



Rushcliffe  
Borough Council

# Bunny Conservation Area Appraisal and Management Plan

May 2009



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

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## **PART 1 CHARACTER APPRAISAL**

### **1 Introduction and summary**

#### **1.1 The Bunny Conservation Area**

The Bunny Conservation Area was designated in 1976 and includes an impressive 23 Listed Buildings or structures. Almost the entire village is included within this boundary.

The old part of Bunny is a small compact settlement centred on its large 14th and 15th century church of St Mary (a Grade I Listed Building) and contains many important architectural and historic features, in particular those in connection with the Parkyns family. Sir Thomas Parkyns (1662-1741) designed and built many houses and barns both here and in surrounding villages (such as Bradmore) during the early 1700's.

#### **1.2 Key characteristics**

- Mixed rural and suburban character in terms of architecture, landscape and boundary treatments.
- The churchyard of the 14<sup>th</sup>-15<sup>th</sup> century Parish Church of St Mary provides the village with an attractive open space at its centre.
- Collection of 18<sup>th</sup> century buildings (including the imposing Bunny Hall) built to Sir Thomas Parkyns' designs.
- Backdrop of arable farm land and paddocks. Views out to surrounding countryside from the fringes of the village.
- Strong rural approaches into village with grass verges and groups of mature trees.
- Boundary treatments include traditional red brick walls and hedge lines.

#### **1.3 Key issues**

**Alterations to Listed and key unlisted properties** - Unsympathetic alterations such as porches, dormer windows, satellite dishes and uPVC double glazing can have a potentially damaging effect on the village's character.

**Boundary treatments** - Hedgerows are in poor condition in places and have sometimes been replaced with close boarded timber fencing which is not in sympathy with the village's rural character.

**Development Pressures** - Potential pressure for unsympathetic housing development at redundant farms along Moor Lane and Main Street and paddocks on the outskirts of the village.

**Highways and Transportation** - Speeding traffic and traffic volume along Loughborough Road causes issues with pedestrian safety, noise and pollution.

**Buildings at risk** - Cottage in the grounds of the Rancliffe Arms Public House is currently on Nottinghamshire County Council's Buildings at Risk Register. The Old Post Office and Number 5 Main Street are also suffering through lack of adequate maintenance.

## **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 Bunny 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 Bunny alterations have been made in order to create a more rational boundary and include certain new areas which contribute to the village's special character. This has resulted in the inclusion of three paddocks between Main Street and the course of the Fairham Brook, one paddock to the north of Moor Lane, properties along the west side of Loughborough Road south of the village centre, revisions to set the boundary back from the highway along Moor Lane and a change to include a farm yard previously bisected by the boundary on Main Street.

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

The village of Bunny is positioned on the A60, a major route between Nottingham and Loughborough, approximately 2 km to the south of Bradmore and 3 km west of Keyworth. The village is situated among arable farm land. To the south of the village is the wooded area of high ground known as Bunny Hill.



Bunny Hill from the west end of Main Street.

## 4 Historic development and archaeology

Human activity in the vicinity of Bunny dates back as far as Roman times. South Nottinghamshire contains ample evidence of Roman presence and influence covering their period from invasion, 43 AD, to their rather hurried departure in 410AD. During the building of the Halfway garage on Loughborough Road, a Roman bowl dated to the 1st century AD was discovered. In 1967 as a result of quarrying work in the vicinity of the brickworks of HJ Baldwin on Bunny Hill, the remains of a Roman well were revealed. The contents of the well were analysed in detail and gave a date range of 100 to 300 AD.

Early written records of the village from the reign of Edward the Confessor (1003-1066) state that the Parish of Bunny was owned by a Saxon called Levenot. There were many farms in the area, as well as a church. By the fourteenth century it is recorded that there was a hermit's meadow in Bunny, and a common bakehouse.

During Elizabethan and Stuart times, Bunny if seen from the air would have appeared a typical midland open-field village, in which most of the farming was done under the strip-farming system. This involved dividing each of the large fields into strips and dividing these up between the local farmers. From Loughborough Road, patches of ridge and furrow can still be seen.

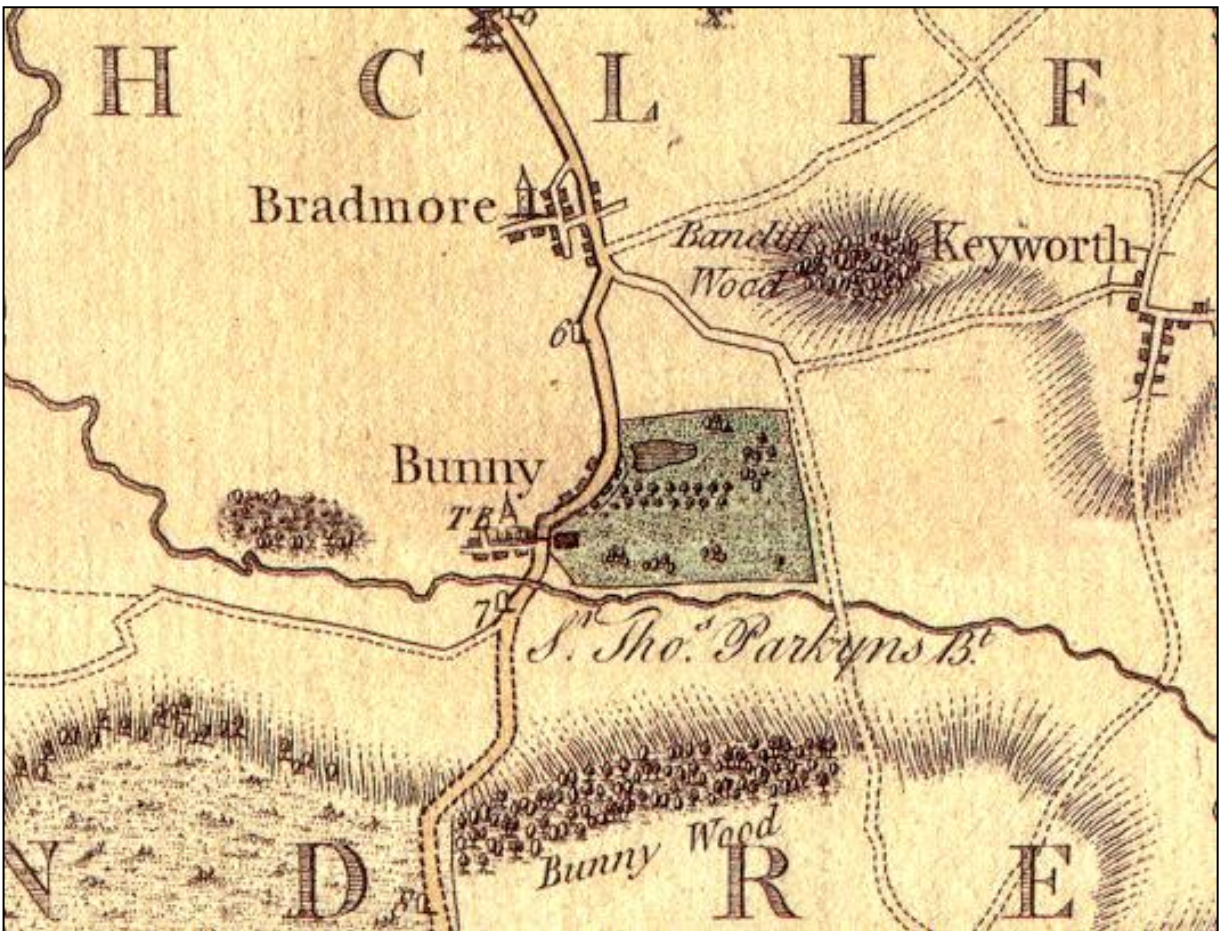
In Bunny, the houses of the villagers were strung along the two streets which comprise the main part of the old village (Moor Lane and Main Street). Bunny Park and pasture extended eastwards, whilst south of the village were the Nether, Middle and Upper fields, ascending to the Old Wood and the hills of the Wolds. Woodland areas around the village provided the people with fuel, wood for their buildings, furniture and tools, and food for their free-range pigs. On the west side lay a poorly drained marshy area, probably used for grazing in summer and hay in winter. It was also a useful source of fish, wild fowl and a harvest of osiers and willows, which provided thatch for buildings and material for fencing and basket making. How much land was encompassed by Bunny and Bradmore can be accurately assessed when in 1627, a post-mortem following the death of George Parkyns stated that there were 1120 acres of land at Bunny and 630 at Bradmore. Population estimates put the number of people in 1603 at around 448.

In the latter half of the seventeenth century Bunny was owned by Sir Thomas Parkyns, (1662-1741). He designed and built many houses and barns both here and in surrounding villages (such as Bradmore) during the early 1700's. Bunny Hall - once known as Crazy Hall - was rebuilt to his own designs in 1720 and is a wonderful example of his eccentric architectural style. The more traditional, red brick buildings he was responsible for include The Old Vicarage, Ivy Cottage, the Rancliffe Arms public house, the Post Office and the former Schoolhouse on Loughborough Road. He also supervised a major restoration of the parish church in 1718.

In the 19<sup>th</sup> Century agriculture would have still been the main employer either as farmers and labourers, or in the farm services such as blacksmiths. As new farming methods were introduced however, the number of individual farms declined. Over the course of the 20<sup>th</sup> century, infill development of new dwellings has increased the village's population density but in terms of area the village has expanded very little since the 19<sup>th</sup> century.

(Source: Bunny Village, at: <http://www.bunnyvillage.org.uk/historicalreview.htm>)

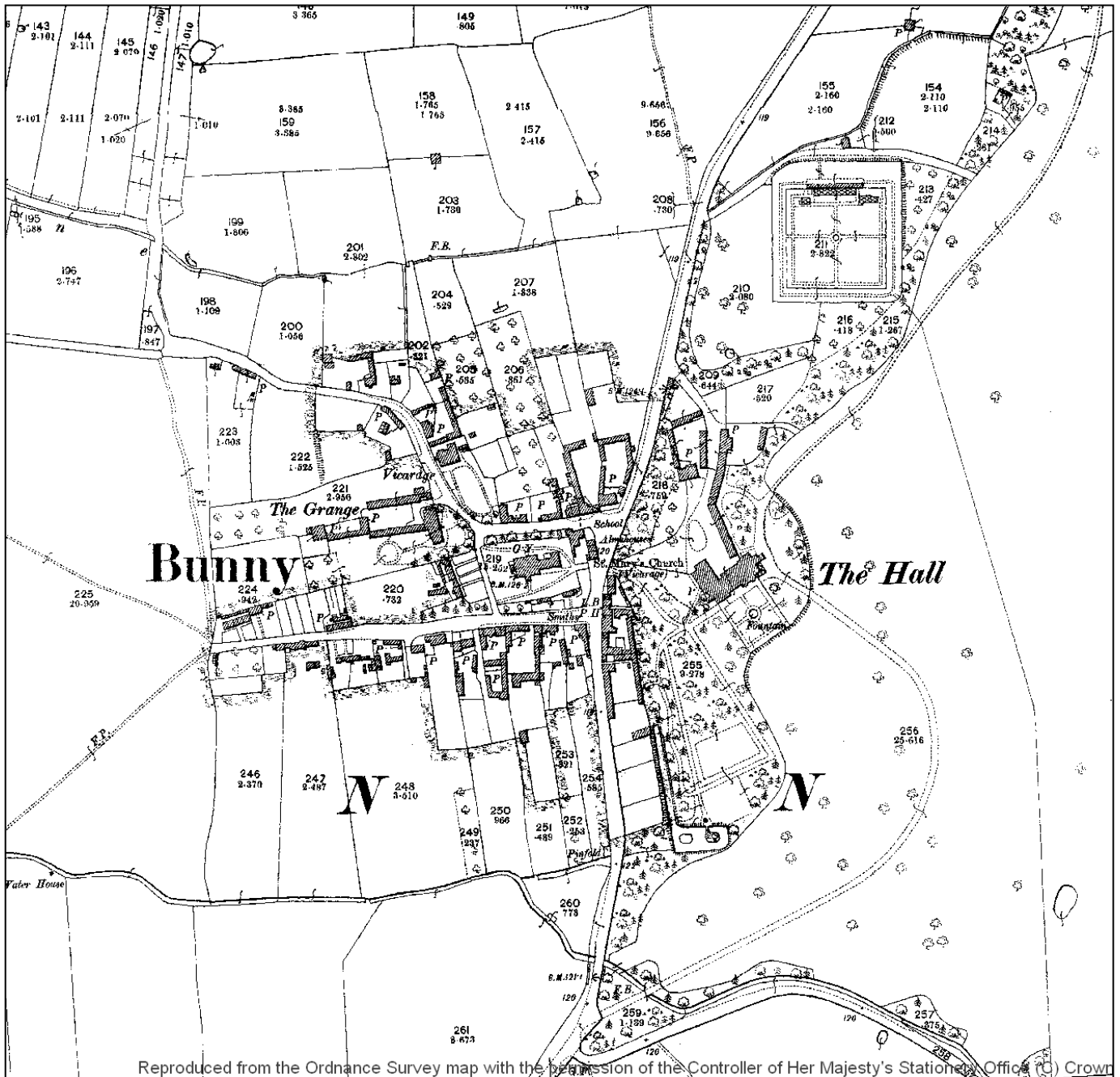




Chapman 1774. At this time Loughborough Road followed a more easterly course.



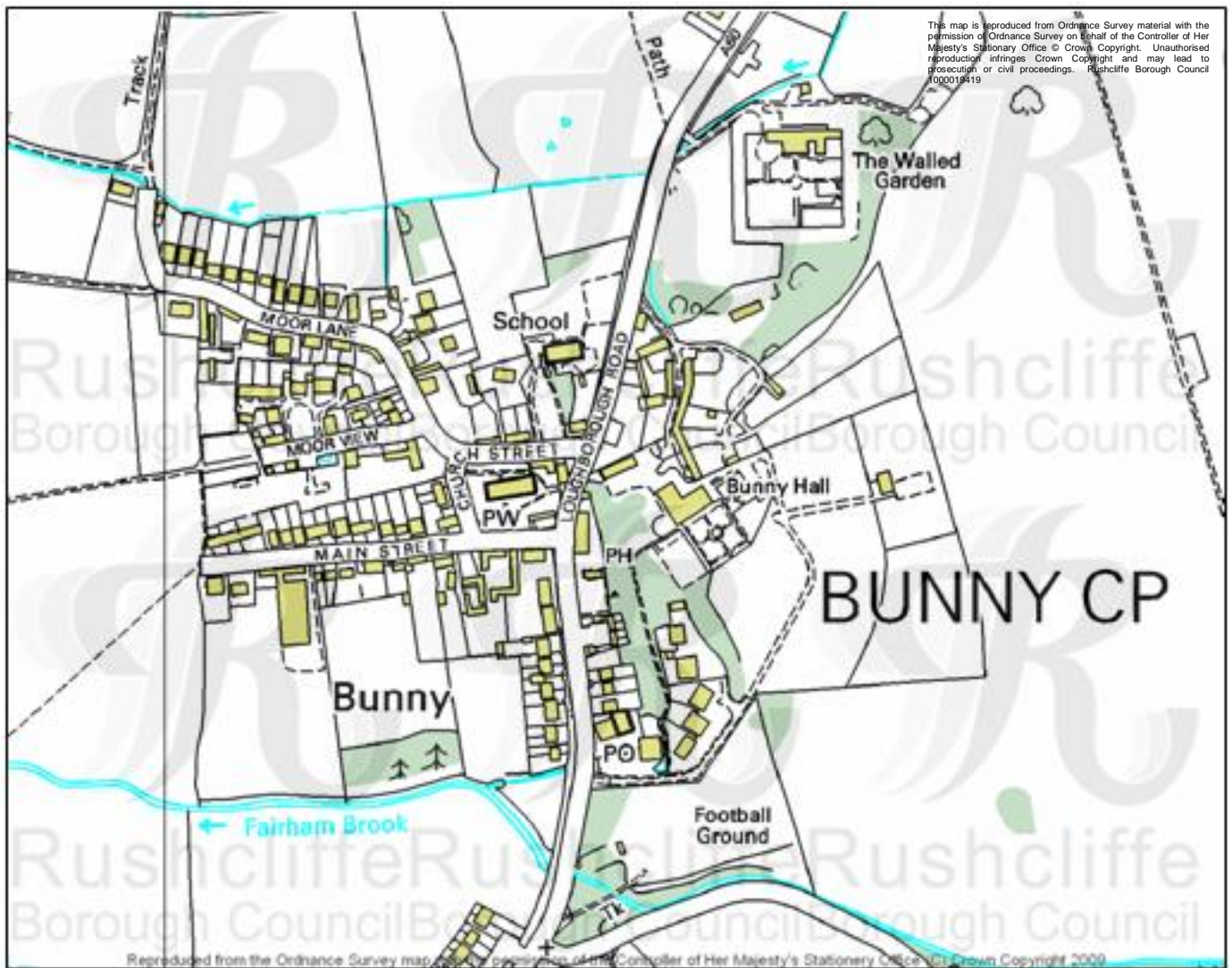
Ordnance Survey 1835. The modern road layout is by now clearly recognisable. Also note the dotted outline showing the earlier course of Loughborough Road.



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (C) Crown

Ordnance Survey 1900.





Bunny today. Note the increased number of properties along Loughborough Road, Main Street and Moor Lane and the new housing in the grounds of Bunny Hall and Moor End Farm (now Moor View).

## 5 Spatial analysis

### 5.1 Plan form and layout

The village is centred on the roughly square churchyard of St Mary's. To the east of the church is the major route of Loughborough Road which runs north-south. Church Street borders the churchyard to the north and west with Moor Lane radiating diagonally outwards at the north-west corner. Main Street runs east-west from Loughborough Road for approximately 300 yards, and forms the southern boundary of the churchyard. To the east of Loughborough Road is an area of parkland and woodland dominated by Bunny Hall and its associated outbuildings. Residential development in the village is concentrated along Main Street, Moor Lane and the southern stretch of Loughborough Road. Public buildings are concentrated at the centre of the village to the east of the Churchyard. The Old Schoolhouse and Parish Rooms stand at the churchyard's north east corner and the Rancliffe Arms Public House opposite the entrance to Main Street on the east side of Loughborough Road.

### 5.2 Landmarks, focal points and views

The Church and surrounding listed buildings are the key focal points in the village with views towards the churchyard from Loughborough Road being particularly attractive. From the churchyard there are glimpses through the treeline of Bunny Hall's tower to the east. Elsewhere within the village there are pleasing views along the hedge lined Main Street and the more open Moor Lane. From the fringes of the village at the west end of Main Street and Moor Lane and at the southern end of Loughborough Road, there are also views out over the surrounding countryside towards Bunny Hill to the south. The Townscape Appraisal map in Appendix 2 illustrates these key views and other views which link the village to the adjacent countryside.



From left to right: St Mary's Church; the Rancliffe Arms; the Old Schoolhouse and the Parish Rooms.



From left to right: Looking north along Loughborough Road; Bunny Hall's tower; looking west along Main Street.



### 5.3 Open spaces, trees and landscape

The grounds of Bunny Hall, St Mary's Churchyard and the village green in front of Bunny Junior School are the three most significant areas of open space. A number of fields and paddocks are included within the conservation area boundary but views towards these are often restricted from the accessible areas due to the enclosed nature of the streetscenes. In spite of this the village retains a rural feel thanks to the hedgerows along Main Street and the grass verges and front gardens along Moor Lane and Loughborough Road. Wooded areas and individual mature trees further contribute to this rural character. Most of these occur along or to the east side of Loughborough Road in association with Bunny Hall but there is also a significant group of mature trees at the junction of Church Street and Moor Lane.



The Village Green (left) and grass verges along Loughborough Road (right).



From left to right: mature trees along Loughborough Road; arched hedge on Main Street; the group of trees at the Moor Lane/Church Street junction.

### 5.4 Public realm

The majority of the village's roads and pavements are of asphalt but most of the village's private drives, such as the roads around Bunny Hall, are gravel which is more rural in character. The pavement around the Old Schoolhouse and Parish Rooms is the only example of a flagstone surface in the village.

Boundary treatments in the village include hedgerows, informal planting of shrubs and small trees and wooden fencing. Red brick boundary walls are also particularly prominent feature in the area around the churchyard. These are generally around 1m high (The Vicarage wall is the exception at just over 2m) with triangular brick coping. The coping bricks of No. 2 Church Street's boundary are unusually capped with lead. Boundary walls, fences and hedges in the village are often complemented by wooden gates or doorways.





Gravel drive in the grounds of Bunny Hall (left) and flagstone paving outside the Parish Rooms.



Lead capped coping at No.2 Church Street (left), battened and studded door in the Old Vicarage wall (centre) and timber gate at No.12 Moor Lane (right).



## 6 The buildings of the Conservation Area

### 6.1 Building types

The oldest of Bunny's buildings is the 14<sup>th</sup>-15<sup>th</sup> century Church of St Mary which stands out as the only building in the village built entirely from stone and in a Gothic architectural style. Also of particular note is the eccentric architecture of Bunny Hall and the Old Schoolhouse and the large 18<sup>th</sup> century Rancliffe Arms coaching inn. Other traditional buildings in Bunny are a mixture of 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> century farmhouses, cottages, Georgian houses and outbuildings. Many of these can be seen on the historical maps shown in 4.1. As well as these historic buildings there are also many examples of early to mid 20<sup>th</sup> century houses, farm buildings, a flat roofed 1970s primary school and four areas of recently built modern dwellings (in the grounds of Bunny Hall, on the site of the former garage on Loughborough Road, off Moor Lane to the north east and on the site of Moor End Farm). To the south of the village on Loughborough Road there is also a modern petrol filling station.



Traditional farmhouses.



New housing development in the conservation area: Loughborough Road (left), Moor End Farm (centre), and Bunny Hall grounds (right).

### 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 Bunny is provided in Appendix 1. Most Listed Buildings are shown on the Townscape Appraisal plan, but some of the smaller Listed structures may not be shown.



The White House (Grade II) and Bunny Hall (Grade I).



No. 15 Church Street (Grade II) and Ivy Cottage (Grade II\*).

### 6.3 The contribution of unlisted buildings

The Bunny Conservation Area includes a number of unlisted buildings that make a positive contribution to its character and appearance. This may be because of their age, architectural style, former function, or general contribution to the variety of the townscape. A number of key unlisted buildings are highlighted in the Townscape Appraisal in Appendix 2. 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.

## 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 painted white) with occasional ashlar details.

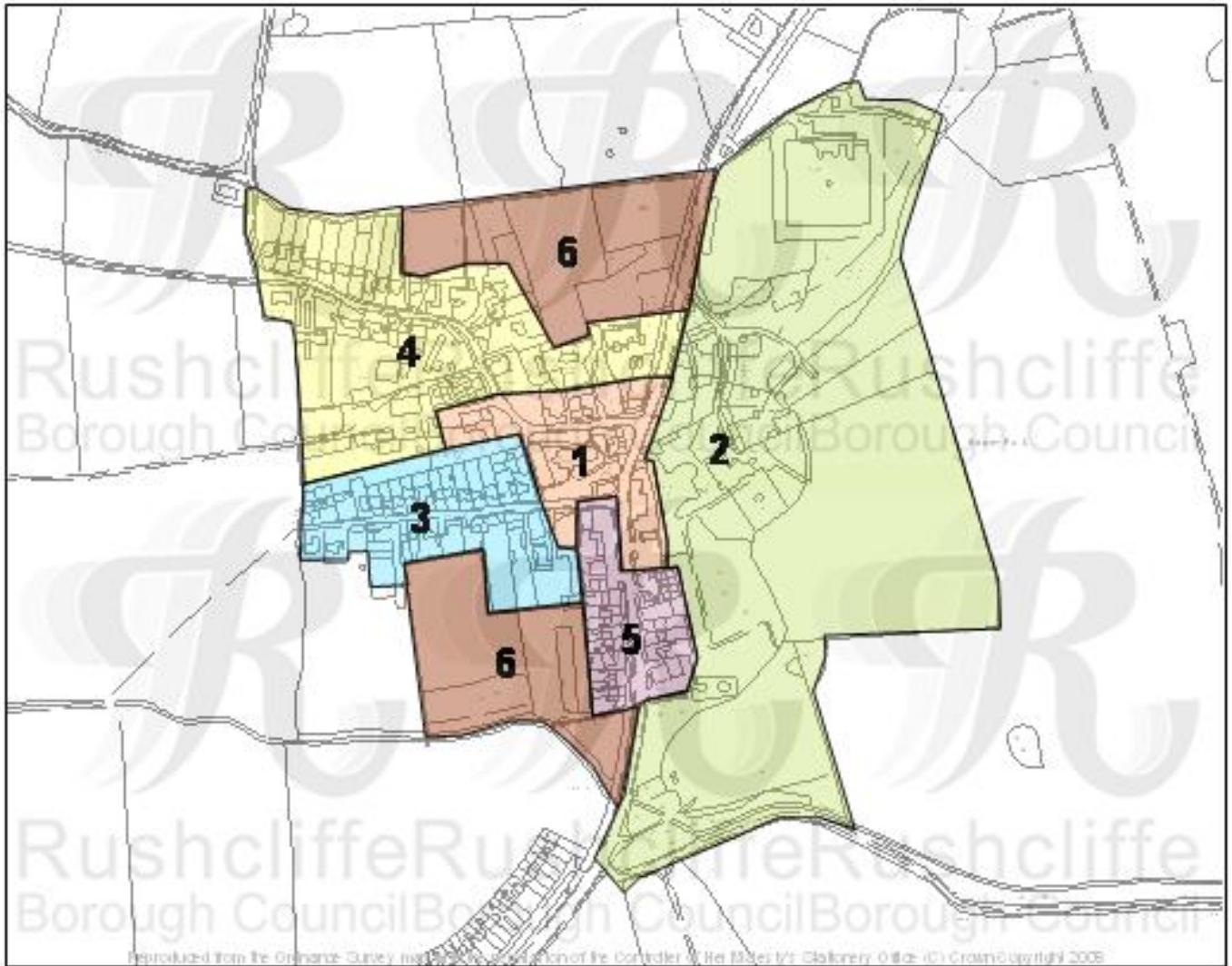
**Roofs:** Dominated by orange clay pantiles with various examples of slate and some plain clay tiles. Gable ends are mostly plain close verge where the tiles run to the edge of the brick gables but a number of buildings also have parapet gables.

**Windows:** Side hung timber casement with lead glazing bars (in a variety of configurations), ashlar two light casements with single ashlar mullions and timber sliding sashes are most common types. The Old Schoolhouse also displays several oeil de boeuf windows. Arched brick and ashlar lintels are most prominent.

**Doors:** Timber in a variety of styles including part glazed, six panelled and battened and studded. Arched brick lintels.



## 7 The Character of the Conservation Area



- 1. Village Centre:** Churchyard, Public House and surrounding traditional properties. Brick walls along roadsides and groups of mature trees.
- 2. Bunny Hall** and associated outbuildings, formal gardens, parkland and woodland.
- 3. Main Street:** detached and semi detached residential properties of varying age and character and some farm buildings. Hedgerows along north side of street.
- 4. Moor Lane:** detached and semi detached dwellings of varying age and character and the mid 20<sup>th</sup> century village school buildings give the area a suburban feel. Two areas of new housing with associated landscaping.
- 5. Loughborough Road (south):** early 20<sup>th</sup> century detached and semi-detached dwellings with substantial front gardens and grass verges and a group of modern terraced housing opposite Public House. Petrol filling station.
- 6. Paddocks and small fields** on the fringes of the built up area.



## 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>• Distinctive estate village architecture of Sir Thomas Parkyns.</li> <li>• Large number of Listed Buildings.</li> <li>• Retention of small paddocks surrounding built up area.</li> <li>• The Rancliffe Arms Public House, the Church and the Village Hall provide venues for village events.</li> <li>• Strong sense of community fostered by a host of village organisations.</li> <li>• Views over open fields from rear gardens of many properties.</li> <li>• Monthly magazine, The Bunny Bulletin, provides a voice for local residents.</li> </ul>
<p><b>Weaknesses</b></p>	<ul style="list-style-type: none"> <li>• Unsympathetic modern housing developments on former farm sites do not follow historic grain of development.</li> <li>• Noise and pollution from high volume of traffic along A60 Loughborough Road.</li> <li>• Poor drain maintenance.</li> <li>• Gated and private access roads separate certain groups of properties from the rest of the village community.</li> <li>• High percentage of rented property in Church View development.</li> </ul>
<p><b>Opportunities</b></p>	<ul style="list-style-type: none"> <li>• Traffic calming measures along A60.</li> <li>• Village Design Statement should be given greater consideration.</li> <li>• A Park and Ride scheme to Nottingham from former brickworks site might reduce traffic volume.</li> <li>• Protect significant trees with Tree Preservation Orders.</li> <li>• Maintain hedgerows on village approaches.</li> <li>• Sensitive reuse of Cottage in Rancliffe Arms car park.</li> </ul>
<p><b>Threats</b></p>	<ul style="list-style-type: none"> <li>• Development of paddocks around the built up area.</li> <li>• The Old Post Office/Number 5 Main Street and the Cottage in Rancliffe Arms car park are Listed Buildings under threat through lack of maintenance.</li> <li>• Insensitive alterations to historic buildings.</li> <li>• Potentially unsympathetic future development of farms on Main Street and Moor Lane.</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

**RANGE OF BARNS AND CARRIAGE ARCHWAY AT BUNNY HALL , BUNNY HALL DRIVE, NG11 6QT** *Grade: II Date Listed: 14/05/1952 GRID REFERENCE: SK5843629682*

**STABLE BLOCK AT BUNNY HALL , BUNNY HALL DRIVE, NG11 6QT** *Grade: II Date Listed: 14/05/1952 GRID REFERENCE: SK5843529630*

**BARN DATED 1734 AT BUNNY HALL , BUNNY HALL DRIVE, NG11 6QT** *Grade: II Date Listed: 14/05/1952 GRID REFERENCE: SK5842029694*

**OUTBUILDING TO THE NORTH OF BUNNY HALL , BUNNY HALL DRIVE, NG11 6QT** *Grade: II Date Listed: 14/05/1952 GRID REFERENCE: SK5841029671*

**BUNNY HALL , BUNNY HALL DRIVE, NG11 6QT** *Grade: I Date Listed: 14/05/1952 GRID REFERENCE: SK5842429594*

**SUNDIAL ABOUT 50 METRES SOUTH OF BUNNY HALL , BUNNY HALL DRIVE, NG11 6QT** *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5846529536*

**SMALL TOMB CHEST ABOUT 50 METRES SOUTH OF BUNNY HALL , BUNNY HALL DRIVE, NG11 6QT** *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5844829525*

**NUMBER 15 AND ADJOINING COTTAGE 15, CHURCH STREET, NG11 6QW** *Grade: II Date Listed: 13/10/1966 GRID REFERENCE: SK5834429650*

**WHITE HOUSE AND ADJOINING BARN , CHURCH STREET, NG11 6QW** *Grade: II Date Listed: 13/10/1966 GRID REFERENCE: SK5826929635*

**PARISH ROOMS , CHURCH STREET, NG11 6QW** *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5832129616*

**OLD WATER HOUSE IN FIELD AT ROUGH HILL , GOTHAM LANE, NG11 6QU** *Grade: II Date Listed: 13/10/1966 GRID REFERENCE: SK5684128781*

**GARDEN WALLS AND OUTBUILDINGS OF WALLED GARDEN FORMERLY AT BUNNY HALL , LOUGHBOROUGH ROAD, NG11 6QB** *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5848629894*

**THE RANCLIFFE ARMS , LOUGHBOROUGH ROAD, NG11 6QB** *Grade: II Date Listed: 14/05/1952 GRID REFERENCE: SK5834929558*

**COTTAGE 12 METRES SOUTH OF THE RANCLIFFE ARMS , LOUGHBOROUGH ROAD, NG11 6QB** *Grade: II Date Listed: 14/09/1973 GRID REFERENCE: SK5835629526*

**OLD SCHOOL INCORPORATING SCHOOLHOUSE AND ALMSHOUSES , LOUGHBOROUGH ROAD, NG11 6QB** *Grade: II\* Date Listed: 14/05/1952 GRID REFERENCE: SK5833329613*

**NUMBER 5 AND THE FORMER POST OFFICE , MAIN STREET, NG11 6QU** *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5826929546*

**15, MAIN STREET, NG11 6QU** *Grade: II Date Listed: 02/11/1982 GRID REFERENCE: SK5822729535*



**STABLE BEHIND NUMBER 15 , MAIN STREET, NG11 6QU** *Grade: II Date Listed: 13/11/1986*  
*GRID REFERENCE: SK5824129519*

**IVY COTTAGE AND ADJOINING WALLS 17, MAIN STREET, NG11 6QU** *Grade: II\* Date Listed: 13/10/1966*  
*GRID REFERENCE: SK5820829539*

**COACH HOUSE, FUEL STORE AND WASH HOUSE TO WEST OF AND ADJACENT TO NUMBER 17 , MAIN STREET, NG11 6QU** *Grade: II Date Listed: 13/11/1986*  
*GRID REFERENCE: SK5819529532*

**CHURCH OF ST MARY AND ADJOINING WALL , MAIN STREET, NG11 6QU** *Grade: I Date Listed: 13/10/1966*  
*GRID REFERENCE: SK5828429598*

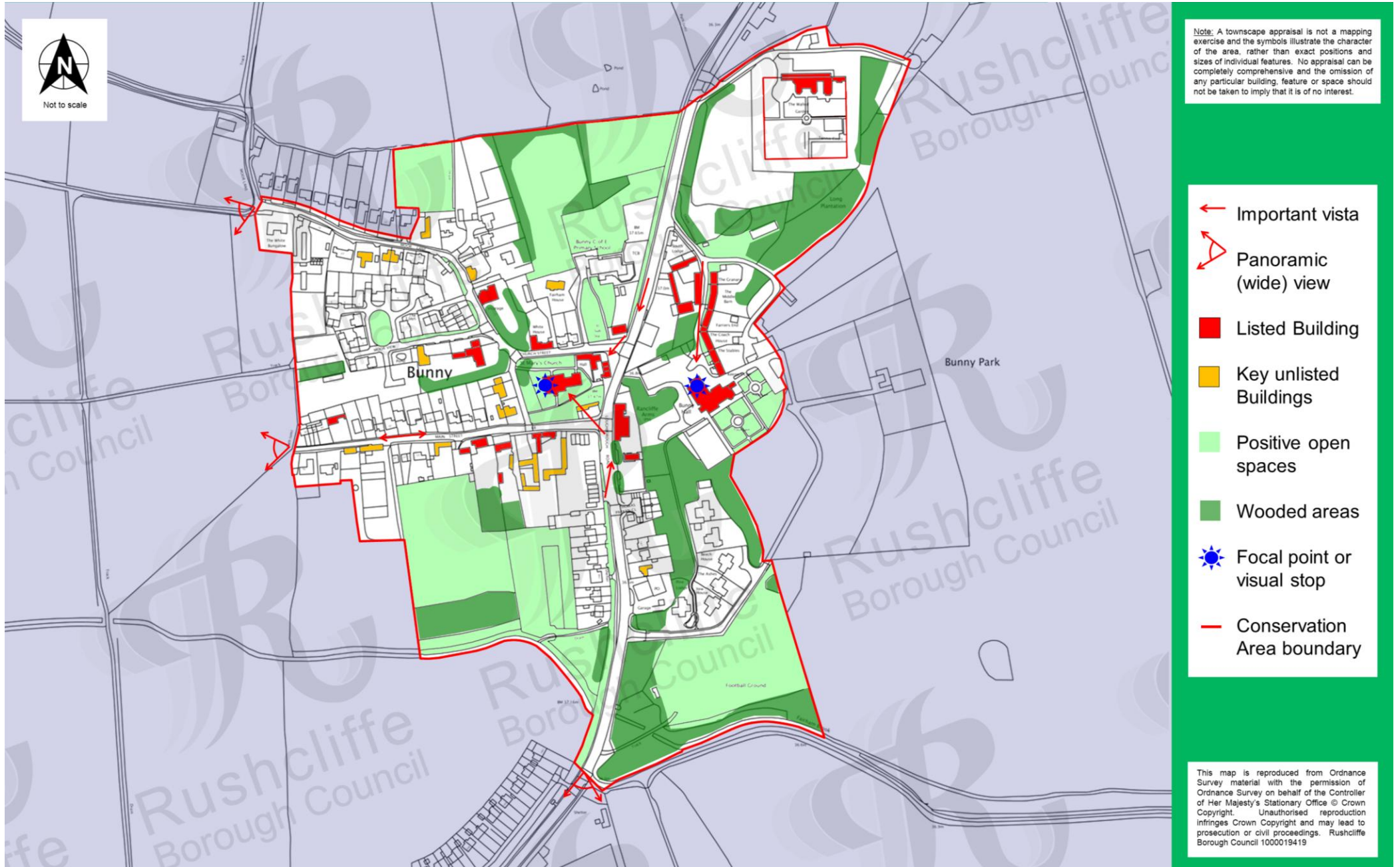
**ROSE COTTAGE , MAIN STREET, NG11 6QU** *Grade: II Date Listed: 13/11/1986*  
*GRID REFERENCE: SK5806729561*

**THE GRANGE , MOOR LANE, NG11 6QX** *Grade: II Date Listed: 13/10/1966*  
*GRID REFERENCE: SK5812929730*

**THE OLD VICARAGE , MOOR LANE, NG11 6QX** *Grade: II Date Listed: 13/11/1986*  
*GRID REFERENCE: SK5822229685*

**PAIR OF GATE PIERS AND WALLS EXTENDING AROUND BUNNY PARK , WYSALL ROAD, NG11 6QU** *Grade: II Date Listed: 13/11/1986*  
*GRID REFERENCE: SK5962630129*

## 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:

