



Rushcliffe
Borough Council

Scarrington Conservation Area Appraisal and Management Plan

October 2010



RUSHCLIFFE - GREAT PLACE • GREAT LIFESTYLE • GREAT SPORT

Contents

PART 1 CHARACTER APPRAISAL	3
1 Introduction and summary	3
1.1 The Scarrington 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	9
5.3 Open spaces, trees and landscape	11
5.4 Public realm	12
6 The buildings of the Conservation Area	14
6.1 Building types	14
6.2 Listed Buildings	14
6.3 The contribution of unlisted buildings	15
6.4 Building materials and local details	17
7 The character of the Conservation Area	19
8 SWOT Analysis	20
PART 2 GENERIC MANAGEMENT PLAN FOR CONSERVATION AREAS IN RUSHCLIFFE	21
1.0 Introduction	21
2.0 Aims and Objectives of this Management Plan	21
3.0 National and Local Policies and guidance	21
4.0 Development in Conservation Areas	23
5.0 Buildings at risk and sites which detract from the character of the area	25
6.0 Management of Public Realm	26
7.0 Monitoring	26
APPENDICES	27
Appendix 1 – Listed Buildings and Structures	27
Appendix 2 – Scarrington Townscape Appraisal	28
Appendix 3 – Works within Conservation Areas that require permission	29

PART 1 CHARACTER APPRAISAL

1 Introduction and summary

1.1 The Scarrington Conservation Area

The Scarrington Conservation Area includes the majority of the village's built-up area. It contains 4 Listed Buildings, and was designated in 1990 as part of proposals approved at Planning Committee to create ten new Conservation Areas. Scarrington's appeal lies in the interplay between its informally arranged historic buildings, varied traditional boundary treatments, attractive grass verges, and many mature trees. The village's curvilinear main thoroughfare reveals a pleasing sequence of views from the rural southern approach, through the tree shaded Main Street and on to the picturesque churchyard of St John of Beverley in the east.

1.2 Key characteristics

- A typical Nottinghamshire village with an informally arranged collection of mostly 18th and 19th century traditional buildings and later infill development.
- The Church of St John of Beverley provides the principle focal point for the village.
- The Scarrington horseshoe pile is a unique and distinctive feature.
- The 19th century pinfold is a rare example of a once common feature of Nottinghamshire villages.
- The tree lined Main Street runs north-east/south-west and forms the principal thoroughfare.
- The rural surroundings of the village provide views across open countryside, and tree and hedgerow lined approaches.

1.3 Key issues

- Unsympathetic new development
- Unsympathetic street furniture
- Loss of off-street parking spaces

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 architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. (PPS 5). The main purpose of a Conservation Area Appraisal is to define the special interest of an area in order to manage change in a way that preserves that special interest.

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 Scarrington a number of small revisions were carried out to correct previous anomalies and create a more logical boundary. These changes and a detailed analysis of the village's characteristics are shown on the Townscape Appraisal Plan in Appendix 2.

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

2.2 The planning policy context

This appraisal provides a firm basis on which applications for development within the Scarrington 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.

Scarrington is situated approximately 2 miles to the east of the Fosse Way in gently undulating farmland to the east of Nottingham. The surrounding countryside consists primarily of large pasture and arable fields lined with hedgerows and scattered trees. Scarrington is surrounded by a number of villages, within a radius of 1½ - 2½ miles, while the town of Bingham is situated 2½ miles to the south-west.



Above and below: The landscape of hedgerow-lined pasture and arable fields surrounding Scarrington



4 Historic development and archaeology

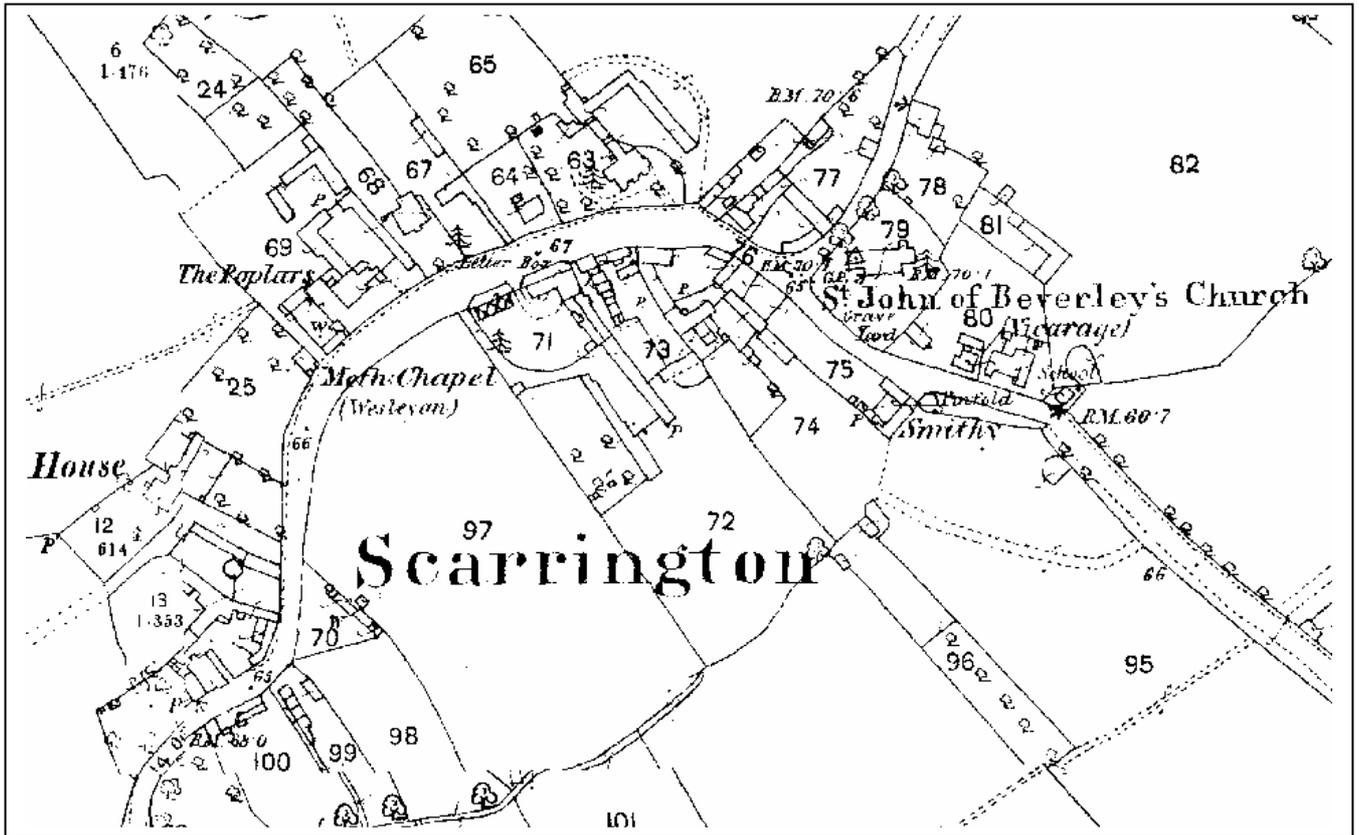
Listed in the Domesday Book of 1086 as 'Scarintone', there is archaeological evidence of habitation at Scarrington since pre-Roman times. The village developed as a rural farming community around the 13th century church of St John of Beverley. The geographical size of the village has changed very little since its enclosure in 1781, until the late 20th century when development extended up Hawksworth Road to the north. Many of the buildings in the village were built in the 18th and 19th centuries, and Scarrington is characterised by the mix of detached houses and cottages amid the farmhouses and agricultural buildings which indicate its heritage.

Significant buildings in the village include the church of St John Beverley which contains many 13th and 14th century features, including 13th century lancet windows, 14th century tower and spire, and a 17th century font. The church was partly rebuilt in 1869. The 19th century pinfold is also a rare example of a once common aspect of rural Nottinghamshire villages. Pinfolds were used, to impound straying animals, particularly during the medieval period. This 19th century structure is likely to mark the location of much older versions.

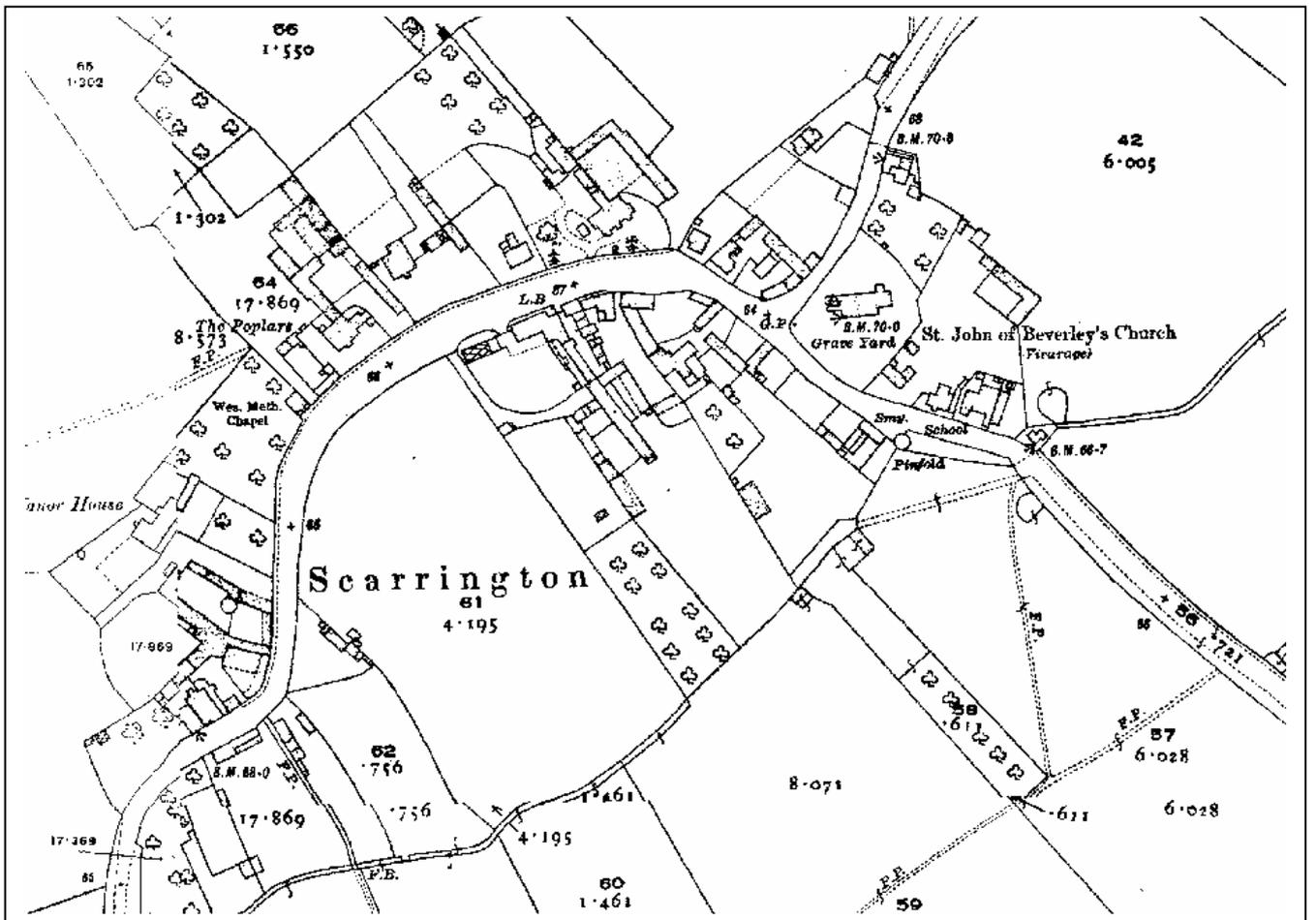
At one time Scarrington was served by a number of amenities including a Church of England church, Wesleyan Methodist chapel, an inn, school, butcher, blacksmith, wheelwright, carpenter, joiner and shoemaker. Now only the church and Wesleyan chapel survive in use. While there are a few remaining active farms, the majority of Scarrington's 150 or so inhabitants commute out of the village to work and school.



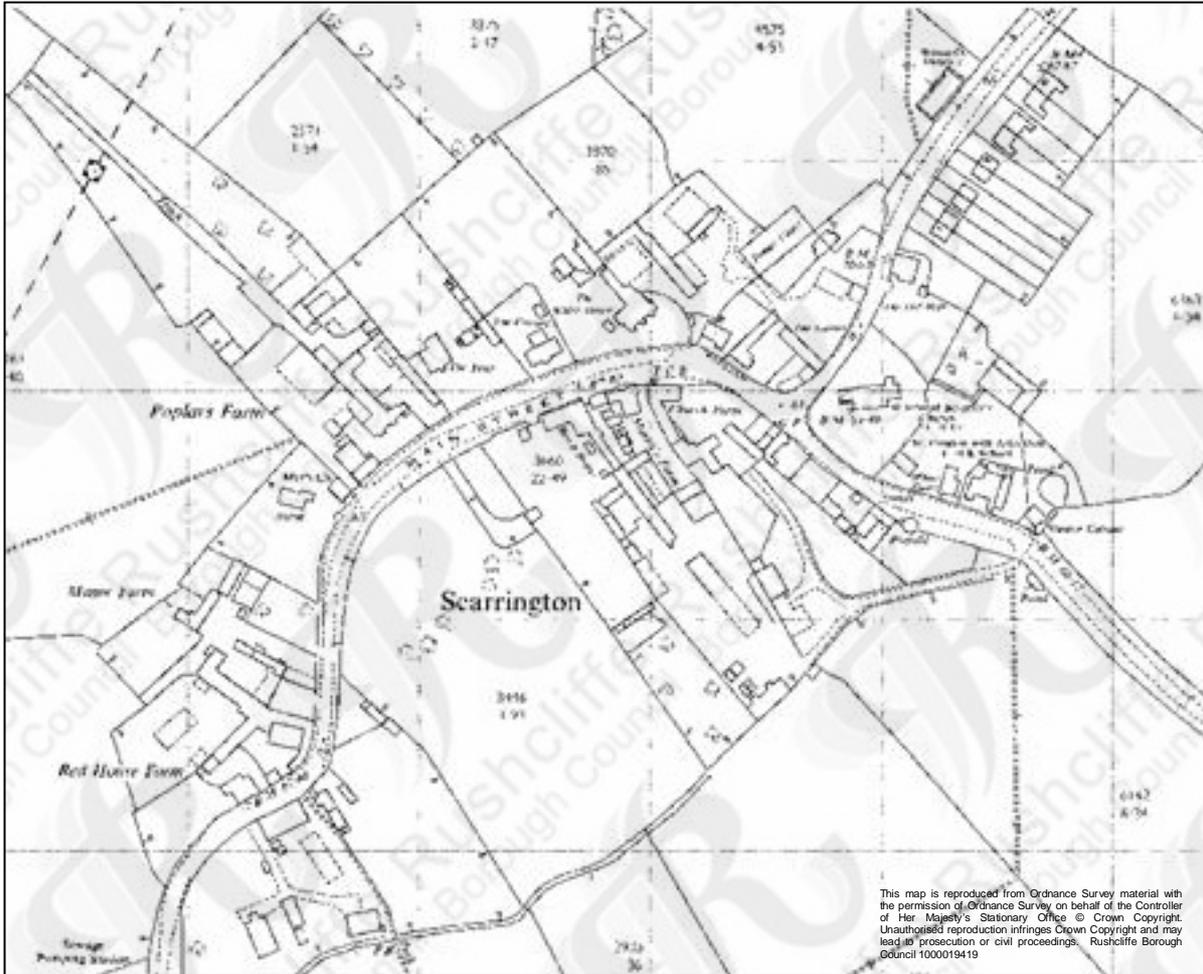
The 1781 enclosure map of Scarrington by W. Attenburrow shows the geographical layout of the village. The curved linear layout survives largely intact today



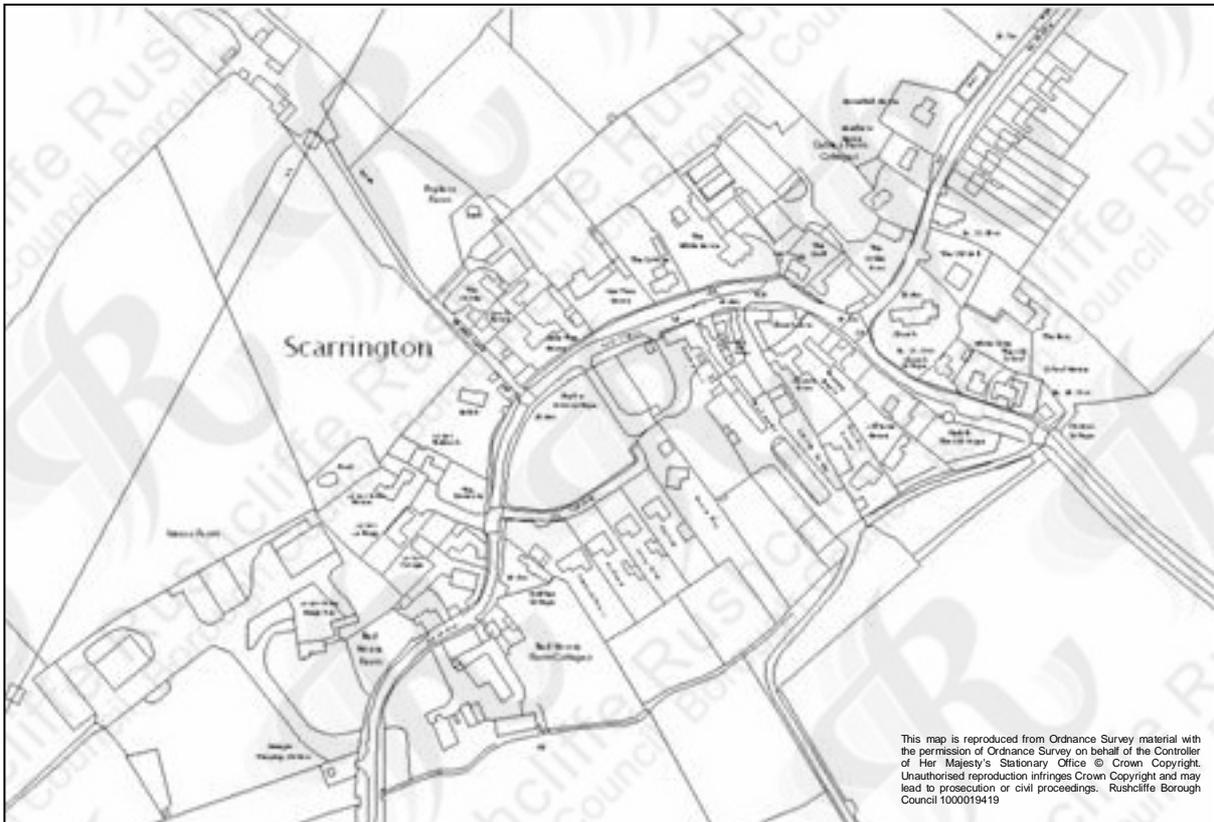
Ordnance survey map of 1880



Ordnance survey map of 1915



Ordnance survey map of 1960. Expansion of the village up Hawthorn Road to the north-east is evident



Scarrington today. Infill development is evident, particularly on the south-eastern side of Main Street

5 Spatial analysis

5.1 Plan form and layout

The historic street pattern of Scarrington consists of a crescent-shaped main thoroughfare, initially heading north/south, before curving round to a north-west/south-east alignment (Main Street and Aslockton Road). At the junction between Main Street and Aslockton Road, Hawksworth Road branches off in a north-easterly direction. Also branching off the main crescent are three small cul-de-sacs leading to modern infill development (The Saucers and Chapel Lane). The historic buildings in the village are scattered along both sides of Main Street, Aslockton Road and the base of Hawksworth Road. The majority of detached houses and farmhouses are built back from the road in large plots, while the smaller cottages are often positioned hard against the edge of the pavement. Traditional farm buildings often back straight onto the road with no pedestrian walkway. In between the historic buildings, modern infill development has been inserted, as single buildings or in small clusters.

5.2 Landmarks, focal points and views

The most distinctive landmark in Scarrington is the 13th century church of St John of Beverley in the north of the village. The church features strongly in views along Main Street from the north-west and south-east, and along Hawksworth Road from the north. Glimpses of the church can also be seen throughout the village and across the surrounding countryside. Views across the surrounding countryside can be seen from the edges of the Conservation Area at the eastern end of Aslockton Road and from Chapel Lane, as well as down the hedgerow bordered lanes leading away from the village (New Lane and Mill Lane). A unique and distinctive feature of the village is the 17ft Scarrington horseshoe pile located outside the former Smithy on Aslockton Road on the eastern side of the village. This was constructed by a former Scarrington blacksmith over twenty years from 1945 – 1965. This can be viewed from the north-west along Main Street and Aslockton Road. Two buildings (the Wesleyan Chapel and The White House, both on Main Street) act as ‘visual stops’ on views down Main Street.



The church of St John of Beverley viewed from the north down Hawksworth Road (left) and from the south-east, down Aslockton Road (right).



Above: Scarrington horseshoe pile (left); the view down New Lane as seen from the southern edge of the Conservation Area (right)



Above: The view north-east down Main Street with the Church of St John of Beverley acting as a visual stop (left); the view south-west down Main Street (right)



Above: The view north down Main Street with the Wesleyan Chapel acting as a visual stop (left); the view down Mill Lane from the eastern tip of the Conservation Area (right)

5.3 Open spaces, trees and landscape

Scarrington is surrounded by an open, verdant landscape which is easily accessible by public footpath. Within the village itself, the main open spaces are the churchyard in the east of the village, and the field set between Main Street and The Saucers in the west. The wide grass verges and trees on Main Street create a feeling of spaciousness, while grass verges throughout the village give it a rural feel and soften the built up areas. The generous number of mature trees adds to the green and leafy landscape of the village and allows glimpses of the detached houses behind; while the hedgerow and tree lined grass verges on the approaches to the village contribute to Scarrington's rural setting.



Above: The field between Main Street and The Saucers (left); and the churchyard of St John's of Beverley (right)



Above: The wide grass verges and trees down the central section of Main Street (left); and a public footpath setting off across the open countryside surrounding Scarrington (right)

5.4 Public realm

The boundary treatments in Scarrington vary in materials and are often low in height, with a predominance of black metal railings, often constructed on a low base of brick or stone. Boundary treatments also include a number of brick walls, stone walls and hedges, as well as occasional painted wooden fences and painted brick walls. The low height of boundary treatments and predominance of metal railings adds to the open character of the Conservation Area, often allowing attractive glimpses of front gardens beyond. The roads in the village are paved with asphalt and are flanked by grass verges or asphalt pavements. In places the buildings back directly onto the road. Driveways are predominantly surfaced with gravel. Attractive street furniture includes a traditional red telephone box and red post-box on Main Street which make a pleasing contribution to the streetscape.



Examples of boundary treatments in Scarrington (clockwise from top left): black metal railings on a low stone base; privet hedge; painted wooden fence; painted brick wall with plant growth above; stone wall.



Examples of boundary treatments in Scarrington: traditional agricultural building backing straight onto the road (left), and a red brick wall with decorative features (right).



Public realm features (from left to right): traditional red telephone box on Main Street; a gravel surfaced driveway on Main Street; George VI traditional red post box on Main Street.

6 The buildings of the Conservation Area

6.1 Building types

A wide range of building types, sizes, heights and ages provide variety and incident throughout the Conservation Area. There are good examples of workers' cottages, substantial Georgian and Edwardian houses and traditional agricultural buildings and outbuildings. The buildings are predominately one or two-storey in height, and include detached houses, semi-detached cottages and linked farm buildings.

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.

Scarrington contains four Listed Buildings or structures - the Church of St John of Beverley is Grade I listed. The Old Hall, The Smithy and The Pinfold are Grade II listed. Further details of these buildings are provided in Appendix 1 and all are shown on the Townscape Appraisal plan in Appendix 2.

Listed buildings in Scarrington (clockwise from top left): the 13th century Church of St John of Beverley, Hawksworth Road; the c.1840 Smithy, Aslockton Road; the 17th century Old Hall, Hawksworth Road; and the mid-19th century pinfold, Aslockton Road



6.3 The contribution of unlisted buildings

The Scarrington Conservation Area includes a number of unlisted buildings that make a positive contribution to the character and appearance of the Conservation Area. Planning guidance stresses the importance of protecting such buildings.

Key unlisted buildings are identified on the Townscape Appraisal in Appendix 2. These have particularly significant historic, streetscape or aesthetic value. However, it must be stressed that nearly all buildings in a Conservation Area may make a positive contribution for any number of reasons, such as the quality of materials, detailing, group value, contribution to the public realm, providing variety and/or contrast, relationship to landscape or neighbouring buildings, active frontage, boundary treatment, roofline, present function or link with previous functions.

Much of the special interest of the Scarrington Conservation Area is derived from the mix of large detached dwellings, workers' cottages, outbuildings and traditional agricultural buildings, which link the village with its past.



Above: detached Victorian house, Aslockton Road (left); former worker's cottage with red and yellow checkerboard brickwork, Main Street (right)



Above: large secluded house, Main Street (left); imposing farmhouse with English bond brickwork, Main Street (right)



Above: Edwardian detached house, Main Street (left); traditional agricultural buildings showing missing brick patterning, Main Street (right)



Above: The Old Schoolhouse (front view), Aslockton Road shows blue brick pattering and arched brick lintels (left); the Wesleyan Chapel, Main Street with neo-classical detailing (right)



Above: imposing detached house, Main Street (left); The Old Schoolhouse (side view) (right)



Above: house showing the steep roof pitch required for the original thatch, Main Street (left); secluded detached house, Main Street (right)



Above: traditional farmhouse and outbuilding with Flemish bond brickwork, Main Street (left); an Edwardian detached house, Main Street (right)

6.4 Building materials and local details

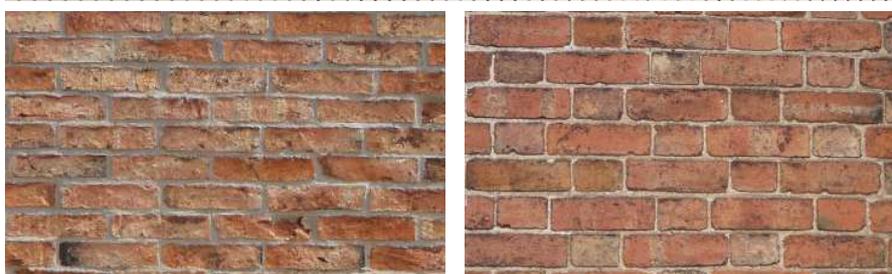
Traditional building materials were largely locally sourced. Bricks for example, were not transported far from where they were made, leading to interesting village specific sizes, colours and styles. Roofs would have been made from local materials such as thatch, stone and clay.

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

Walls of traditional buildings in Scarrington are predominantly constructed of red brick, though occasional examples of white-painted brick, stone and rendered buildings can also be found. Flemish bond and stretcher bond brickwork are the most commonly found but there are also rare examples of English Bond. Detailing is primarily provided in the form of a dentil course, although occasionally patterns in blue brick or yellow and red brick checkerboard patterns are also evident in the older buildings of the village. Missing-brick patterns are also occasionally found on former agricultural buildings. On the whole however, the vast majority of traditional buildings are relatively restrained in their use of such features.

The roofs are predominantly clay pantiles (particularly the smaller cottages and former farm buildings), with a number of Welsh slate roofs (typically the larger detached houses and farmhouses) and occasionally plain tiles. Thatched roofs would once have been common and although thatch has long since been replaced with other materials, some buildings still retain the steeply pitched roofs which would have been needed to ensure adequate water run-off. Chimneys are made of red brick and are generally simply designed and positioned on the roof ridge or built into the gable walls. Occasional finials positioned on gable ends can also be found. Rainwater goods are traditionally of cast iron.

Windows are predominately painted timber casements or vertically sliding sashes with slim glazing bars. Arched brick lintels are most prominent, occasionally incorporating blue bricks to create a decorative pattern, but some examples of ashlar lintels also exist. Glazed overlights can also be found over doorways, particularly on the grander buildings in the village, and are often incorporated with a brick or timber framed porch. Porch styles include neo-classical, gothic and Edwardian.



Local details: red brickwork with blue brick patterning and arched brick lintels (above); stretcher bond brickwork (far left); Flemish bond brickwork (left)



Local Details (left to right): missing brick patterns in a traditional agricultural building on main Street; neo-classical style porch, overlight and vertically sliding sash window on the Wesleyan Chapel on Main Street; timber casement windows in stone surrounds on Main Street



Local Details (left to right): casement window and finial on the gable end of a house on Main Street; Arts & Crafts style porch on a house on Main Street; brick dentil detailing on a farmhouse on Main Street

7 The character of the Conservation Area

Due to the small, compact nature of Scarrington, the character of the Conservation Area is relatively consistent throughout and comprised of the scattering of historic buildings across the village, with modern infill development in between. The village is characterised by its rural, verdant feel, red brick buildings and compact, linear form.

8 SWOT Analysis

Note: In order to complete the appraisal process, a SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) exercise was undertaken at the public consultation meeting held at Scarrington Village Hall on 8th September 2010. The purpose of the SWOT analysis is to identify:

- *What the special character of the village is;*
- *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"> • Red telephone box and letter box • Pinfold • Distinctive horseshoe pile • Attractive buildings • Strongly residential character emphasised by lack of commercial and industrial activity • Small size of village • Green open space in The Saucers • Predominance of traditional red brick • Presence of active farming • Attractive street scene • Wide grass verges • Boundary treatments afford glimpses and views into foregardens and houses which gives an open feel to the village • Many attractive trees
Weaknesses	<ul style="list-style-type: none"> • Unsympathetic modern infill development • Unsympathetic street furniture, road signs and lighting
Opportunities	<ul style="list-style-type: none"> • Change the street furniture to a more sympathetic design • Repair the pinfold
Threats	<ul style="list-style-type: none"> • Conversion of garaging into residential use causing loss of off-street parking space and increase of on-street parking • Installation of unsympathetic windows • Satellite dishes • Encroachment from nearby development • Highways changes to the A52 and A46 potentially resulting in traffic using Scarrington as a 'rat run'.

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

CHURCH OF ST JOHN OF BEVERLEY, HAWKSWORTH ROAD

Grade I Date Listed: 1/12/1965 GRID REFERENCE: SK7349641597

THE OLD HALL, HAWKSWORTH ROAD

Grade II Date Listed: 14/11/1986 GRID REFERENCE: SK7351841621

THE SMITHY, ASLOCKTON ROAD

Grade: II Date Listed: 11/03/1974 GRID REFERENCE: SK7349741539

THE PINFOLD, ASLOCKTON ROAD

Grade: II Date Listed: 28/11/1972 GRID REFERENCE: SK7351341542

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:

