

**East Bridgford Conservation Area  
Appraisal and Management Plan  
July 2008**



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## **Part 1 Character Appraisal**

### **1.0 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'. (PPG 15).

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. This work has resulted in the production of Conservation Area Appraisals and Management Plans.

The survey and analysis work within the appraisal sections of this document highlight the features and characteristics of the village that are worthy of preservation. This work then feeds directly into the Management Plan 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.

### **1.1 The planning policy context**

This appraisal provides a firm basis on which applications for development within the East Bridgford 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 Local Plan 2006
  - Policies EN2, EN3 (Conservation Areas)
  - EN4, EN5 (Listed Buildings)
  - EN6 (Ancient Monuments)
  - EN7 (Archaeological importance)
- Planning Policy Guidance 15 (PPG 15): Planning and the Historic Environment (1994)
- Planning Policy Guidance 16 (PPG 16): Archaeology (1990)
- Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development (2006)
- By Design: Urban Design in the Planning System – Towards Better Practice (2000)

## **2 Location and landscape setting**

### **2.1 Location and activities**

Rushcliffe Borough forms the southern tip of the Nottinghamshire District which borders Leicestershire. It is predominantly a rural Borough that contains a mixture of city suburbs, market towns and villages. Rushcliffe is located about ½ 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 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.

East Bridgford is located in the North of the Rushcliffe Borough and 8 miles North East of Nottingham. The River Trent forms the Parish's north western boundary. The A46 is located to the south east of the village.

East Bridgford is well serviced with a Parish Church, a Methodist Church, a Primary School, Village Hall, WI Hut, two public houses, a Post Office and Village Shop, Newsagent, Hairdressers, Medical Centre, several small businesses and a number of working farms.

### **2.2 Topography and geology**

East Bridgford stands on a ridge formed by outcropping rocks and is positioned on flat land over a hundred feet above the River Trent. Cliffs run along the north-west boundary with the River. The land is predominantly formed from red mudstones with thin beds of soft white gypsum (satin spar) and hard, grey, skerry sandstone.

### **2.3 Relationship of the conservation area to its surroundings**

The East Bridgford conservation area now incorporates the large majority of the settlement. The village has strong connections with the open countryside, being surrounded by paddocks and fields. In the northern and the southern extremities of the village, these open spaces run alongside the roads. The many footpaths leading into and out of the village in many directions also enhance East Bridgford's relationship with the open countryside and the River Trent to the north-west.

## **3 Historic development and archaeology**

### **3.1 Historic development and archaeology**

East Bridgford stands on a ridge that was formed by outcropping rocks of the Triassic Mercia Mudstone Group, which are 213-245 million years old. The settlement of East Bridgford took its name from the nearby river crossing and was documented in the Domesday Survey of 1086 as Brugeford. There have been many archaeological finds from the Prehistoric and Roman periods with the Romans settlement of Margidunum located to the south now the site of the A6097 roundabout. However it is the Anglo-Saxon and Medieval periods that set the context for this appraisal, with 38 households being recorded in 1086 and St Peters Church dating back to between 950 and 1100.

Land ownership patterns and the large number of manors and free-holders have played a major role in shaping the village as it is seen today. The development of the village owes much to the management of its agricultural estates. Land was worked from the village with large tenanted farms along College Street (also known as Farmers Street) and those working the land lived within many of the smaller 'end-on' cottages along Kneeton Road (also known as Cottagers Street). Many fields around the village which haven't been absorbed into large arable fields still show signs of ridge and furrow.

### **3.2 Scheduled monuments**

There is a Scheduled Ancient Monument at the edge of the village and this is described as a 'motte and bailey' (an early form of Norman castle). There is also a possibility that the raised area was a prospect mount belonging to the 18th Century house of East Bridgford Hill this would have provided a viewing point to overlook the garden. The Nottinghamshire County Council Archaeology Section has researched this further (see references section). The townscape appraisal map clearly shows this Scheduled Ancient Monument on the west side of the village.

## **4 Spatial analysis**

### **4.1 Plan form and layout**

The parish lies at the north eastern end of the Nottingham Green Belt that stretches on both sides of the river Trent; this has ensured that the village has developed mainly within its old boundaries and has remained clearly separated from surrounding settlements by fields. The historic maps below illustrate that the basic shape and form of the village has remained the same for 400 years with a grid layout. The maps also reveal the modern infill, with the new housing estate extending the village eastwards.

East Bridgford has a strong sylvan setting with mature trees giving Kirk Hill, Kneeton Road a particularly strong character. Equally important are the trees and hedgerows surrounding fields and paddocks on the edge of the village. Large scale arable fields have resulted in a loss of character to the north of the village.



## 5 The buildings of the conservation area

### 5.1 Building types

The architectural styles within East Bridgford span many centuries and include large manor houses/halls, farmhouses, cottages and farm-buildings. Although there are four manor houses/halls, these grand buildings are relatively secluded and it is the medieval Church of St Peter (C11) and Stokes Mill (1828) that form two of the most prominent landmark buildings.

### 5.2 Listed Buildings

Listed buildings are protected by law and consent is required from Rushcliffe Borough Council before any works of alteration, extension, or demolition can be carried out. If a building or structure is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest, then it is Listed. Further information can be found in Rushcliffe Borough Council's publication *Listed Buildings in Rushcliffe*, which is also available online (see references section).

### 5.3 Key unlisted buildings

In addition to the listed buildings, the conservation area contains a large number of unlisted buildings that make a positive contribution to the character of the conservation area. These are marked on the Townscape Appraisal map as 'positive buildings'. Both Planning Policy Guidance Note 15 (PPG 15) and English Heritage Guidance (English Heritage, 2005) stress the importance of identifying and protecting such buildings.

The positive buildings have been selected using criteria set out in Appendix 2 of English Heritage's *Guidance on conservation area appraisals* (2005). In a situation where a building has been adversely affected by modern changes and restoration is either impractical or, in fact, not possible, they are excluded.

### 5.4 Building materials and local details



Despite the importance of the larger structures mentioned in 6.1, it is the many smaller farmhouses, cottages and farm-buildings that create the special character of the village. Dating between the 16th and 19th centuries, many of these buildings lie along the ancient roads that are visible on the old maps of the village. Although a number of these buildings are statutorily Listed, it is the architectural features of *all* the buildings and their visual groupings that generate this character.

Wall surfaces and roofing – Roofing materials of historic buildings in the village are generally a mix of red clay pantiles dating from the 18<sup>th</sup> Century and Welsh slate which postdates the mid 19<sup>th</sup> Century when railways transported materials widely across the country. Previously thatch would have been used but none is visible now.



Windows, doors and railings - Many 18th Century cottages have small, low Yorkshire (horizontal) sliding sashes or similarly proportioned casement windows, both with small panes. Larger houses of the same date often have vertical sliding sash windows. Later 19th Century sashes have larger panes often with distinctive side panels. Few original house doors remain in 18th Century houses although four and six panelled doors are seen in 19th Century houses. A few early iron railings remain in the village today and examples can be seen on Walnut Tree Lane and Cherryholt Lane.



Modern buildings - The large majority of modern buildings and building extensions in the village add very little special character and it is fortunate that these are mostly screened by attractive gardens and boundary walls that possess their own distinct character. Where this screening does not exist then the impact on the character of the village is often negative and this has been highlighted on the townscape appraisal. Modern architecture can enhance the character of a conservation area, however, and a fine example exists in the award-winning white render and glass house on Cherryholt Lane.

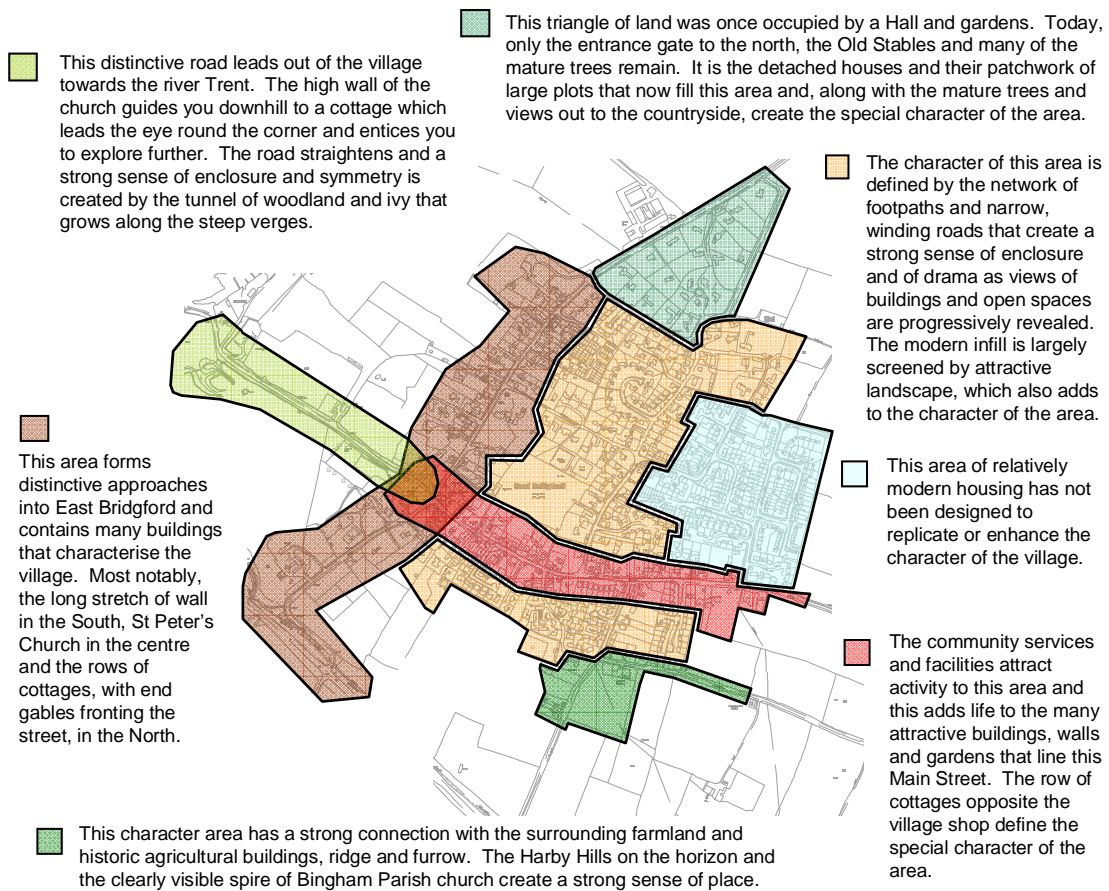


More detailed information can be found in publications by the Local History Society and in the *East Bridgford Parish Plan incorporating the Village Design Statement*.

## 6 The character of the conservation area

### 6.1 Character areas

East Bridgford contains a number of areas each with their own distinctive character. The map below aims to describe the different character areas within the village.



## 7 SWOT Analysis

In order to complete the appraisal process and guide the direction of the management plan, a SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) exercise was undertaken (Table 1).

<p><b>Strengths</b></p>	<ul style="list-style-type: none"> <li>• A large proportion of East Bridgford's historic built fabric still remains.</li> <li>• The different character areas, extensive network of footpaths and grid-like structure make the village a rich and exciting place to explore.</li> <li>• Gardens are generally well kept which softens the impact that the modern infill has on the surviving historic buildings.</li> <li>• The community is generally very active and interested in the welfare of the village and the high quality local services and facilities reflect this.</li> <li>• Various local history groups have produced a number of useful publications. The <i>Parish Plan incorporating the Village Design Statement</i> was produced by the Parish Plan Action Group and Local History Groups and subject to public consultation. These publications contain detailed information about the village, whilst also communicating views held by residents and making statements and action plans about the future of the village and how everything within it should be managed.</li> </ul>
<p><b>Weaknesses</b></p>	<ul style="list-style-type: none"> <li>• Although well maintained gardens have softened the impact of modern infill, some of the poorest architectural examples actually have no screening at all and front the Main Street. These are highlighted as negative buildings on the townscape appraisal.</li> <li>• Fast moving traffic and roads that can be difficult to cross as well poorly maintained roads and pavements detract from the special character of certain areas of the village.</li> </ul>
<p><b>Opportunities</b></p>	<ul style="list-style-type: none"> <li>• The number of negative extensions or alterations to key buildings could be reduced by introducing strong design guidance and stricter planning controls.</li> <li>• Reducing the negative impacts of fast-moving traffic and on-street parking could enhance the character of the conservation area and ensure that travelling around this special area is a safe and enjoyable experience.</li> <li>• The status and effectiveness of the Village Design Statement could be enhanced by feeding its content into the East Bridgford Conservation Area Management Plan and considering it for adoption as a Supplementary Planning Document.</li> <li>• The active community within the village could be used to support and implement the advice given within the Conservation Area Appraisal and Management Plan.</li> </ul>
<p><b>Threats</b></p>	<ul style="list-style-type: none"> <li>• The many large plots of land have been, and will continue to be, attractive to developers. This could potentially lead to them being sold for inappropriate development that would impact negatively on the character of the conservation area.</li> <li>• The gradual loss and/or replacement of original features such as windows, doors, roofing materials, railings and walls would have an enormous impact on the special character of the conservation area.</li> <li>• The loss of important vegetation such as mature hedgerows, grass verges and trees and the removal of front gardens that screen potentially negative buildings (e.g. for car parking space) would also have a major impact on character.</li> <li>• The alteration, extension and development of new buildings could have a negative impact if design guidance is not in place.</li> <li>• The loss of important views out to the countryside could divorce the village from its rural surroundings.</li> </ul>

## **Part 2 Management Plan**

The Character Appraisal formed Part 1 of this document and identified the special features of the East Bridgford conservation area. Part 2, the Management Plan, builds upon the work in the Appraisal and the issues identified in the SWOT Analysis, to provide a series of issues and recommendations for improvement and change, most of which are the responsibility of the Borough Council.

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

The aims and objectives of this management plan are:

- To develop clear, area specific management priorities for the future of the East Bridgford Conservation Area.
- To guide residents and professionals on:
  - features of value and worthy of preservation;
  - characteristics worthy of preservation;
  - opportunities for enhancement.
- To create community commitment to conservation principles

## **9 Issues and recommendations**

### **9.1 Alterations to Listed and key unlisted properties**

Buildings or features shown on the Character Appraisal map as being 'positive' or 'significant' play the most important role in creating the special character of the Conservation Area. It is likely that many buildings still possess original and/or traditional architectural details such as windows, doors, porches, doorhoods, overdoor lights and fanlights, chimneys, brick detailing and roofing materials. Positive features also include trees, hedges, visible gardens, walls, railings and gates and often form original property plots and boundaries (see section 10.2 – Boundary Treatments).

A number of the unlisted, and some of the Listed buildings in the conservation area have been adversely affected by the loss of these architectural details, building materials and positive features. In many cases (e.g. single family dwellings), planning permission is not required for the removal of, or alteration to these features. Development of this kind is called 'Permitted Development' and the Town and Country Planning (General Permitted Development) Order 1995 covers this in greater detail.

In order to ensure that the special character of the conservation area is not eroded further, some of these permitted development rights can be removed. This is known as an Article 4(2) direction and could be used by the Council to protect specific features. In particular, coherent groups of well detailed properties can be protected by this legislation.



*The dramatic effects that inappropriate alterations can have (windows filled-in, brickwork covered with render, brown glazing bars instead of white).*



*Extensions must relate to architectural form and the character of existing buildings.*



*These modern windows are not in the style or materials of the originals and the window frames have been made flush with the facade – this single alteration has completely changed the character of this farmhouse.*

## **Recommendations**

**CA07/1**

The Council will consider the need for Article 4(2) Directions to protect coherent groups of buildings that retain original features from inappropriate alteration.

**CA07/2**

The Council will encourage property owners to retain the original and/or traditional architectural details, building materials and positive features associated with their property.

**CA07/3**

The Council will encourage property owners to reverse any alterations that are unsympathetic to the original and/or traditional character of a property and to reinstate architectural features, such as windows, doors and boundary walls with replacements in the style and materials of the originals.

**CA07/4**

The Council will encourage property owners to ensure that any alterations or extensions respect the character of the street scene and pay attention to the scale, proportions, materials and detailing of properties in the locality.

**CA07/5**

The council will apply national rules and regulations which require property owners to apply for planning permission for alterations and extensions such as works to roofs, satellite dishes, exterior cladding, extensions and new buildings over a certain size and part or full demolition of buildings (PPG 15, 1994) (see Appendix 4 for more information).

## **9.2 Boundary treatments**

Boundaries, such as walls or hedges, physically and visually separate private spaces from the public space of the roads and pavements. They are as important in determining the character of any conservation area as the buildings behind them.

### Type of boundary

High brick walls and buildings on the back of pavements create an urban feel to the conservation area whilst hedges and trees produce a more rural environment. In most of our conservation areas there are streets and lanes which clearly demonstrate one or other of these characteristics whilst some have a mix of these features.

Where such character definition is strong it is important to retain and promote a continuation of the theme. For example, a high brick wall in a predominantly "green" lane will impact adversely on its character whereas the introduction of a hedge in an urban scene may be inappropriate.

Where there is a variety in the type of boundary there will be more flexibility.

### Materials and design

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.



*Original boundary wall and railings are of equal importance to the historic building behind.*



*White timber fence creates rural charm and is of great importance to the character of the property.*



*Quality Rural Street with an almost continuous stretch of hedgerows.*

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

The conservation area streets, lanes and byways can be characterised as follows:

- QUS            Quality Urban Street - Predominantly urban - high quality
- QRS            Quality Rural Street - Predominantly rural - high quality
- QMS            Quality Mixed Street - Mixed walls and vegetation - high quality

In all these cases the majority of boundary features will be important to the character of the conservation area and should be retained and maintained wherever possible. Proposals to introduce "alien" materials, features or plants will be discouraged. The removal of inappropriate boundaries and replacement with boundaries in keeping with the conservation area character will be encouraged.

All streets indicated as US, RS or MS are considered to be either of medium or low quality where inappropriate boundary features dominate. In these streets the retention of appropriate boundaries will be encouraged whilst the introduction of new boundaries in keeping with the generally urban, rural or mixed characteristics of the street scene will be encouraged. Generally, the types of boundaries predominating in the quality streets referred to above should be looked to as a guide to the most desirable types of boundary if the conservation area character is to be maintained or enhanced.

These street characteristics are indicated on the street character map in Appendix 6 and should be referred to when considering any proposals to property boundaries.

## **Recommendations**

**CA07/6** Property owners should be aware of the predominant character of their street, lane or byway (Urban, Rural or Mixed) and should replicate this character when undertaking any alterations to boundary treatments. Where 'Mixed' streets are concerned, each boundary will be assessed on a case by case basis.

**CA07/7** The Council will seek to ensure that any new boundary treatments preserve or enhance the character of the conservation area.

**CA07/8** The council will apply national rules and regulations to any alterations to boundary treatments. Property and land owners will therefore need permission to:

- demolish any gate, wall, fence or railing over 1m high in front of a Roadway, Public Footpath or Bridleway or over 2m high elsewhere (PPG15, 1994, GPDO, 1995);
- remove most countryside hedgerows (see The Hedgerows Regulations 1997 for more information).

### **9.3 Neutral Areas**

The buildings and features on the Townscape Appraisal that have not been marked as 'positive' or 'negative' (left blank) are classed as being neutral and their omission should not be taken to imply that they are of no interest or importance. It may therefore be preferable to retain neutral buildings and features. In some instances however, neutral buildings and features may provide opportunities for enhancement that is in-keeping with the positive areas illustrated and described in the appraisal.

## **Recommendations**

**CA07/9** The Council will seek to ensure that 'neutral' buildings and features, whether retained or redeveloped, continue to preserve or enhance the character of the conservation area.

## 9.4 Agriculture

East Bridgford contains a number of agricultural buildings and is surrounded by agricultural land. The South of the village has a particularly strong connection to agriculture with areas of ridge and furrow remaining; Section 7.1 illustrates this 'character area'.

Agricultural buildings and activities can often have a positive impact on village character and it is important to preserve or enhance this. In some instances, however, agriculture can have a negative impact on the character of a conservation area. The recommendations below aim to minimise this.

### Recommendations

**CA07/10**

The Council will seek to ensure that the special agricultural character of the conservation area is preserved or enhanced and any proposals for development take this character into account.

**CA07/11**

The location, height and massing of agricultural buildings should be sensitive to views within the conservation area and also of views into the conservation area from surrounding public footpaths. The impact on nearby buildings should also be taken into account.

## 9.5 Development Pressures

The areas coloured green in the Townscape Appraisal map are those gardens, fields, paddocks and parklands which have a positive impact on views from the public domain, such as public footpaths, village roads and lanes.

These areas are critically important to the setting of the conservation area and they help to define its rural character. Many of these areas are included in the revised boundary of the conservation area. Those areas that fall outside of the revised conservation area are likely to be protected from any development that would have a negative impact on the conservation area (see Policy CA15/11 and Policy CA15/12 below). Important landscapes outside of the conservation area include, Springdale Meadow and Woodland, Bridgford Street Paddock and strips of woodland along Trent Lane and the river itself.

This Management Plan does not intend to prevent all development. Any development plans, whether large or small, should take into account the policies below, in addition to any other relevant policies in this Management Plan and within the Rushcliffe Borough Non-Statutory Local Plan 2006 (see Appendix 3).

### Recommendations

**CA07/12**

The Council will resist any development that threatens any positive buildings, open spaces, or views into or out of the conservation area and does not comply with the Rushcliffe Borough Non-Statutory Local Plan 2006 (Policy EN2 on Page 14 states that: 'there will be no loss of part or all of an open space which contributes to the character or appearance of the conservation area.'

## 9.6 Highways and Transportation

Speeding vehicles, including 'rat-run' traffic passing through the village, are detrimental to the character of the conservation area and dangerous. Although solutions to these problems are beyond the remit of this Management Plan (Nottinghamshire County Council is responsible for most roads in East Bridgford and the Highways Agency is responsible for Trunk Roads/major A Roads) action on these issues would be supported.

### Recommendations

**CA07/13**

The Council will only be supportive of initiatives that minimise the negative impacts of traffic within the conservation area where specific attention is given to preserving the character of the conservation area (for example, the use of sensitive and discreet road signs and markings).

**CA07/14**

Rushcliffe Borough Council should be consulted on any highway and transportation related works that may have an impact on the conservation area (for example, road signs, road markings, road surfacing, new paving, kerbstones, traffic calming measures, public transport infrastructure).

## 9.7 Public Realm

An element of the public realm that makes a major contribution to the rural character of the conservation area is the grass verges that line many of the roads and paths. In many instances, the absence of any kerbstones is a key factor in creating this rural character. This feature of the conservation area can often come under threat from property owners who would like to create an area of hard-standing for off-street parking. Similarly, attractive front gardens of properties can be lost for the same reasons.

Grass verges can also be lost during road or pavement improvement schemes and kerbstones can be added to meet highway regulations. 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.

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.

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 any improvement works.

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.

Many of the other issues relating to the public realm (for example, walls, fences, hedges) are covered within section 10.2 Boundary Treatments.

## **Recommendations**

**CA07/15**

The Council will seek 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) and Manual for Streets (DfT, 2007)] are applied to all streets and public spaces within the conservation area. Particular attention should be given to the specific features that create the special character of the conservation area.

### **9.8 Trees**

Trees make an important contribution to the street scene in East Bridgford and, in many instances, are a key factor in creating the special character of the conservation area. The Townscape Appraisal map illustrates both individual and groups of trees that are particularly important to the conservation area. There is a need to ensure a good age range of trees across the village so when old trees do need to be removed there are younger trees already maturing so there is no loss of public amenity. Native trees are particularly important both in terms of the village character and biodiversity.

Important amenity trees and woodlands can be protected by tree preservation orders, this means the local planning authority's consent must be obtained before they can be cut down, topped or lopped. In conservation areas there is a duty to give the local planning authority 6 weeks notice of any proposed work to a tree. This period allows the local authority to assess the trees and either make a tree preservation order to prevent the work taking place or allow the work to proceed. There are some exceptions from the need to notify, these include where the tree is dead, dying or dangerous or where the trunk is less than 75mm diameter at 1.5m above ground level (see Appendix 4, Rushcliffe Borough Council tree leaflet No. 6 and PPG 15 for more details).

Despite this protection, damage can still be caused to trees. A common problem involves root systems being severed or compacted during building works. Property owners should try to minimise damage to root systems. The council will continue to ensure that trees are appropriately protected during major building works.

In many instances, the planting of new trees or groups of trees, would enhance the character of the conservation area. The Council would be keen to provide guidance on this, particularly where new trees are within or are visible from the public realm. There is also a grant available from Rushcliffe Borough Council for such schemes (Parish Tree and Landscape Grant – see Appendix 2).

## **Recommendations**

**CA07/16**

The council will assess each notification to cut down, top or lop a tree or group of trees in accordance with national policy (PPG 15, Paragraphs 4.38, to 4.40) and will seek to ensure that trees or groups of trees (particularly those marked on the Townscape Appraisal map) continue to make a positive contribution to the character of the conservation area and receive a suitable level of protection during major building works.

## 9.9 Buildings at risk

If important buildings within the village are vacant or not in regular use they could be 'at risk' of neglect and decay. As highlighted above, buildings marked as being positive on the Townscape Appraisal map, should not, in most cases, be demolished. It would therefore benefit both the physical form and the function of the conservation area if these buildings were repaired, maintained and, ideally, put into use.

Although none of the buildings in the Conservation Area are listed on the Buildings at Risk Register, (a record of listed buildings at risk through neglect or decay), it is possible that a number of structures could still potentially be 'at risk'.

In repairing and renovating the older buildings within the conservation area, considerable care and attention should be given to the historic use of the building. Retaining original features is a way of documenting the historic function of a building and educating current and future generations about life in East Bridgford during that particular period in British history.

Listed buildings receive a greater level of protection and owners are required by law to ensure that structures do not fall into a state of disrepair and should follow advice given in PPG 15 (1994).

### **Recommendations**

**CA07/17**

The Council will encourage owners of properties with a positive impact on the conservation area (see Townscape Appraisal map) that are in need of renovation or repair to ensure that, at the very least, the structure receives the basic maintenance work required to make the building structurally sound and weather tight. The Council will be particularly supportive of renovation and repair work that is sensitive to the original or traditional historic character of the building and that retains original features.

**CA07/18**

The Council will monitor the condition of all buildings that make a positive contribution to the character of the conservation area and will report findings, and take action, as necessary. Where the condition of a building gives cause for concern, appropriate steps will be taken to secure the future of the building, including the use of statutory powers (such as Urgent Works and Repairs Notices and Section 215 Notices - see references section).

**CA07/19**

The Council will continue to monitor the condition of listed buildings and update the Buildings at Risk Register (managed by Nottinghamshire County Council).

## 9.10 Resources

There are a number of grants that may be able to assist with the renovation and repair of older buildings. Projects that benefit the community are particularly eligible for this funding (see Appendix 2).

Rushcliffe Borough Council also provides small grants for environmental improvement schemes and landscape and tree planting schemes (Appendix 2).

### **9.11 The role of the community**

One of the aims of this appraisal and management plan is to encourage residents to take an interest in preserving and enhancing the special character of the village. It is hoped that this will encourage residents to develop their property and land in a way that is in-keeping with local styles and characteristics. This is particularly important for smaller developments that do not require planning permission, such as small extensions and replacement windows and doors.

The local community can also make valuable contributions to conservation issues within the village through their involvement in Parish Plans and Village Design Statements (see references section).

It may also be possible to set up a specific residents' conservation group or conservation advisory committee. This would be particularly effective in ensuring that the management of the conservation area becomes a dynamic and proactive process and that any issues are raised as and when they occur.

### **9.12 Integration with the Parish Plan and future plans for the village**

This Appraisal and Management Plan has taken the aims and objectives of the East Bridgford Parish Plan incorporating the Village Design Statement (2004) into consideration throughout all stages of its development. Many issues in the Parish Plan have been addressed within this document, including:

- traffic and speed;
- development;
- character and features;
- conservation area and planning issues;
- likes and dislikes of the Parish.

Rushcliffe Borough Council is keen to ensure that this partnership working continues and that all relevant organisations work together and communicate as effectively as possible. Suggestions have been made in section 10.13 about the ways in which the residents of East Bridgford can work more closely with the Borough Council on conservation issues.

### **9.13 Monitoring and Review**

This document should be reviewed every five years from the date of its formal adoption (recommended by English Heritage). It will need to be assessed in the light of the Local Development Framework and government policy and best practice guidance. A review should include the following:

- A survey of the conservation area;
- An assessment of whether the recommendations within this document have been acted upon, and how successful this has been;
- The identification of any new issues that need to be addressed;
- Publicity and advertising.

It is possible that this review could be carried out by residents and/or members of a residents' conservation group or conservation advisory committee under the guidance of the Borough Council. This would enable the local community to become more involved with the process and would raise public awareness of conservation issues.

## **Appendix 1 - Consultations**

East Bridgford completed their Parish Plan in 2004. This included a questionnaire that asked residents about facilities in the village and their likes and dislikes about the village. This appraisal and management plan has taken this survey into account.

East Bridgford Parish Council and residents of the village were consulted on the proposed boundary changes at a public exhibition in the village hall. The proposed boundary changes were largely supported and on 24<sup>th</sup> March 2006, the new boundary came into force.

On Saturday 26<sup>th</sup> January 2008, the draft Conservation Area Appraisal and Management Plan was displayed at a public exhibition. A six week consultation period followed this exhibition and a large number of detailed responses. It was clear from this that the village valued and supported in aims and views of this document.

After the publication of this document, it is hoped that community involvement and support for conservation will continue (see section 10.13).

## Appendix 2 - Funding and grants

### English Heritage – <http://www.english-heritage.org.uk>

Largely to fund grants for nationally important projects.

### Heritage Lottery Fund - [www.hlf.org.uk](http://www.hlf.org.uk)

- Your Heritage (£5,000 to £50,000)

Projects should involve people in activities which help them learn more about their own or other people's heritage. For example, your project might include opportunities for direct and active learning by members of the community, or provide information and resources which enable people to have better understanding of heritage.

Projects should aim to get more people involved, especially disadvantaged groups and those who have not been involved in heritage before.

- Awards for All (£300 and £10,000)

Example projects include: An exhibition and trail walk featuring buildings of local historical interest, sharing the experiences of older people within the community with young people, explaining their history in the form of a book or mural; creating a community wildlife garden; introducing people to alternative cultures through participation in storytelling and drama; improving a village hall to provide better facilities for all members of the community; an historic event illustrating various periods of history and the rich cultural heritage of a community; involving more people in a community event.

The Grant could be spent on: Publicity materials; venue hire; computers; research costs; transport costs; volunteers' expenses; updating equipment for health and safety reasons; refurbishment; training sessional staff; fees to hire equipment; educational toys and games.

### Architectural Heritage Fund - [www.ffhb.org.uk](http://www.ffhb.org.uk)

A comprehensive guide to funding for anyone seeking to repair, restore or convert for a new use any historic building in England and Wales. It includes details of virtually all substantive funding sources which specialise in historic buildings, as well as many which provide funding for historic building projects within a wider remit.

### Waste Recycling Environmental Limited (WREN) - [www.wren.org.uk](http://www.wren.org.uk)

WREN can fund a wide range of projects under Objects D/DA and E of the Landfill Communities Fund. Funding of between £2,000 and £50,000 is available for the following types of projects:

The provision, maintenance or improvement of a public park or other public amenity in the vicinity of a landfill site; the delivery of biodiversity conservation for UK species or habitats; the maintenance, repair or restoration of a building or other structure, which is a place of religious worship or of historic or architectural interest.

**Nottinghamshire County Council (Building Better Communities) -**  
<http://www.nottinghamshire.gov.uk/home/environment/bbc.htm>

The Building Better Communities (BBC) initiative was launched by the County Council during 2004 aimed at improving the environment across the County. To date around 500 improvement schemes have been carried out, many of them in the most deprived areas of Nottinghamshire.

**Rushcliffe Borough Council**

Small environmental improvement schemes – The areas of the Borough with the greatest need for environmental improvements may be able to receive a small grant.

Parish tree and landscape grant - annual grants for small landscape schemes and tree planting.

## **Appendix 3 – Rushcliffe Borough Non-Statutory Local Plan 2006**

See the complete document for a more detailed description of the policies below (see references section).

### **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.

### **EN4 – LISTED BUILDINGS**

PLANNING PERMISSION FOR EXTENSIONS AND ALTERATIONS TO, AND CONVERSIONS OF LISTED BUILDINGS, WILL ONLY BE GRANTED WHERE:

- a) IT CAN BE SHOWN THAT THE FEATURES OF ARCHITECTURAL OR HISTORIC INTEREST WILL BE PRESERVED;
- b) THE PROPOSALS RESPECT THE CHARACTER OF THE BUILDING BY VIRTUE OF THEIR DESIGN, SCALE, SITING AND MATERIALS AND THAT ADDITIONS DO NOT DETRACT FROM ITS ARCHITECTURAL OR HISTORIC CHARACTER.

PROPOSALS FOR DEVELOPMENT AFFECTING THE SETTING OF A LISTED BUILDING, WILL ONLY BE PERMITTED WHERE THEY ARE ACCEPTABLE IN TERMS OF SCALE, MASSING, FORM, SITING, DESIGN AND MATERIALS.

PROPOSALS FOR CHANGES OF USE OF A LISTED BUILDING WILL BE TREATED SYMPATHETICALLY WHERE THIS WOULD RESULT IN THE PRESERVATION OF THE ARCHITECTURAL OR HISTORIC INTEREST OF THE BUILDING AND ITS SETTING.

### **EN5 – DEMOLITION AND LISTED BUILDINGS**

PLANNING PERMISSION FOR DEVELOPMENT WHICH INCLUDES THE TOTAL OR SUBSTANTIAL DEMOLITION OF A LISTED BUILDING WILL NOT BE GRANTED UNLESS:

- a) THERE IS CLEAR AND CONVINCING EVIDENCE THAT ALL REASONABLE EFFORTS HAVE BEEN MADE TO SUSTAIN THE EXISTING USE OR FIND A VIABLE NEW USE; OR
- b) THE BUILDING IS BEYOND REASONABLE REPAIR IN RELATION TO ITS IMPORTANCE; OR
- c) IT CAN BE SHOWN THAT THERE WOULD BE SUBSTANTIAL BENEFITS FOR THE COMMUNITY TO OUTWEIGH THE LOSS RESULTING FROM DEMOLITION.

PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD DESTROY OR DETRIMENTALLY AFFECT SCHEDULED ANCIENT MONUMENTS OR THEIR SETTINGS.

## **EN7 - SITES OF ARCHAEOLOGICAL IMPORTANCE**

DEVELOPMENT AFFECTING SITES OF KNOWN OR SUSPECTED ARCHAEOLOGICAL IMPORTANCE WILL ONLY BE PERMITTED WHERE:

- a) THERE IS A NEED FOR DEVELOPMENT WHICH OUTWEIGHS THE IMPORTANCE OF THE ARCHAEOLOGICAL SITE OR ITS SETTING;
- b) THE PROPOSAL IS SUPPORTED BY AN ARCHAEOLOGICAL FIELD EVALUATION OF THE SITE; AND
- c) THE PROPOSED DEVELOPMENT WOULD NOT DAMAGE THE ARCHAEOLOGICAL REMAINS WHERE THESE CAN BE PRESERVED IN SITU.

WHERE PRESERVATION IN SITU IS NOT FEASIBLE OR JUSTIFIED, A PROGRAMME OF PRESERVATION BY SURVEYING, EXCAVATION AND RECORDING OF THE ARCHAEOLOGICAL REMAINS WILL BE REQUIRED (THROUGH THE USE OF PLANNING CONDITIONS).

# Appendix 4 – Works within conservation areas that require planning permission

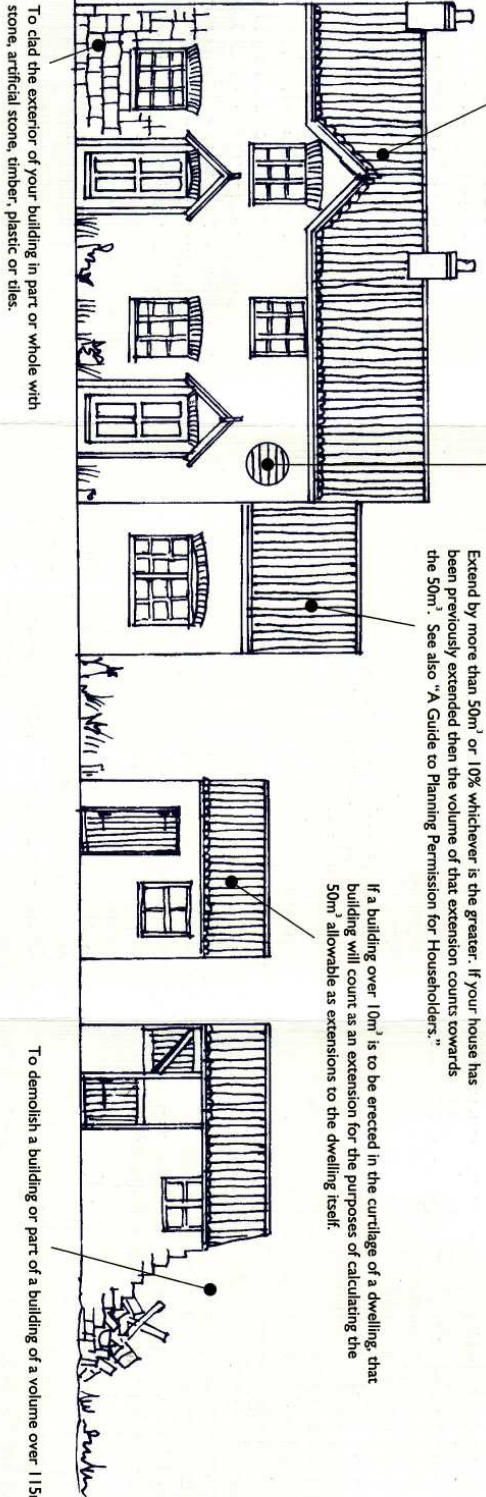
## YOU WILL NEED PERMISSION FOR THE FOLLOWING:

Enlargement of a house by an addition in the roof such as a dormer or making any alterations to the shape of the roof for any purpose e.g. room, storage, light.

To add a satellite dish to any part of the dwelling.

Extend by more than 50m<sup>3</sup> or 10% whichever is the greater. If your house has been previously extended then the volume of that extension counts towards the 50m<sup>3</sup>. See also "A Guide to Planning Permission for Householders."

If a building over 10m<sup>3</sup> is to be erected in the curtilage of a dwelling, that building will count as an extension for the purposes of calculating the 50m<sup>3</sup> allowable as extensions to the dwelling itself.

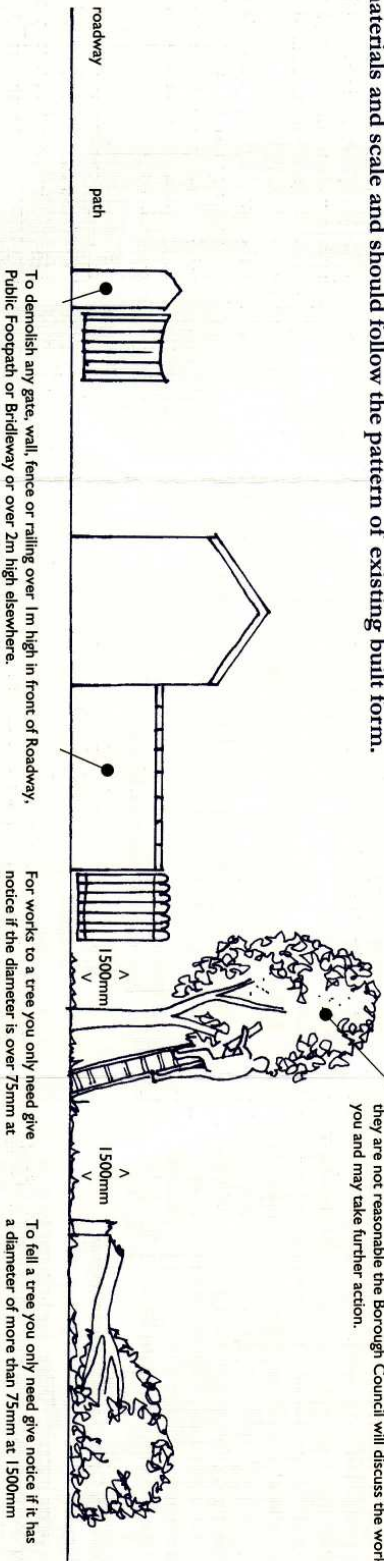


To clad the exterior of your building in part or whole with stone, artificial stone, timber, plastic or tiles.

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

You need to give 6 weeks notice to the Borough Council if you want to carry out works to a tree in your garden. If works are reasonable then Council will quickly reply acknowledging the works can commence. If they are not reasonable the Borough Council will discuss the works with you and may take further action.

To demolish a building or part of a building of a volume over 115m<sup>3</sup>.



To demolish any gate, wall, fence or railing over 1m high in front of Roadway, Public Footpath or Bridleway or over 2m high elsewhere.

For works to a tree you only need give notice if the diameter is over 75mm at 1500mm above ground level.

To fell a tree you only need give notice if it has a diameter of more than 75mm at 1500mm above ground level.

There are a couple of exceptions relating to the felling of trees for good agricultural reasons and you are advised to contact the Department of Development Services about them.

## Appendix 5 – Street character map



## References

DCLG (Department of Communities and Local Government), Planning Policy Guidance Note 15 (PPG 15) (1994) ([www.communities.gov.uk](http://www.communities.gov.uk))

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English Heritage (1998) Stopping the Rot: A step-by-step guide to serving Urgent Works and Repairs Notices – currently (2007) being updated. (<http://www.english-heritage.org.uk>)

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Nottinghamshire County Council (1997) Countryside Appraisal – Nottinghamshire Landscape Guidelines.

Nottingham City Council (2006), Neighbourhood Streetscape Design Guide, ([www.nottinghamcity.gov.uk](http://www.nottinghamcity.gov.uk))

ODPM (now DCLG) (2005) Town and Country Planning Act 1990, Section 215: Best Practice Guidance (<http://www.communities.gov.uk/documents/planningandbuilding/pdf/319798>) (September 2007)

Office of Public Sector Information (OPSI) (1997) The Hedgerows Regulations. The Stationary Office Limited. [www.opsi.gov.uk](http://www.opsi.gov.uk)

OPSI, Town and Country Planning (General Permitted Development) Order 1995. ([www.opsi.gov.uk](http://www.opsi.gov.uk))

Rushcliffe Borough Council, Listed Buildings in Rushcliffe leaflet.

Rushcliffe Borough Non-Statutory Local Plan 2006, Rushcliffe Borough Council ([www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk))

## Contacts

East Bridgford Parish Council - Clerk: Mrs J Barlow, Parish Clerk, East Bridgford Parish Council, Apple Tree Cottage, 5 Springdale Lane, East Bridgford, Nottingham, NG13 8NP. Telephone number: 01949 829116

Nottinghamshire Rural Community Council (Parish Plans and Village Design Statements), Carola Jones, [cfjones@rushcliffe.gov.uk](mailto:cfjones@rushcliffe.gov.uk) 01623 727600

Rushcliffe Borough Council – Design and Conservation Manager - David Shaw – [design&conservation@rushcliffe.gov.uk](mailto:design&conservation@rushcliffe.gov.uk), 0115 9148 251

Nottinghamshire County Council - Jason Mordan, Senior Conservation Officer, Nottinghamshire County Council. Tel. (0115) 9772159, [jason.mordan@nottscc.gov.uk](mailto:jason.mordan@nottscc.gov.uk)