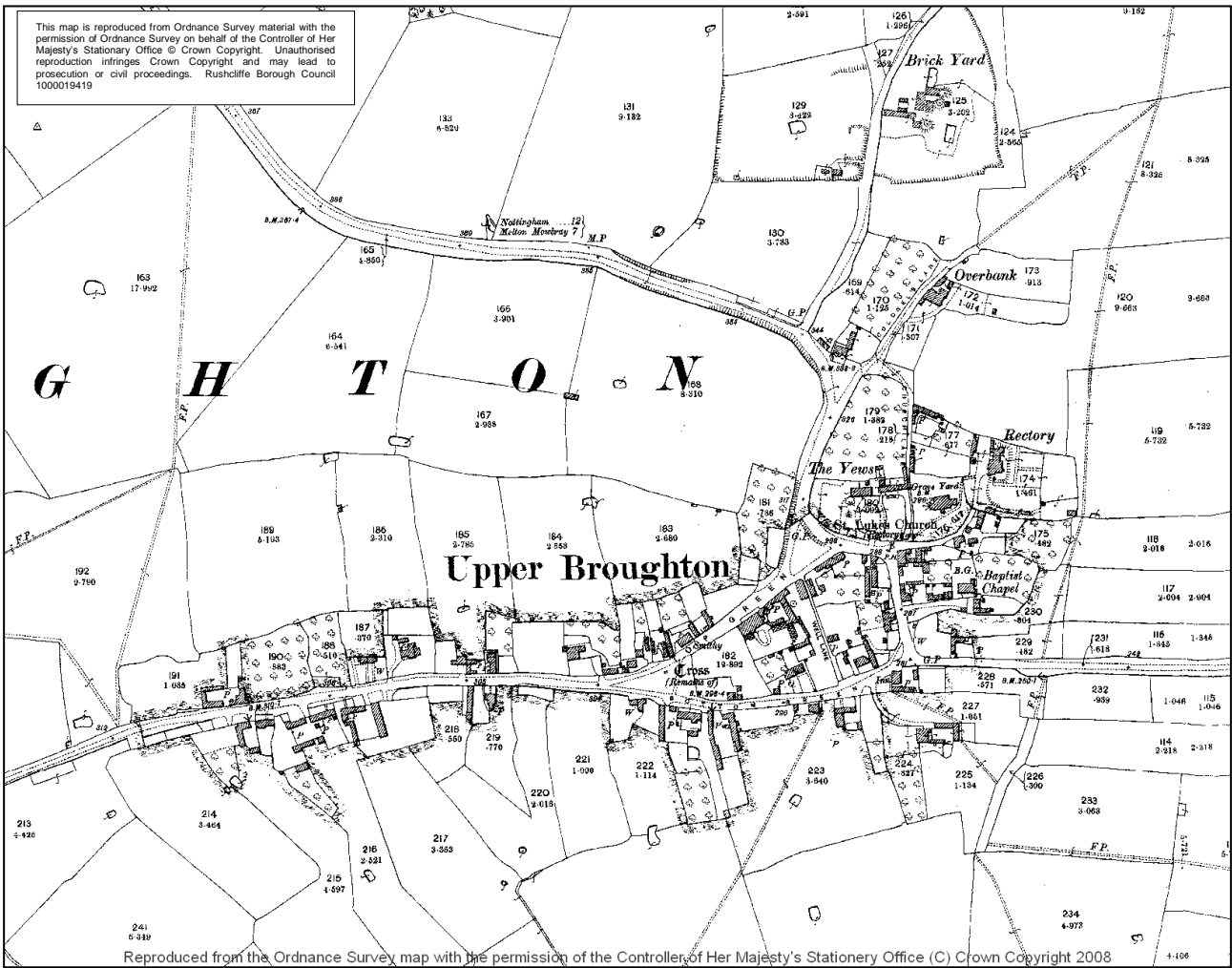
Historically Upper Broughton was a farming community and throughout the Middle Ages it would have been farmed on an open field system. The arable land was divided into a few large fields which were sub-divided into a large number of strips each held by different farmers, with areas of common land for the grazing of animals. The village was enclosed in the 1760's to early 70's and this led to the field system we see today, enclosed by hedgerows and trees.

In the 19th Century, agriculture was still the main employer. The village had a smithy and to the north of the village there was a windmill which was demolished between 1890 and 1900. To the north of the village a brick kiln used locally sourced materials to produce the distinctive reddish brown bricks. Over the course of the 18th and 19th centuries bricks came to replace timber framing and mud and stud as the building material of choice and today only 2 timber framed buildings remain. At the same time slate and clay pantiles were replacing traditional thatched roofs.

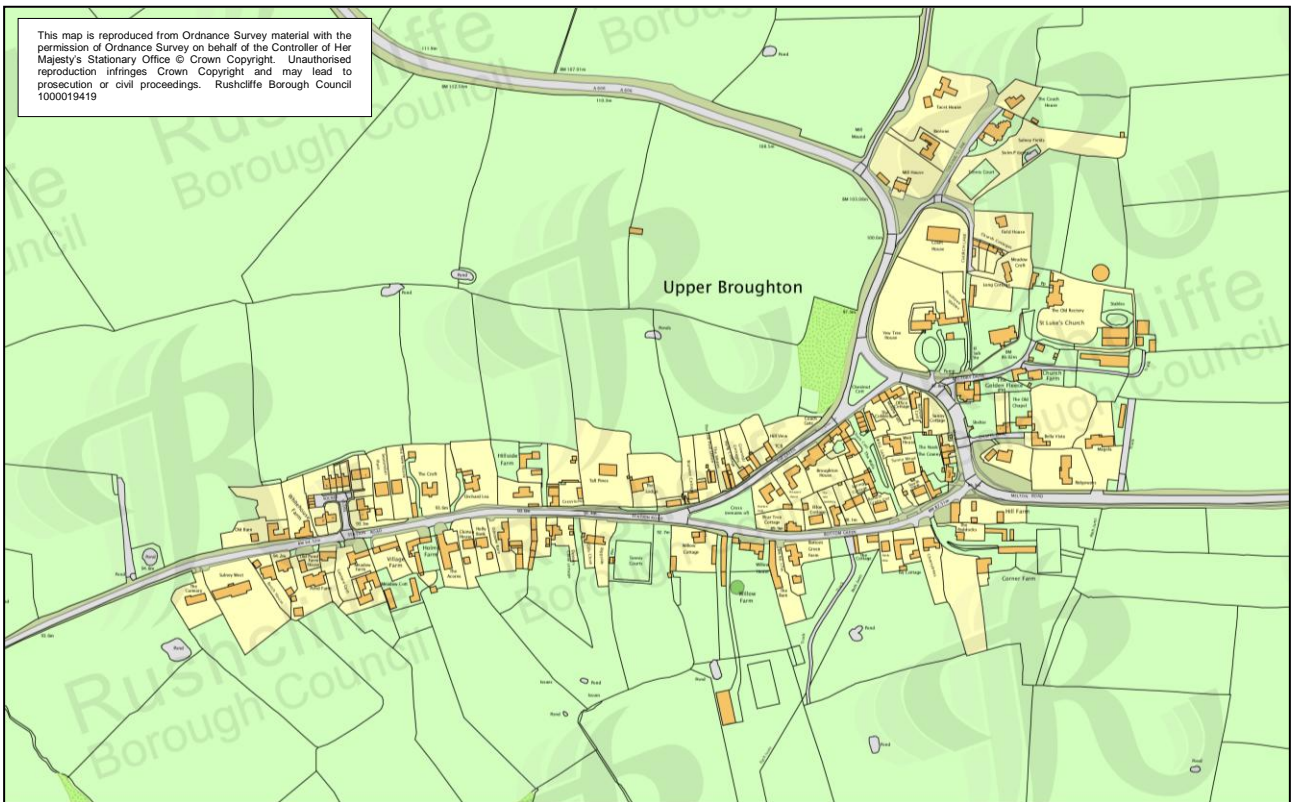
To the west of the village is the former Midland Railway route which linked Nottingham and Kettering. The line was opened for goods traffic in November 1879 and for passengers in February 1880. It was closed in 1968 and today it is used as a test track. The line would have supplied the Welsh slate which is commonly used for roofing in the village.



Chapman's map of 1774
(indicative only)



Ordnance survey map of 1900. Note the tight network of small fields and orchards on the outskirts of the built up area and the Brick Yard in the top right of the image.



Present day Upper Broughton. The basic form of the village has remained virtually unchanged. Most 20th century development has occurred as infill between existing historic buildings.

5 Spatial analysis

5.1 Plan form and layout

Upper Broughton's plan form is roughly T shaped. In the west of the village a large variety of property types are found informally arranged on both sides of Station Road. In the centre of the village Station Road splits in two where it meets a village green. The two lanes, Bottom Green and Top Green, then head east to Melton Road which meanders its way down hill to Nether Broughton. The area bordered by these three roads forms the central core of the village, which has a relatively high building density and includes the grounds and outbuildings of Broughton House, a substantial Georgian property. On the east side of Melton Road the pattern of development is more dispersed with grand buildings such as The Yews and The Old Vicarage standing in private grounds. The Church of St Luke, the Baptist Chapel and the Golden Fleece Public House are also found on the eastern side of the village.

Chapman's map (p.6) shows a street layout that has existed since long before 1774 and since 1900 the village has not expanded to any great extent. Apart from Sulney Close most of the infill development consists of scattered individual properties rather than small estates or streets. This has allowed Upper Broughton to retain its informal layout of loosely grouped buildings.

5.2 Landmarks, focal points and views

Upper Broughton's 2 small village greens at either end of Top Green provide key focal points in the townscape with the westerly green containing the remains of a historic stone cross. The open space and gaps in properties to the south of Station Road provide a strong visual link with the surrounding agricultural land and beautiful views of the Belvoir escarpment, whilst the flanks of the hill to the north of the village provide a backdrop of grassy slopes and mature trees. Along Station Road the gaps in the properties which allow views out are as important as the properties themselves. Elsewhere the A606 Melton Road sweeps downhill through the eastern part of the village, its many turns providing a pleasing sequence of views.

The Townscape Appraisal map in Appendix 2 illustrates these key views and other views which link the village to the adjacent countryside.



Vegetation on the slopes of the hill provides a backdrop to properties on the North of Station Road, which contrasts with the views out towards the Belvoir escarpment to the south.



Views from Melton Road

5.3 Open spaces, trees and landscape

The enclosure field patterns around Upper Broughton have remained relatively intact with few areas of large scale arable production. The steepness of the hillside may account for this. Within the village itself the two village greens and the grass verges that line the roads contribute to the village's green character and create a feeling of openness. Mature trees and hedgerows play an important part in the character of the village. Along Melton Road they greatly enhance the rural approaches to the village centre and provide an attractive setting for the Conservation Area's buildings. Many properties both old and new are hidden behind established hedgerows and banks of trees.

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.



Left: the village green at the eastern end of Station Road. Centre: examples of mature trees as a backdrop on Station Road. Right: trees along Melton Road framing the view of Mill House.

5.4 Public realm

The Conservation Area contains a wide variety of different boundary treatments including walls, timber fencing, metal railings and hedges. Most of these contribute to the informal rural character of the village and often combine with grass verges to complement the properties behind. Boundary walls tend to be low brick structures with a stone or brick coping and hedges generally consist of a native mix of plants, predominantly Hawthorn (the use of Leylandii hedging in places detracts from the character of the village). By contrast, some properties simply have open front gardens while others are positioned with their walls right up against the pavement or highway edge.

Grass verges and mature hedgerows are a particularly strong feature on the approaches to the village where they line the road. In the village centre features such as the water pump on Rectory Drive and the stone cross on the village green add historic interest to the public realm.



Decorative metal railings, boundary hedges and low brick walls in the Conservation Area. The use of timber gates particularly enhances the rural nature of many properties.



From left to right: The water pump on Rectory Drive, the medieval limestone cross on the village green, grass verge in front of a brick boundary wall and native hedge.

6 The buildings of the Conservation Area

6.1 Building types

The older buildings in Upper Broughton mainly consist of a mixture of farmhouses, cottages, Victorian and Georgian houses and outbuildings. Many of these can be seen on the historical maps shown in 4.1. There is a considerable variety in size, layout and design based on a common palette of materials. Equally important to the village's special character is the random layout and the spaces between these properties.



Bottom Green: the variety in the buildings' sizes, spacing and orientation adds great visual interest to the street scene.

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 www.rushcliffe.gov.uk/doc.asp?cat=9564.

A complete list of Listed Buildings and structures within the Upper Broughton Conservation Area 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. Of the 15 listed buildings and structures within the Conservation Area all are Grade II apart from the Church of St Luke which is Grade I. The Church is mostly 13th Century, with 14th Century work in the tower. Remains of the south arcade from 1200 can also be seen. It is constructed from a buff coloured sandstone which has weathered substantially in certain areas. Of interest in the porch is a fragment of the Norman tympanum (a semi-circular frieze above a door).



The Church of St Luke (Grade I)



Examples of Grade II Listed Buildings in the Conservation Area. From left to right: Broughton House, Tudor Cottage and Hill farmhouse.

6.3 The contribution of unlisted buildings

The Upper Broughton 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.



Left: Post Office Cottage, Top Green forms part of a row of 19th century cottages facing Melton Road. The building still retains its painted sign and has Victorian style shop windows. Centre: Bottom Green Farm, Bottom Green is an imposing double fronted Victorian Farmhouse. The low brick boundary wall and metal railings contribute to its formal appearance. Right: Stone Cross Cottage, Top Green is a typical 18th century cottage with an elongated plan form and parapet gables. The steep pitch of the clay pantile roof indicates that the building may have originally been thatched.



Left: Greystone Cottage, Station Road displays various phases of construction. It has local blue lias stone walls with brickwork in an English garden wall bond above. Centre: Orchard Lea, Station Road, a fine example of a late Victorian villa with four pane timber sash windows, moulded timber barge boards, Flemish bond brickwork and a Welsh slate roof. Right: 19th century cottage on Rectory Drive with a random brick bond and tripartite timber casement windows under arched brick lintels.

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.

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

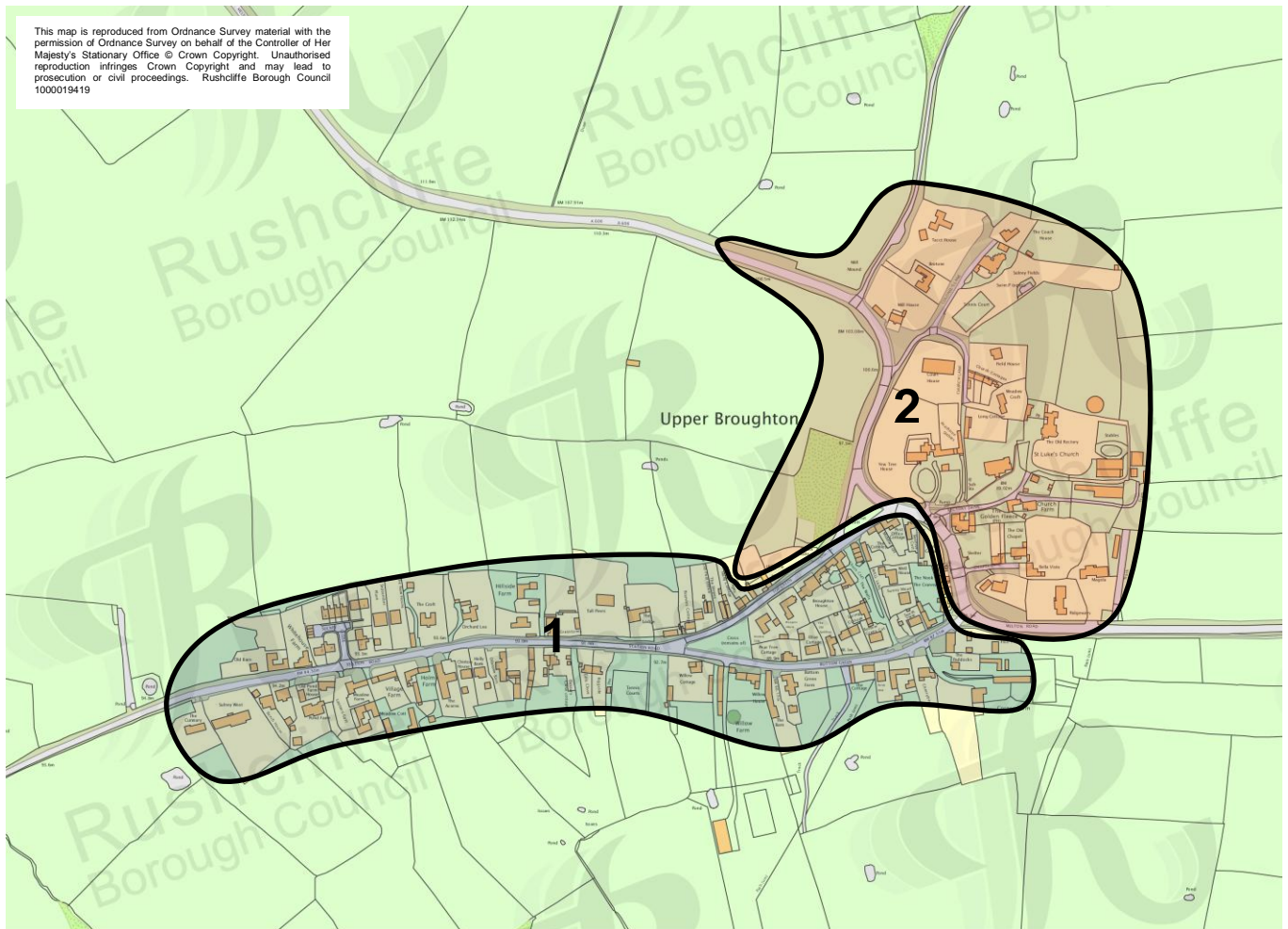
Walls: 18th and 19th century buildings are almost always of red brick in a variety of bond patterns including random, Flemish and English garden wall. Brick walls on 19th century buildings often include embellishments such as ashlar window sills and lintels and dentil courses at eaves level. Some examples of earlier stone walls and 17th century timber framing (with brick or roughcast infill panels) exist. A number of houses are finished in painted stucco or roughcast render.

Roofs: Dominated by a mixture of Welsh slate and orange/red clay pantiles. Gable ends are most commonly plain close verge where the tiles run to the edge of the brick gables but a few examples of parapet gables exist. Brick chimneys are found on most properties in the Conservation Area either as ridge stacks or gable stacks with clay chimney pots.

Windows: The majority of Georgian and Victorian properties have timber horizontal sliding sashes, with many creating a symmetrical façade and having glazing bars. Cottages and historic agricultural buildings in the vernacular style typically have timber casement windows or horizontal sliding sashes.

Doors: Georgian and Victorian properties have panelled doors often combined with decorative fanlights, canopies or doorcases. Vernacular buildings typically have timber plank and batten doors.

7 The Character of the Conservation Area



- 1. West :** A mixture of cottages, farm houses, Victorian and Georgian properties and modern infill which are closely associated with the various roads. To the North the flank of the hill provides a backdrop, to the South gaps in properties reveal views to the Belvoir escarpment.
- 2. East:** A mixture of building types including many modern properties. The majority of buildings are not clearly visible from the roads as they are screened by established hedges and groups of trees. The Churchyard provides an open centre to this area and is surrounded by a number of important properties.

8 SWOT Analysis

A SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) exercise was undertaken at a community consultation event. 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	
Strengths	<ul style="list-style-type: none"> • The variety of houses and the mix of inhabitants.
Weaknesses	<ul style="list-style-type: none"> • Extensions to properties have resulted in fewer houses for small families and young people.
Opportunities	<ul style="list-style-type: none"> • None received.
Threats	<ul style="list-style-type: none"> • The use of the road from the A46 to the A606 as a rat run. • Encapsulation of properties in a 'time warp' and not erecting anything modern. • The conservation area boundary will be seen as the boundary of the built up part of the village in which development would be seen as appropriate.*

* The Conservation Area boundary should not be seen as boundary to prevent or allow development. Any proposed development inside the Conservation Area, or outside it where it could affect its setting, should positively enhance the Conservation Area and reflect the character of the area.

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

HILL FARMHOUSE , BOTTOM GREEN *Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6830426082*

IVY COTTAGE , BOTTOM GREEN *Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6824026052*

WILLOW FARMHOUSE , BOTTOM GREEN *Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6812426050*

THE FREE CHURCH , CHAPEL LANE *Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6836526163*

WILLOW COTTAGE , CROSS GREEN *Grade: II Date Listed: 06/03/1974 GRID REFERENCE: SK6807626060*

THE OLD RECTORY , RECTORY ROAD *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6838926273*

COACH HOUSE TO OLD RECTORY , RECTORY ROAD *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6837026288*

CHURCH OF ST LUKE , RECTORY ROAD *Grade: I Date Listed: 23/06/1989 GRID REFERENCE: SK6834226238*

GROUP OF HEADSTONES IN CHURCHYARD OF CHURCH OF ST LUKE TO SOUTH OF CHURCH EAST OF PORCH , RECTORY ROAD *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6835026227*

GROUP OF HEADSTONES IN CHURCHYARD OF CHURCH OF ST LUKE TO SOUTH OF CHURCH WEST OF PORCH , RECTORY ROAD *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6833926222*

HEADSTONES IN CHURCHYARD OF CHURCH OF ST LUKE WEST OF TOWER , RECTORY ROAD *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6832426235*

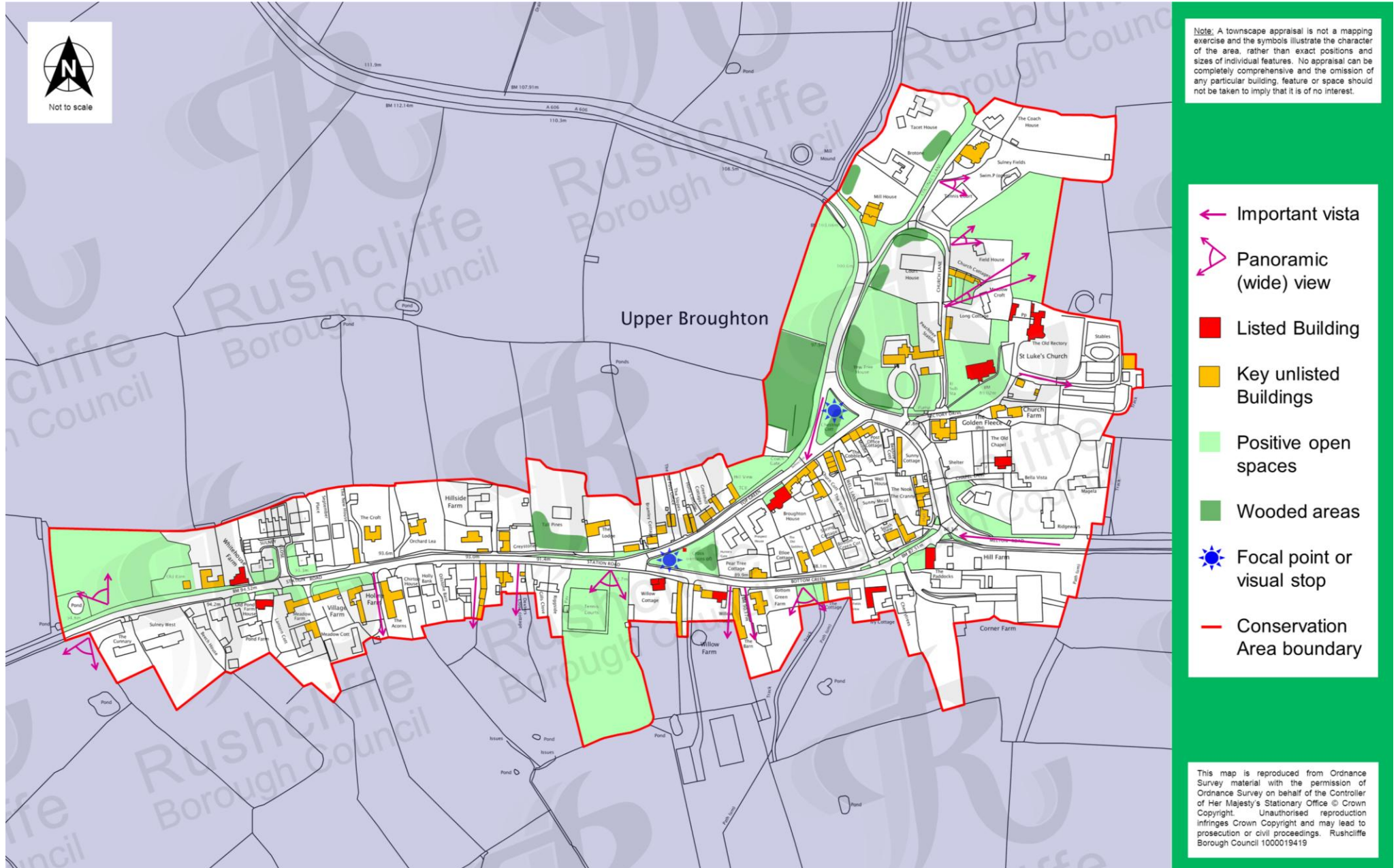
WHITE HOUSE FARMHOUSE , STATION ROAD *Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6772226066*

POND FARMHOUSE , STATION ROAD *Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6774926045*

BROUGHTON HOUSE , TOP GREEN *Grade: II Date Listed: 30/01/1976 GRID REFERENCE: SK6817626132*

THE VILLAGE CROSS , TOP GREEN *Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6810026090*

Appendix 2 – Townscape Appraisal



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:

