



Rushcliffe  
Borough Council

# Colston Bassett Conservation Area Appraisal and Management Plan

March 2009



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

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## **PART 1 CHARACTER APPRAISAL**

### **1 Introduction and summary**

#### **1.1 The Colston Bassett Conservation Area**

Colston Bassett is a village of exceptional quality. Parkland, wooded lanes and numerous fine brick and pantile barns and cottages form an intrinsic part of its rural character. The village itself lies along a ridge, the centre being a meeting place of three lanes and marked by a cross erected in 1831 and is said to stand on the same place as the original cross of 1257.

Glimpsed through the trees and across the valley, the church ruin of St Mary stands outside the village and is both Grade I Listed and a Scheduled Ancient Monument. The church built to replace it is a sober Victorian building dated 1892. The most prominent building is Colston Hall, one of 20 Listed Buildings or structures, and benefits from a disciplined design and a striking setting. Throughout the village there are period cottages and barns as well as Georgian and Victorian houses of quality, particularly the Martin Arms, Manor Farmhouse (part 1625) and the Vicarage (1834).

#### **1.2 Key characteristics**

- Strong rural character both in terms of architecture and landscape.
- The Market Cross provides the village centre with a strong focal point at its centre.
- Modern infill development hasn't reduced the quality of the Conservation Area and traditional building styles are still in the majority.
- Sylvan backdrop with a large number of important mature trees and hedgerows.
- Strong rural approaches into village lined with hedgerows, grass verges and mature trees.

#### **1.3 Key issues**

**Alterations to Listed and key unlisted properties** – Developments in back gardens could threaten the integrity of key buildings and open spaces. Energy inefficiency of older buildings.

**Boundary treatments** – Hedge maintenance has been neglected in certain locations.

**Agriculture and Landscape** – Declining profitability of pasture land has seen parkland being put to intensive arable use. Replacement tree planting.

**Development Pressures** – The ageing demographic of the village and high property prices have increased demand for smaller and more affordable housing. Conversion of the former village Post Office into a successful shop/bistro may lead to further extensions to the building. Village pub under pressure from increased taxation.

**Highways and Transportation** – Poor signage maintenance has resulted in increasing numbers of HGVs passing through the village centre. New signs are inappropriate in village context. Footpaths and pavements are in poor condition in places.

**Public Realm** – Lack of public open space and limited access to parkland.

## **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 Colston Bassett 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 Colston Bassett a few minor alterations have been made in order to create a more rational boundary and include areas which contribute to the character of the area. This has resulted in the inclusion of Well Cottage on Harby Lane and a previously omitted section of OS field 5600 which is bordered by the River Smite and contributes to the rural views to the south of the village.

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

Colston Bassett lies in the Vale of Belvoir Character Area approximately 3km to the east of the A46 and 2km to the south of the village of Cropwell Bishop. The village is surrounded by arable fields, paddocks and pasture land and is linked to neighbouring villages and the A46 by a number of small country lanes. The river Smite flows just to the west of the village centre. Individual mature trees and wooded areas are a dominant feature in the Conservation Area and provide a backdrop for the village's important buildings and spaces.



The rolling landscape of fields and trees around Colston Bassett

## 4 Historic development and archaeology

Earthwork surveys of the landscape around Colston Bassett have revealed a complex patchwork of ridge and furrow fields, boundary banks, ditches and terraced ground. These features are typical of a rural medieval community based around working the land. Other archaeological features include two quarries and a sandpit, all of which were situated just outside the grounds of Colston Hall. Although it is not known when these were in active use they would have certainly provided contemporary villagers with building materials.

The village of Colston is recorded in the Domesday Book of 1086. At that time there were two parishes of Colston and Kinoulton, Colston having a similar parish boundary to the present day parish of Colston Bassett. Prior to the Norman Conquest the wider area including Kinoulton and Colston was included in the Saxon manor of Newbold. After the Conquest the name of Newbold ceased to exist. It is considered that the origins of the name Colston relate to place of Col, being a Saxon, old English or possibly Scandinavian personal name.

The name Bassett was added to the parish of Colston when Ralph Basset was given the estate around 1120 by King Henry I. It was probably during Ralph Basset's time that work began on the church of St Mary; the walled up north arcade with its circular piers and scalloped capitals are clearly of Norman construction. The chancel, south arcade and tower arch are 14<sup>th</sup> century alterations while the tower itself was not added until the 15<sup>th</sup> century.

In 1604 Colston Bassett was subject to a disastrous outbreak of the plague. There are recorded the burials of 83 victims of the plague between July 1604 and March 1605. It is a long held story that the outbreak of plague caused the destruction and removal of the village from around St Mary's church to where it stands today. Although it is most probable that the village did originally exist around the now ruined St Mary's Church, a map of 1600 confirms that it had disappeared from that area well before 1604. The story may be a reference to a much earlier outbreak of the plague, probably at the time of the Black Death in 1349.

In 1574 Edward Golding acquired the estate, which was to remain in his family for a further four generations. The third Sir Edward Golding set about rebuilding the Hall and carried out extensive tree planting between 1704 and 1710.

The estate passed into the hands of the Martin family around 1800. Henry Martin was the MP for Kinsale and the person from whom the Martin Arms takes its name. He was responsible for the construction of several of the larger properties that exist today such as the Rectory and the Yews or Colston Bassett House as it is now known. The estate was sold in 1864 to Mr George Thomas Davy, "an eminent London merchant". It was George Thomas Davy who was responsible for the modernisation of the Hall (in a neo-Italian Renaissance style) and for planting and landscaping the village to the design and layout that can be seen today. This includes the lowering of the gradient of Hall Lane, the construction of New Road and the school.

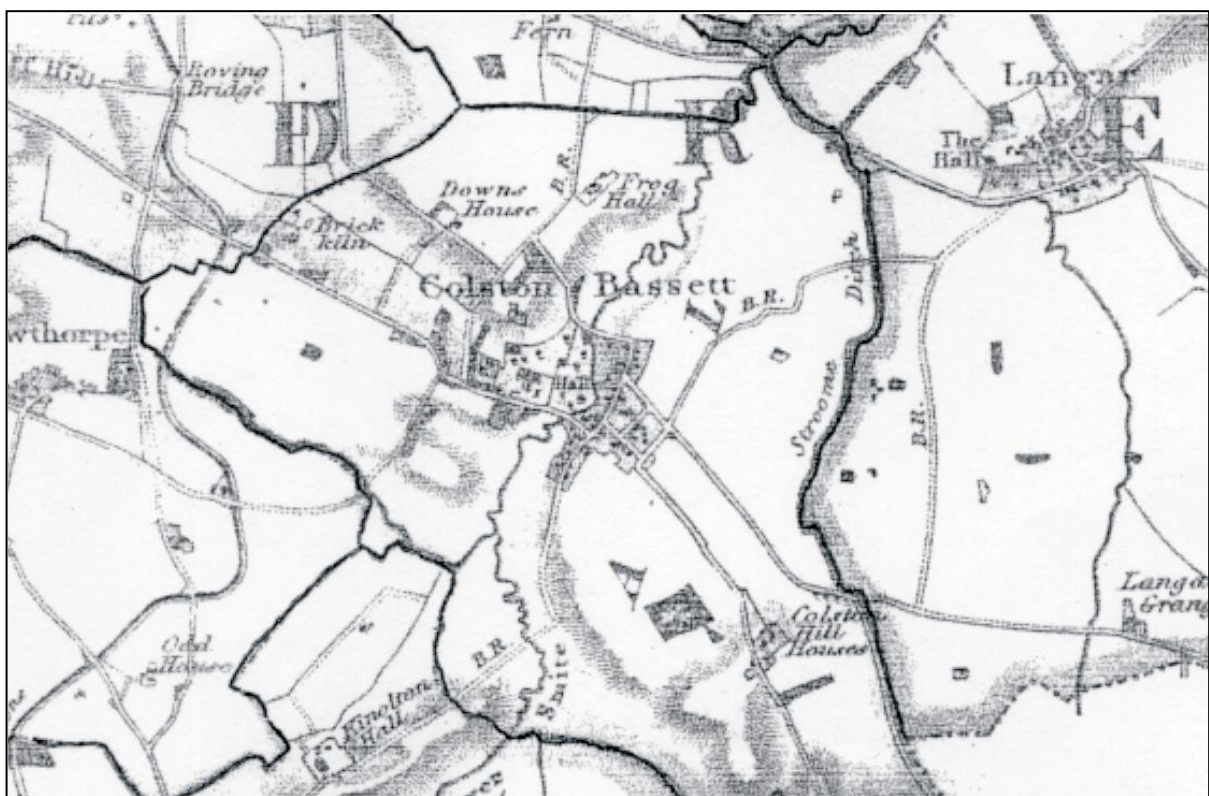
In 1876 the estate was purchased by Mr Robert Millington Knowles. He further developed the tree planting in the village and constructed various agricultural buildings and cottages. Mr Knowles was also responsible for building the new church (St John the Divine) in the centre of the village. The roof of the old church of St Mary's was removed on completion of the new church in 1892.

Around 1920 the Colston Bassett and District Dairy was opened and has since then specialized in making Stilton cheese. Building and development in the village has been limited since the 1940s. This had been for two reasons. Firstly, because the estate nature of the village ownership has not been diverse or fragmented and therefore any development has been controlled by the estate itself. Secondly, the village was awarded Conservation Area status in 1973, ensuring that any form of development is controlled and subject to statutory guidance. In the last fifty years the village has changed from an entirely agricultural economy to a predominantly commuter type village for people working in the surrounding towns and cities.

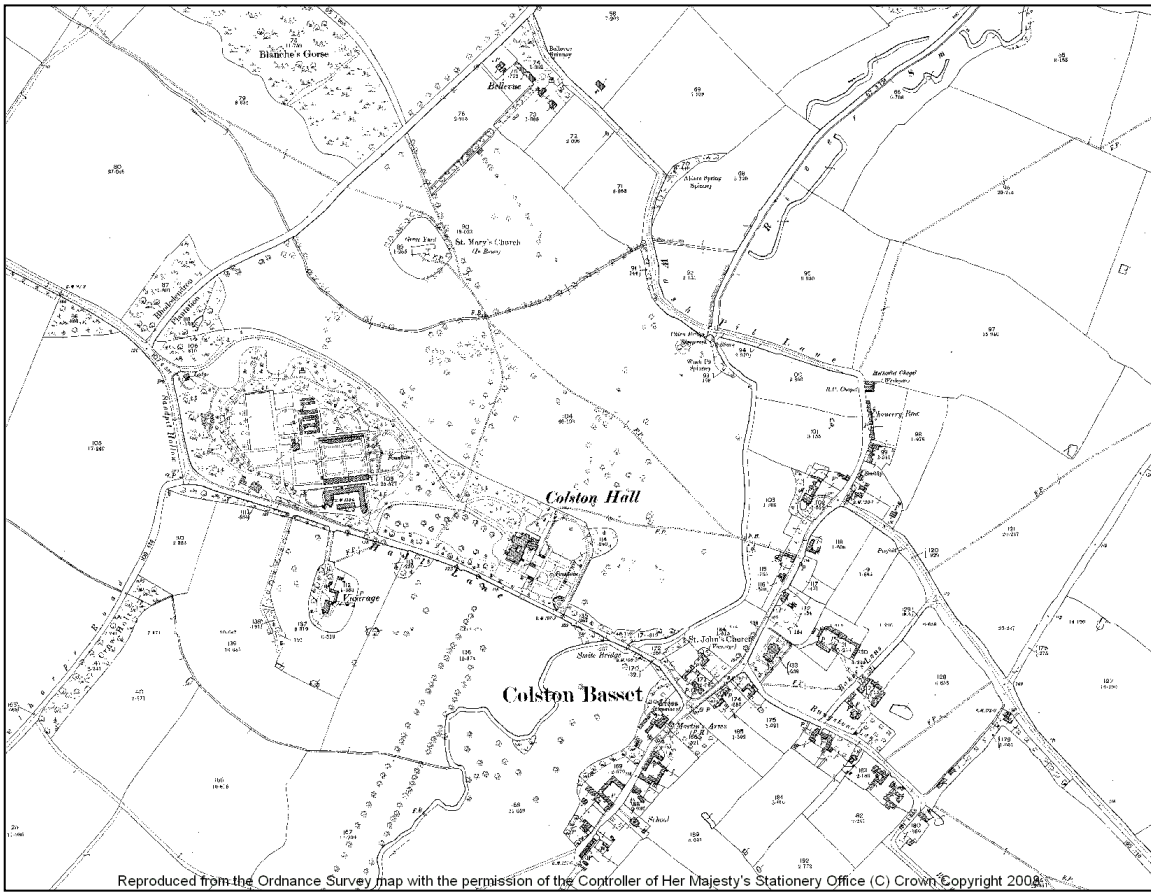
Sources: Nottinghamshire County Council Historic Environment Record  
Colston Bassett History Group at: <http://www.colstonbassetthistory.org.uk>



Ordnance Survey map of 1815.

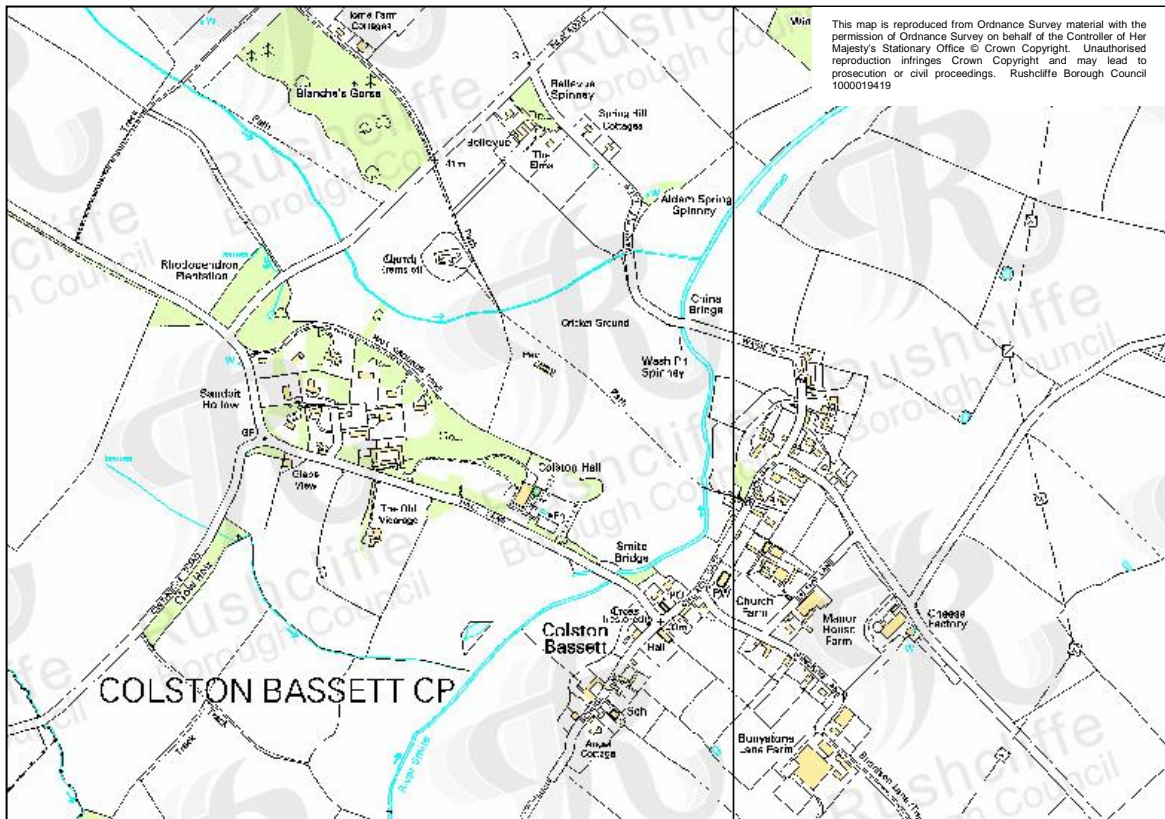


Sanderson's map of 1836. Note the position of a brick kiln to the north west of the village centre.



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright 2008

Ordnance Survey map of 1900



Colston Basset today. Note the new housing in the grounds of Colston Hall and the buildings of the Cheese Factory in the east of the village.



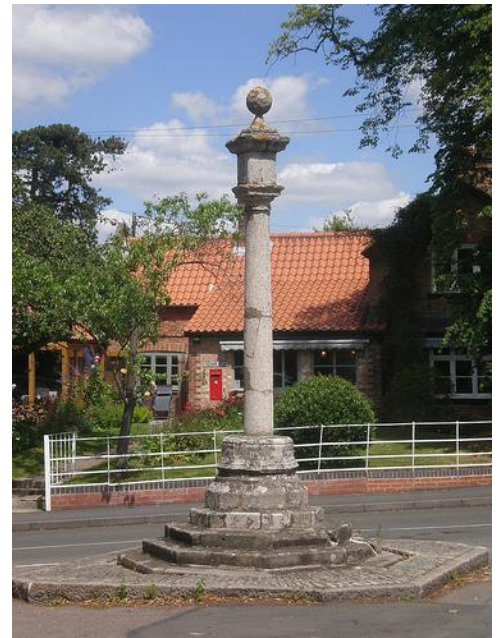
## 5 Spatial analysis

### 5.1 Plan form and layout

Most of Colston Bassett's buildings are located along the almost straight line of School Lane and Church Gate which run diagonally from south-west to north east. The Market Cross marks the meeting point of these two lanes with Hall Lane which climbs steadily westwards towards the wooded ridge where Colston Hall is situated. Bunnison Lane and Harby Lane stretch eastwards from Church Gate and lead towards working farm buildings and the Colston Bassett Dairy. At the end of Church Gate, the hedge-lined Wash Pit Lane turns westwards and forms the northern boundary of the Conservation Area. Also of note is the course of the River Smite which runs to the west of the village centre and is crossed by a pair of grade II listed bridges on Hall Lane (Smite Bridge) and Wash Pit Lane (China Bridge). A second smaller stream joins the Smite towards the north of the Conservation Area. The two watercourses and their valleys create a topography which greatly contributes to the appeal of the village. Many of the fields which surround the village are included within the boundary of the Conservation Area.

### 5.2 Landmarks, focal points and views

Colston Bassett's main landmarks are Colston Hall and the ruin of St Mary's church to the west of the village centre and the Market Cross which marks the meeting point between the three principal roads and is the focal point for the whole village. Along Church Gate and School Lane there are frequent views out towards adjacent fields. From a stand point opposite the Church of St John the Divine, Colston Hall can be seen through the treeline and at the end of Church Gate there is a fine view along Wash Pit Lane towards the ruin of St Mary's in its elevated position. The Townscape Appraisal map in Appendix 2 illustrates these key views and other views which link the village to the adjacent countryside.



The market cross



Left: the view towards St Mary's along Wash Pit Lane. Right: Colston Hall from Church Gate.

### 5.3 Open spaces, trees and landscape

Mature trees form an important part of Colston Bassett's character and are particularly prominent on the ridge where Colston Hall stands. Individual trees and smaller groups of trees can be found throughout the centre of the village and along the hedgerows of the surrounding lanes. Ash, Sycamore and Horse Chestnut are the most widely distributed species. The churchyard and many of the village's gardens and verges contribute positively to public open space and the fields and paddocks visible from the public realm add to its rural character. Areas of open green space which make a positive contribution to the character of the Conservation Area are shown on the Townscape Appraisal map in Appendix 2.



Left: grass verges along the Harby Lane approach to the village. Right: The churchyard of St John the Divine.

### 5.4 Public realm

Harby Lane, Bunnison Lane, Wash Pit Lane and New Lane all have a strong rural character with hedgerows, mature trees and grass verges. Bunnison Lane, Church Gate and Hall Lane also include brick walls, stone walls and metal railings as boundaries, some of which are topped with hedgerows. The village's roads are surfaced with asphalt but many of the private drives are gravel, giving a more informal, rural character.



Walls, hedgerows and railings along Bunnison Lane (left), and Church Gate (centre and right).

## 6 The buildings of the Conservation Area

### 6.1 Building types

The older buildings in Colston Bassett mainly consist of a mixture of Georgian and Victorian houses, brick and pantile cottages and barns. The exceptions to this rule are to be found in the classical architecture of Colston Hall, its associated outbuildings and gates and the churches of St Mary's and St John the Divine. More modern properties have filled gaps between existing traditional buildings in the village centre but in the grounds of Colston Hall there are also several modern detached properties which do not follow the traditional grain of development.

In addition to these buildings there are three other noteworthy structures. Smite and China bridges on the approaches to the village and the market cross which marks its centre, are important features which contribute greatly to the character of the Conservation Area.



A typical farmhouse and a pair of cottages in the centre of the village (left and centre). Smite Bridge (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 [www.rushcliffe.gov.uk/doc.asp?cat=9564](http://www.rushcliffe.gov.uk/doc.asp?cat=9564).

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



St Mary's (grade I listed and a Scheduled Ancient Monument) and the Martin Arms (grade II).

### 6.3 The contribution of unlisted buildings

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



Colston Bassett Store, at the junction of Church Gate and Hall Lane (left) and Ascot House, School Lane (right).



Pear Tree Cottage, Church Gate (left) and Dairy house (Colston Bassett cheese factory) on Harby Lane.

## 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:

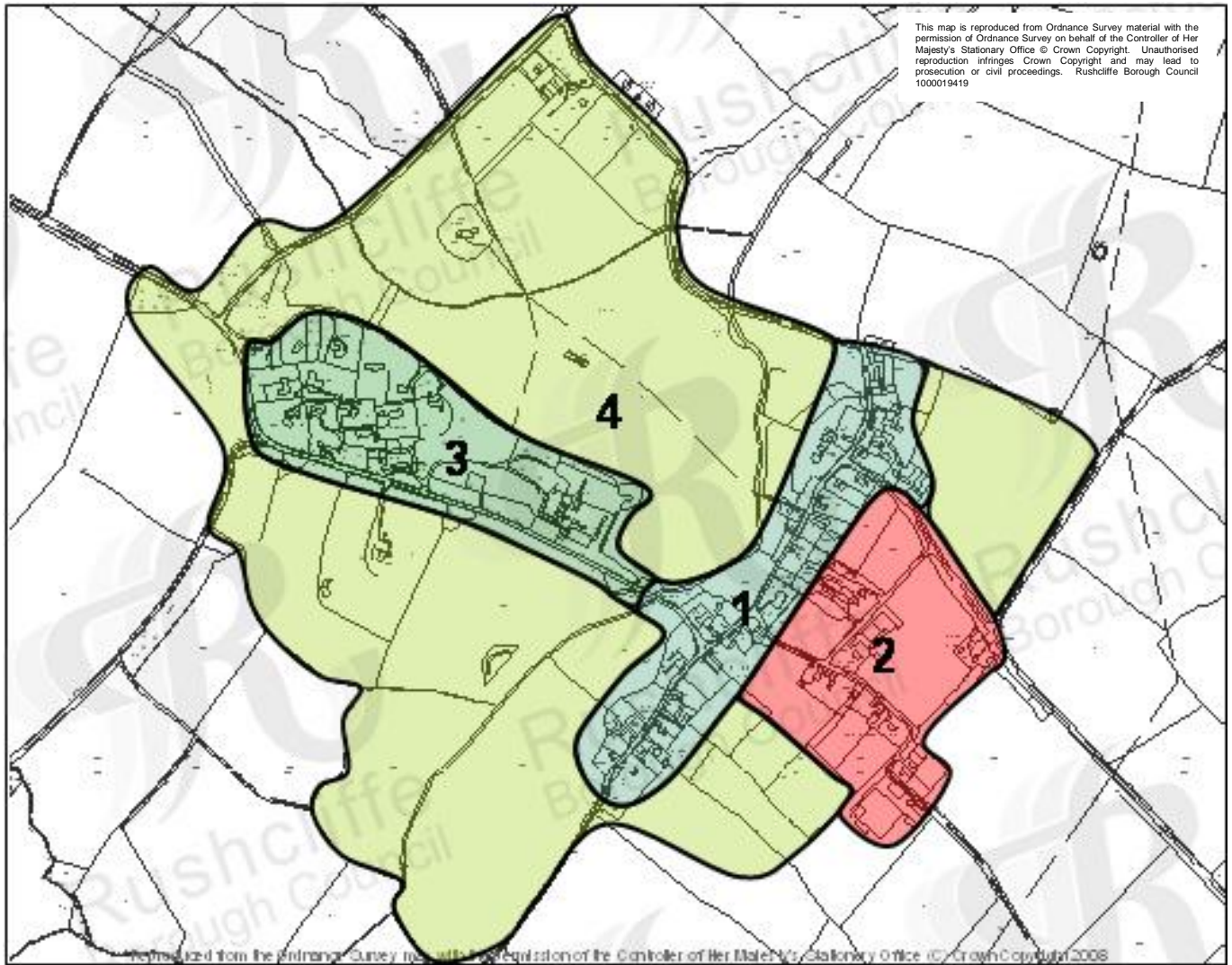
**Walls:** Dominated by orange/red brick with some properties painted white. Some examples of chequered Flemish bond brickwork and of grey lias stone boundary walls.

**Roofs:** Steeply pitched and dominated by orange clay pantiles with a few examples of slate. Gable ends are mostly plain close verge, where the tiles run to the edge of the brick gables but there are also some buildings with parapet gables (the Martin Arms is a good example). Chimney stacks are of brick and positioned on the gable walls or roof ridges.

**Windows:** Most commonly white painted tripartite timber casements with glazing bars and segmental heads. Arched brick lintels are most prominent.

**Doors:** Painted (most commonly black, white or green) timber and often part glazed. Arched brick and some stone lintels.

## 7 The Character of the Conservation Area



- 1. Village centre:** public buildings (Parish Hall, village shop, public house and school) centred around market cross. Smite Bridge, residential properties and churchyard. Red brick or stone walls, hedges and metal railings as boundaries. Groups of mature trees throughout.
- 2. Working farms:** farm houses and agricultural buildings, Colston Bassett Dairy and paddocks. Strong rural character provided by hedgerows and grass verges, some brick walls along Bunnison Lane.
- 3. Colston Hall grounds:** gardens and buildings of Colston Hall and narrow driveways leading to various modern detached properties. Stone wall and mature trees along Hall Lane. Very strong sylvan character throughout.
- 4. Surrounding farmland:** arable and pasture land traversed by the river Smite and one of its tributaries. Country lanes lined with verges, hedgerows and mature trees. Picturesque ruin of the church of St Mary's, some farm buildings and the Old Vicarage (1834).

## 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>• Abundance of mature trees.</li> <li>• Attractive landscape and views.</li> <li>• Good amenities – pub, village shop, school, village hall and cricket ground.</li> <li>• Two historic churches.</li> <li>• Estate village heritage.</li> <li>• Sensibly controlled new development.</li> </ul>
<p><b>Weaknesses</b></p>	<ul style="list-style-type: none"> <li>• Lack of public open space.</li> <li>• Replacement road signs are unsympathetic to village character.</li> <li>• Narrow social mix due to high house prices.</li> <li>• Poor hedge maintenance.</li> <li>• Poor state of repair of some footpaths and pavements.</li> <li>• Development in existing back gardens.</li> <li>• HGVs and cars use narrow village lanes as a cut through.</li> </ul>
<p><b>Opportunities</b></p>	<ul style="list-style-type: none"> <li>• Plant replacements for dead or dying trees.</li> <li>• Steer new development towards smaller, more affordable housing.</li> <li>• Provide better access to parkland areas such as Jubilee plantation.</li> <li>• Improve signage to deter HGV traffic through village centre.</li> <li>• Provide viable alternatives to uPVC double glazing to improve energy efficiency in older properties.</li> </ul>
<p><b>Threats</b></p>	<ul style="list-style-type: none"> <li>• Relaxation of planning constraints on tandem development.</li> <li>• Loss of parkland to arable farming.</li> <li>• Expansion of commercialism in the village, for example overdevelopment of village shop.</li> <li>• Continuing dangers caused by through traffic.</li> <li>• Increased taxation placing country pubs under financial pressure.</li> </ul>

## **9 Management Plan for Colston Bassett Conservation Area**

The Generic Management Plan for Conservation Areas in Rushcliffe sets out broad guidelines for all Conservation Areas. In addition there are specific guidelines in Colston Bassett which are set out below:

- Mature native trees are a very important character feature throughout the Conservation Area. Landowners are expected to protect this character by planting suitable replacements for dead, dying and felled trees wherever practical.
- The low building density of the village's historic core should be protected. Prospective developers should seek to maintain a sense of space between buildings.

## **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

**MANOR FARMHOUSE , BAKERS LANE, NG12 3FG** *Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK7009333196*

**DOVECOTE APPROXIMATELY 50 METRES NORTH EAST OF MANOR FARMHOUSE , BAKERS LANE, NG12 3FG** *Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK7014233202*

**CHURCH OF ST JOHN THE DIVINE , CHURCH GATE** *Grade: II Date Listed: 01/12/1965 GRID REFERENCE: SK6998133265*

**VILLAGE CROSS , CHURCH GATE** *Grade: II Date Listed: 01/12/1965 GRID REFERENCE: SK6986533192*

**SMITE BRIDGE OVER RIVER SMITE , HALL LANE** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6978533271*

**COLSTON HALL , HALL LANE** *Grade: II Date Listed: 27/09/1965 GRID REFERENCE: SK6962333411*

**THE OLD RECTORY , HALL LANE** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6935733334*

**REMAINS OF CHURCH OF ST MARY , NEW ROAD** *Grade: I Date Listed: 01/12/1965 GRID REFERENCE: SK6864233624*

**GROUP OF HEADSTONES IN ANGLE BETWEEN CHANCEL AND SOUTH TRANSEPT OF OLD CHURCH OF ST MARY , NEW ROAD** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6869033628*

**SPENCER HEADSTONE APPROXIMATELY 8 METRES SOUTH OF SOUTH TRANSEPT OF OLD CHURCH OF ST MARY , NEW ROAD** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6864233601*

**GROUP OF HEADSTONES APPROXIMATELY 12 METRES SOUTH OF SOUTH TRANSEPT OF OLD CHURCH OF ST MARY , NEW ROAD** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6863333575*

**GROUP OF HEADSTONES SOUTH OF SOUTH TRANSEPT APPROXIMATELY 10 METRES NORTH OF SOUTH CHURCHYARD WALL OF CHURCH OF ST MARY , NEW ROAD** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6863933576*

**THOMPSON HEADSTONE APPROXIMATELY 10 METRES SOUTH OF SOUTH DOOR OF SOUTH AISLE OF OLD CHURCH OF ST MARY , NEW ROAD** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6859033625*

**SPEIGHT HEADSTONE APPROXIMATELY 15 METRES SOUTH OF SOUTH DOOR OF SOUTH AISLE OF OLD CHURCH OF ST MARY , NEW ROAD** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6860233599*

**GROUP OF HEADSTONES APPROXIMATELY 25 METRES SOUTH OF TOWER AND 5 METRES NORTH OF SOUTH CHURCHYARD WALL OF OLD CHURCH OF ST MARY , NEW ROAD** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6857233520*

**CAM HEADSTONE APPROXIMATELY 20 METRES SOUTH OF WEST SIDE OF TOWER OF OLD CHURCH OF ST MARY , NEW ROAD** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6856433547*

**DRAPER HEADSTONE APPROXIMATELY 10 METRES SOUTH WEST OF SOUTH AISLE, WEST END, OF OLD CHURCH OF ST MARY , NEW ROAD** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6855633593*

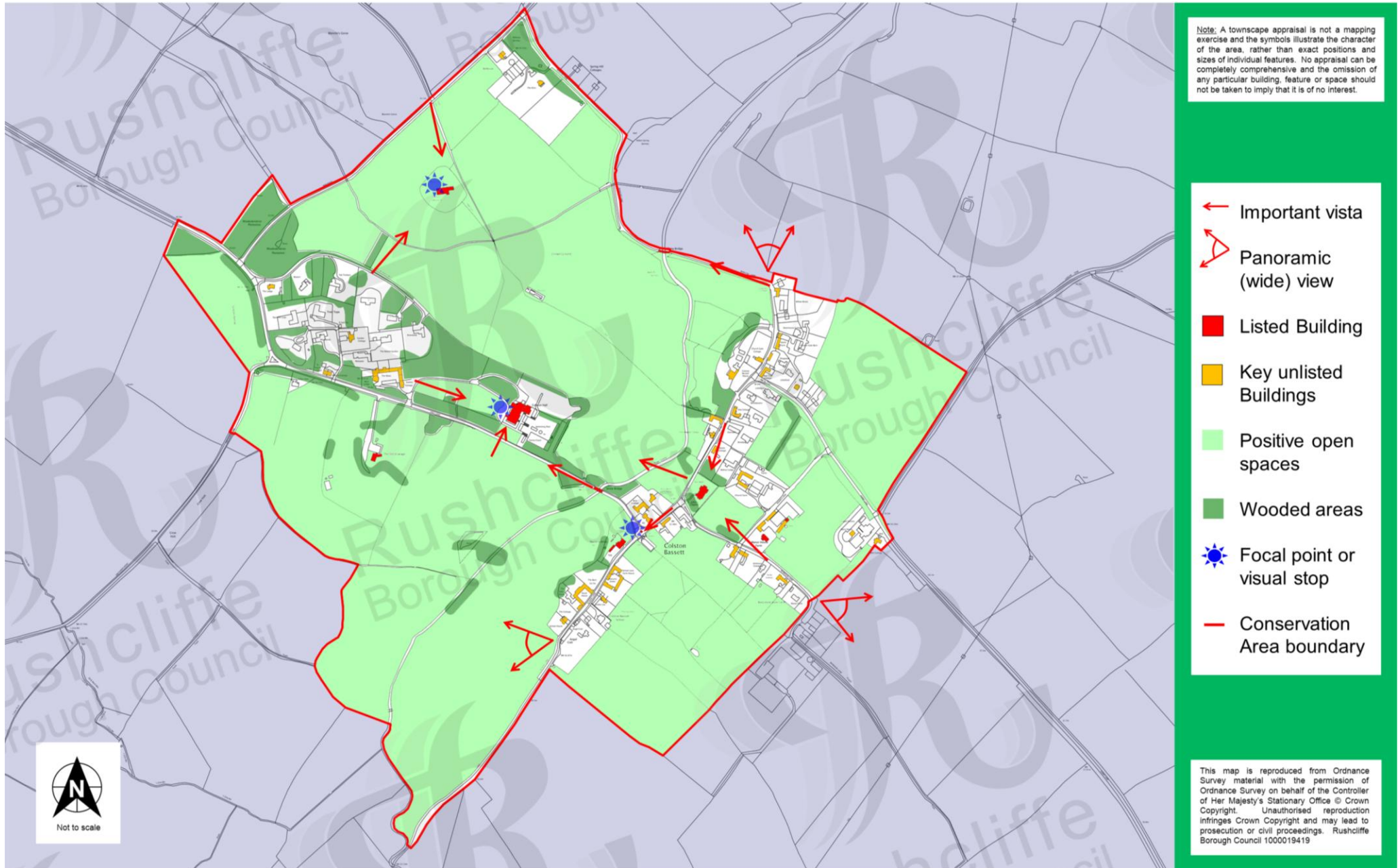
**MARTINS ARMS PUBLIC HOUSE , SCHOOL LANE, NG12 3FD** *Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK6982933170*

**CHINA BRIDGE OVER RIVER SMITE , WASHPIT LANE** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK6990633727*

**K6 TELEPHONE KIOSK ADJACENT TO MARTINS ARMS PUBLIC HOUSE , SCHOOL LANE, NG12 3FD** *Grade: II Date Listed: 17/10/2005 GRID REFERENCE: SK6981833146*



## 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:

