

Car Colston Conservation Area Appraisal and Management Plan

June 2009



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PART 1 CHARACTER APPRAISAL

1 Introduction and summary

1.1 The Car Colston Conservation Area

East of the Fosse Way Roman road lies Car Colston, a village steeped in history. This large Conservation Area encloses the whole village of 180 people and 13 Listed Buildings or structures. It also includes indications of Bronze Age occupation, remains of a Roman villa (a Scheduled Ancient Monument), a series of medieval earthworks, croft boundaries and a square moat which once surrounded the Willoughby Manor House.

The most obvious features of the village are the two commons, with detached houses standing in their own grounds or informal groupings of small cottages occurring between Large Common and the mainly 14th century Early English style church of St Mary's. The predominant building material is local clamp-fired red brick with clay pantiled roofs.

Adjoining Little Common lies Brunsell Hall where remains of the original 1662 Manor House can still be seen. Just off Large Common is Colston House (formerly Beech Close House), which is also Grade II Listed, an attractive Country House, built in 1718 and standing in a walled garden.

1.2 Key characteristics

- Large areas of common land to the west and east of the village centre and extensive areas of pasture land around the outskirts.
- Informal groups of cottages with brick walls and pantiled roofs.
- Substantial country houses with large private gardens and outbuildings.
- Thirteenth century church of St Mary's is a prominent feature in the village

1.3 Key issues

Development Pressures – Potential “Eco Town” at Newton/Bingham could have a number of detrimental impacts including increased through traffic and light pollution.

Highways and Transportation – Commuter traffic passing through the village. Difficulty in controlling traffic speeds without threatening rural village character.

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 Car Colston 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 Car Colston substantial changes have been made in order to create a more rational boundary. This has resulted in the inclusion of several areas which contribute to the special character or history of the village, often through their association with important buildings or archaeology.

The survey and analysis work within the appraisal sections of this document highlight the particular features and characteristics of Car Colston 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 Car Colston 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 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 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 A46 or 'Fosse Way', 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.

Car Colston is situated $\frac{1}{2}$ mile to the east of the Fosse Way and approximately 2 miles north of Bingham in the South Nottinghamshire Farmlands Character Area. The immediate surroundings of the village are characterised by commons, paddocks and pasture but beyond this the land is predominantly used for intensive arable farming.



The Large Common



A typical paddock on the outskirts of the village

4 Historic development and archaeology

The name Car Colston was derived from a number of sources. Colston was probably from the Old Norse name Kolr and the Saxon word for farm – tun. Thus we get Kolr's Farm – Kolrstun. The prefix Car was added in the mid thirteenth century, no doubt to distinguish the village from Colston Bassett. The word originated from the old Norse word "Kirkjz" meaning church.

The earliest indications of occupation at Car Colston are of Bronze Age origin. Evidence for the first substantial structures is to be found at Hall Close (to the south and east of what is now Manor Farm), in the south west corner of the village. Here the foundations of a winged Roman villa (a Scheduled Ancient Monument) were discovered. Roman pottery has also been found in the adjacent field.

The Domesday Survey of 1086 described the village of 'Colestone' as then consisting of five freeholds of about 40 acres arable with proportionate pasture, and three separate manors, though it made no mention of a church. However, one probably existed some hundred years later. The earliest masonry now present in the existing fabric of the church of St Mary's dates to the 13th century.

Other remains of the medieval village are to be seen in a series of earthworks, again in Hall Close. In the south-west corner of this field, is a square moat which once surrounded the Willoughby Manor House. Earthworks in the immediate vicinity of this moat are probably the remains of enclosures around subsidiary manorial buildings. In the northern half of Hall Close are a series of rectangular earthworks defined by depressions which were once lanes and property boundaries around medieval houses and gardens. Here and elsewhere around Car Colston, traces of the ridge and furrow of medieval fields may be distinguished.

Earthwork features in the village are not solely medieval however. In a field north Little Common are two round earth mounds with a pond between them which formed the prospect from which one could appreciate the view of Dr Robert Thoroton's 17th century residence.

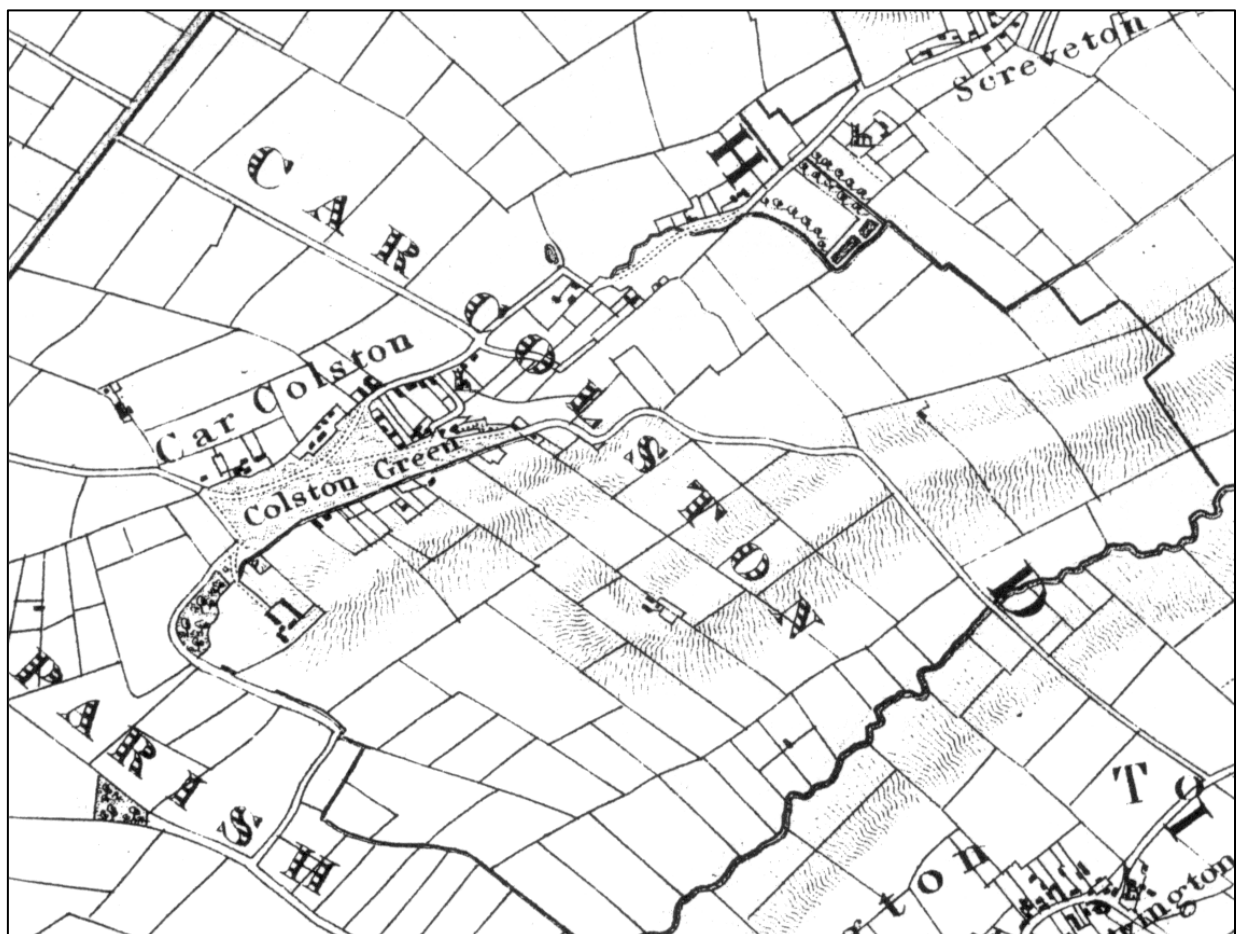
Today the village's special character lies in its two commons, with views across the surrounding countryside towards the Kneeton Hills over the Fosse Way, also over the vale to Belvoir Castle, eight miles away. Large Common is 16 ½ acres (the largest in the county) and Little Common at the other end of the village is 5 ½ acres. These originated in the reign of Queen Elizabeth I. In 1598 the medieval fields were enclosed by the agreement of the larger landowners. The two Commons were set aside in order to provide the cottagers with grazing for their stock. Gates to enclose the Commons were hung at the entrances to the village from May to November.

In the early 17th century, an outbreak of plague reduced the village's population by a fifth but mercifully the upheavals of the Civil War and the Rebellion of the 1680s left the village relatively unscathed. It was around this time that Car Colston was the home of Dr Robert Thoroton (1623-78) who published his *Antiquities of Nottinghamshire* in 1677, the first major history of the county. Since 1863 his stone coffin, dated 21st November 1678, has been in the church of St Mary at the west end of the north aisle, having been discovered below the surface in 1845. The part of Brunsell Hall which remains in the east of the village was built in 1662 by Samuel Brunsell, one of Thoroton's contemporaries.

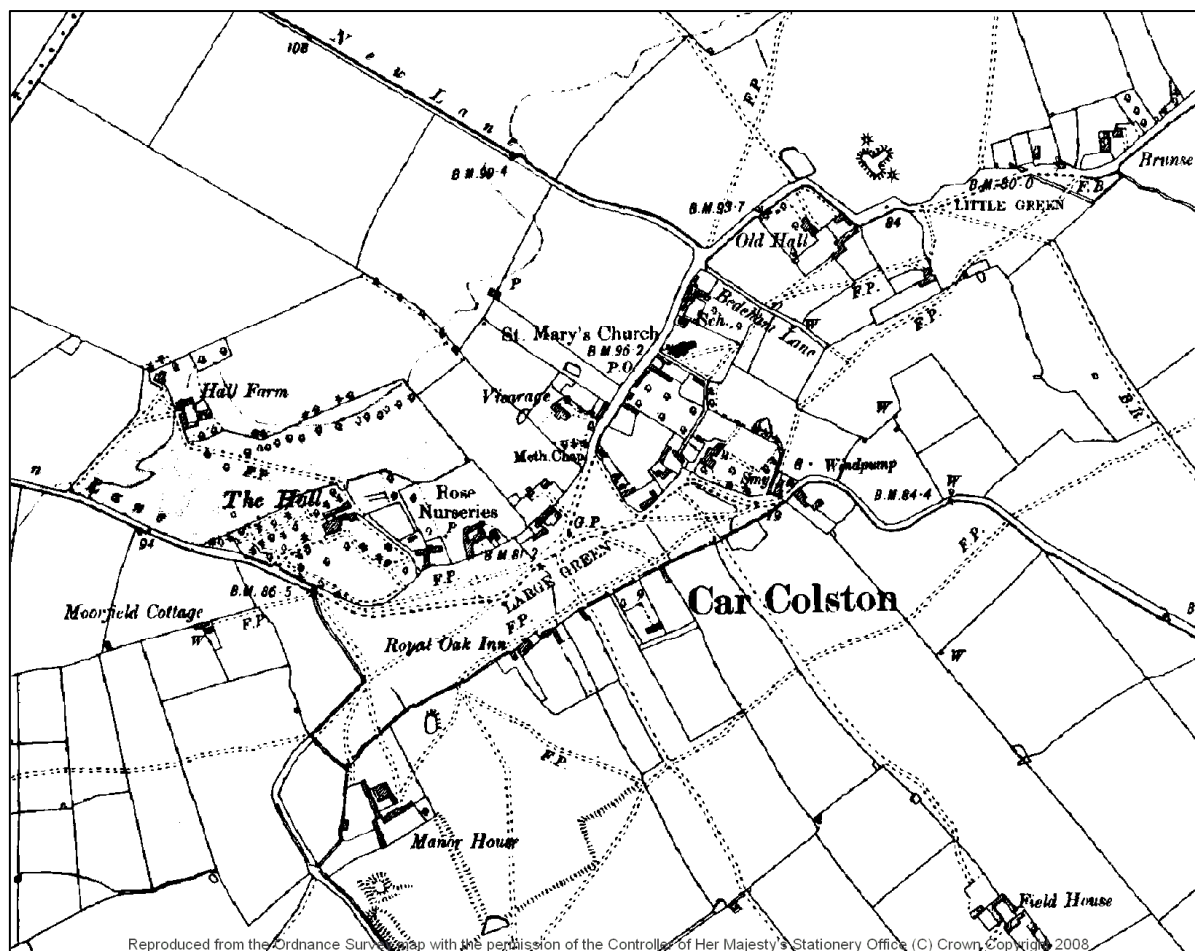
The majority of the buildings which can be seen in the village today date to the 18th and early 19th centuries and include among them grand properties such as Colston House (1719), the Old Hall (1812) and Car Colston Hall (1838). The natural and built form of the village has changed very little through the twentieth century and even today the number of modern buildings is very limited.



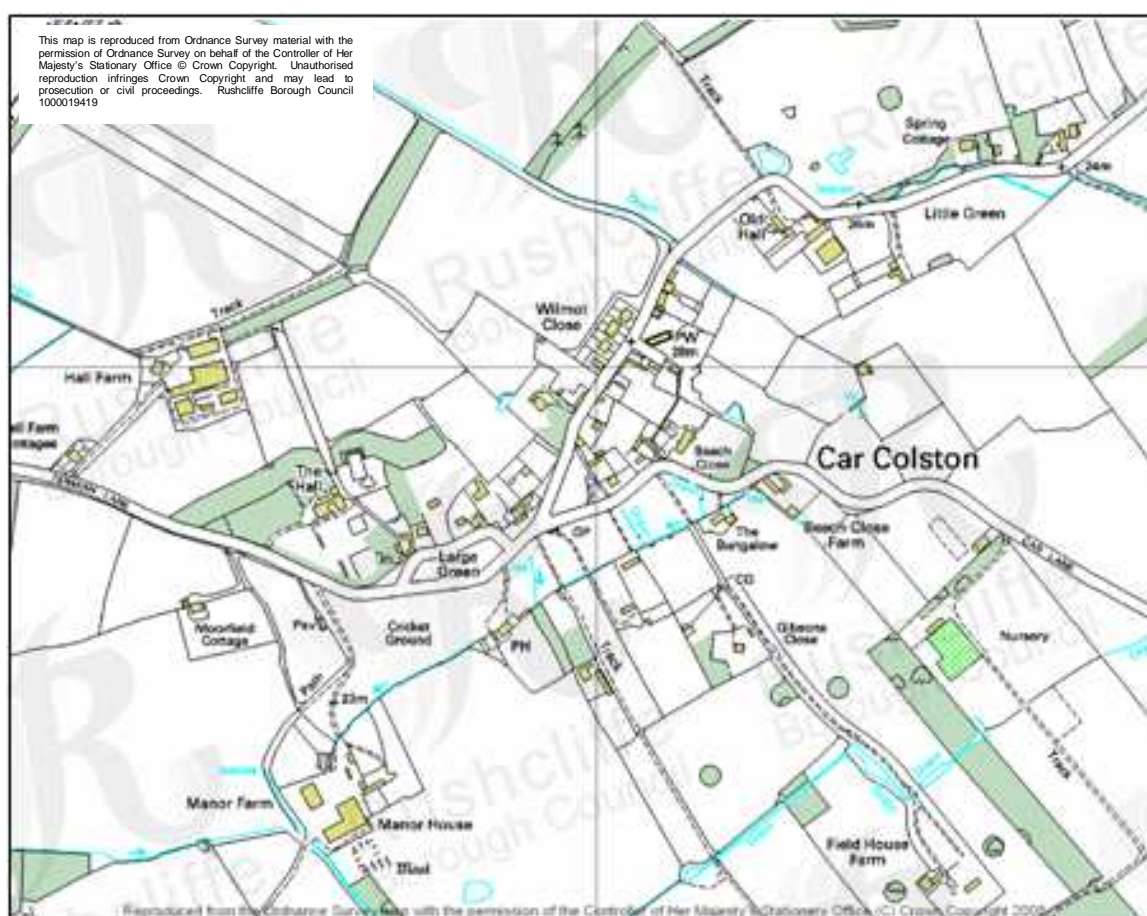
Chapman 1774



Sanderson 1835



Ordnance Survey 1900



Ordnance Survey, present day.

5 Spatial analysis

5.1 Plan form and layout

Car Colston has a plan form consisting of groups of cottages, large houses and farm buildings arranged around the village's two commons. The village has three main roads, Tenman Lane Church Street/Screveton Road and Car Lane, that form a Y shaped junction at Large Common. Tenman Lane, which runs from the Fosse Way in the west, passes through the northern edge of Large Common and then forks in two. From this junction Church Street heads north eastwards through the most built up area of the village and then runs roughly west-east past Little Common (Where it becomes Screveton Road) before continuing on towards Screveton. Car Lane forks eastwards away from the junction and turns south east out of the village towards Scarrington. The cottages and houses of Car Colston almost invariably present their principal elevations to the highway and where they are situated on the edge of a Common, a rough gravel track usually provides vehicular access from the main road.

5.2 Landmarks, focal points and views

Car Colston's Commons create a spacious, rural aspect and allow frequent views of both landmark buildings and the surrounding countryside. From Large Common the tower of the church of St Mary's and Car Colston Hall are particularly striking focal points but the groups of brick cottages on the fringes of the Commons also create charming views. The Townscape Appraisal map in Appendix 2 illustrates these key views and other views which link the village to the adjacent countryside.



The view over the Large Common towards the tower of St Mary's church.



Car Colston Hall viewed from the village Cricket ground.

5.3 Open spaces, trees and landscape

In addition to Car Colston's two Commons there are expansive areas of positive open space around the boundaries of the village which add to its rural character and are intrinsically linked to the village's historical development as a farming community. Many of these small fields, paddocks and pastures still show evidence of medieval ridge and furrow farming. Trees are also an important part of the village landscape with many mature specimens dotted around the Commons and surrounding fields and small strips of woodland positioned along field boundaries. Similarly hedgerows can be found around gardens, field boundaries and along highways, where they combine with grass verges to create rural approaches to the village.



Prospect mounds and trees in a field near Little Common (left), Hedgerows and grass verges along Screveton Road (centre) and clusters of mature trees around Large Common.

5.4 Public realm

While the main roads around Car Colston are surfaced with asphalt, the minor roads and driveways across the commons are gravel tracks, a factor which contributes greatly to the rural quality of the village. Boundary treatments around the village are varied with examples of hedgerows, brick or stone walls (e.g. the Old Hall and Colston House), iron railings (e.g. St Mary's church) and wooden fencing (e.g. the Old Vicarage) defining property boundaries and enclosing private gardens. Some properties, namely the majority of the Cottages along Church Street, face directly onto the pavement negating the need for any other type of boundary definition.



Timber fencing at the Old Vicarage (left), brick boundary wall at the Old Hall (centre), iron fencing at Beech Close farm (right).



Stone wall at Colston House.



Cottages on Church Street.

6 The buildings of the Conservation Area

6.1 Building types

The buildings of Car Colston are predominantly a mixture of 17th, 18th and 19th century country houses, cottages, barns and outbuildings. In addition to these there are occasional examples of earlier structures such as the predominantly 14th century St Mary's church. Also of note are the 18th century Royal Oak Public House, the 20th century timber Cricket pavilion and the 1835 Wesleyan Chapel (now a private residence). Many of the above structures can be seen on the historical maps shown in Section 4. More recent infill buildings have generally remained sympathetic to the village's traditional character.



Wesleyan Cottage on Church Street (left), Beech Close Farmhouse (centre), barn at Treetops, Car Lane (right).



The Royal Oak Public House (left), a pair of semi-detached 20th century houses on Wilmot Close (centre), a 21st century detached house on Church Street which uses traditional materials and design features.

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.

Car Colston has some particularly fine listed buildings including the church of St Mary's (grade I) with its tall mid-14th century chancel and fine window tracery, the 1838 Tudor Gothic Revival style Car Colston Hall (grade II) and Brunsell Hall (grade II) which is the remaining portion of a 1662 H-plan brick manor house, two thirds of which was pulled down in 1759. Some of the village's more humble structures are also listed however, such as the stone walled 18th century Martin's Cottage and even a 19th century wooden whipping post with its iron manacles and leaded top.

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



Brunsell Hall, the remaining portion of a 1662 Manor House (grade II) and St Mary's Church (grade I).



Manor Cottages which incorporate a 17th century timber framed section (grade II) and the late 18th century Martin's Cottage, Church Street (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.



Examples of buildings which make a positive contribution to the character of the Conservation Area: The Barn, Church Street (above left), Nursery Cottage and Rose Cottage, Large Common (above), the former Wesleyan Chapel, Church Lane (left).

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:

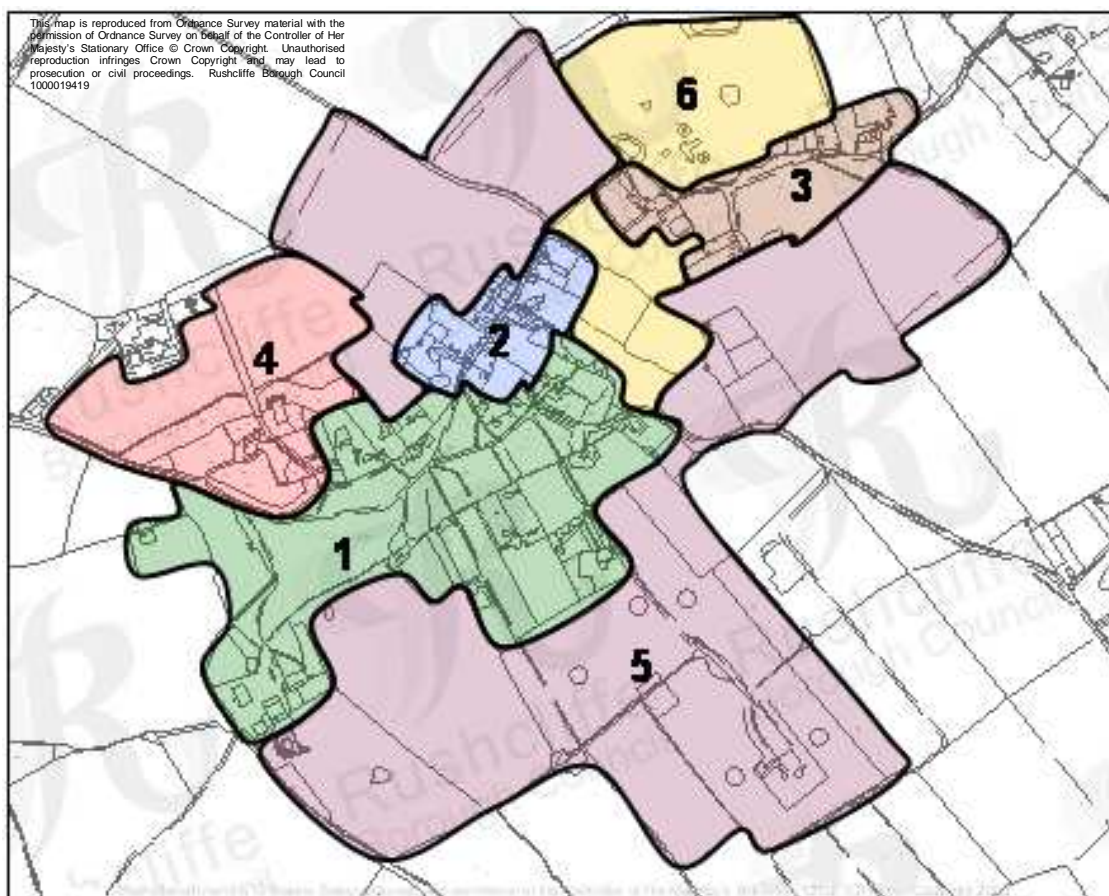
Walls: Dominated by orange/red brick. Walls often feature decorative brick corning and/or embellishments such as blue brick or dressed stone detailing. Brick walls are sometimes rendered. In addition to the church of St Mary's there are occasional examples of stone walled buildings. The Manor House includes the only example of a timber framed wall in the village.







Roofs: Dominated by orange clay pantiles with occasional examples of plain tile or slate roofs. Gable ends are mostly plain close verge where the tiles run to the edge of the brick gables but there are also a few examples of parapet gables. Hipped roof dormer windows are a common feature in the village. Chimney stacks are positioned either on gable ends or centrally on roof ridges.

Windows: The most common types are timber casements and timber sliding sashes (in both Yorkshire and Georgian configurations), with many creating a symmetrical façade and having glazing bars. There are also examples of small square barn windows, large picture windows, rooflights and ashlar mullioned and transomed windows. Arched brick lintels are most prominent.

Doors: Most commonly timber and either plank and batten or part glazed types in a wide variety of colours. A few examples of six panelled doors. Several properties have brick or timber porches and doorways often have adjacent windows. Iron door furniture is dominant throughout.

7 The Character of the Conservation Area



-  1. **Large Common.** 16½ acres of rough grassland and Cricket field with pavilion. Around the Common are clusters of red brick cottages accessed by gravel drives, the country house of Colston House in its private grounds, the Royal Oak Public House and the Manor Farm buildings. There are few trees and views out of the area are generally unrestricted. Boundaries occasionally defined by hedgerows or brick/stone walls.
-  2. **Church Street.** Row of traditional red brick cottages fronting directly onto the pavement and church and churchyard of St Mary's on east side of highway. 20th century Wilmot Close houses and Village Hall along west side of highway. Also on the west side are a converted stone and brick barn and the imposing Old Vicarage, set back from the highway among private gardens. Boundaries occasionally defined by iron railings, informal planting and wooden fencing. Views out of the area are restricted.
-  3. **Little Common.** 5½ acre common area of rough grass. Large properties with substantial private gardens and small outbuildings. Boundaries defined by brick walls, hedgerows and informal planting. Frequent views out to surrounding countryside.
-  4. **Car Colston Hall.** Tudor Gothic Revival style mansion c.1838 and outbuildings set among parkland with extensive wooded areas. Hedgerow boundary.
-  5. **Surrounding Countryside.** A mixture of arable fields and pasture land with numerous copses and individual mature trees. The area known as Hall Close is a Scheduled Ancient Monument containing a variety of historic earthworks. Field boundaries generally defined by hedgerows or fencing. Occasional small ponds.
-  6. **Mature Landscape.** Estate land historically associated with the larger properties in the village. Paddocks with mature trees and landscape features such as ponds and prospect mounds.

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

Strengths	<ul style="list-style-type: none"> • Unique open layout of the village due to common land areas. • Amenity value of common land areas. • Some interesting and historic buildings of architectural value. • Good and well used Village Hall with an active management committee and many recent improvements. • The village still retains a Church and Public House. • Good network of footpaths and tracks in and around the village with amenity value.
Weaknesses	<ul style="list-style-type: none"> • Through village traffic – largely commuter. • Difficulty in controlling traffic speed whilst retaining village openness and rural aspects.
Opportunities	<ul style="list-style-type: none"> • Continued support for Village Hall activities and management committee essential. • Promotion of Church and Pub as focal points for local activities. • Continued liaison between common land management committee and other village residents. • Raise awareness of village history by provision of a village history board.
Threats	<ul style="list-style-type: none"> • Potential “Eco Town” at Newton/Bingham would bring further traffic and light pollution. • Changes to planning legislation which might lessen protection regimes currently in place.

PART 2 GENERIC MANAGEMENT PLAN FOR CONSERVATION AREAS IN RUSHCLIFFE

1.0 Introduction

- 1.1 The quality and interest of the whole area, rather than individual buildings, gives a Conservation Area its special character. This includes factors such as historic street layout, use of local building materials, scale and detailing of buildings, boundary treatments, shop fronts, street furniture, vistas along streets or between buildings as well as trees and shrub planting.
- 1.2 In carrying out its planning functions, the Borough Council is required to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Conservation Area Appraisals identify the special character of each Conservation Area and the Borough Council has a programme for preparing or reviewing these.
- 1.3 There is also a duty to formulate and publish management plans setting out policies and proposals for the preservation and enhancement of Conservation Areas. Many of these policies and proposals are common to all Conservation Areas and these are set out in this document. Supplementary documents will be issued for individual Conservation Areas where specific policies or proposals are needed.

2.0 Aims and Objectives of this Management Plan

- To set out clear management proposals for the preservation and enhancement of Conservation Areas.
- To guide residents and professionals on:
 - features of value, worthy of preservation;
 - characteristics worthy of preservation;
 - opportunities for enhancement.
 - development proposals which preserve and enhance the special character of the area
- To foster community commitment to conservation principles

The Borough Council will follow these objectives in its own activities and will encourage other public bodies, including the Highway Authority to do the same.

3.0 National and Local Policies and guidance

- 3.1 Central Government guidance applies to all Conservation Areas. This can be found in the following

Planning Policy Statement 5 “Planning for the Historic Environment”

English Heritage “Management of Conservation Areas”

- 3.2 The County Structure Plan contains the following policy:

POLICY 2/12 HISTORIC CHARACTER

Local planning authorities will protect and enhance the historic and architectural character and appearance of the landscape of the Plan Area. Permission will not be granted for development within Historic Parks and Gardens, Historic Battlefields and other areas designated for special protection except where it demonstrably conserves and enhances the characteristics of these areas. The protection and enhancement of the historic character will be achieved through:

- a) the protection and maintenance of buildings listed as of special architectural, historic or landscape importance, including their settings;*
- b) the identification, protection and maintenance of other individual and groups of buildings which are important for their local architectural distinctiveness, or significance;*
- c) the identification, maintenance and enhancement of other locally distinctive and culturally important aspects of the historic environment;*
- d) the designation, enhancement and preservation of Conservation Areas and their settings;*
- e) sensitively designed environmental improvement and traffic management schemes in Conservation Areas and other appropriate areas;*
- f) finding appropriate alternative uses for, and the restoration of, listed or other buildings worthy of retention; and*
- g) informed design of new development.*

3.3 The adopted Rushcliffe Local Plan was replaced in 2006 by the Non Statutory Replacement Local Plan for Development Control purposes and the following policies from that plan will be used for guidance in Conservation Areas.

EN2 – CONSERVATION AREAS

Planning permission for development including changes of use and alterations or extensions to existing buildings within a designated Conservation Area, or outside of but affecting its setting, or views into or out of the Conservation Area will only be granted where:

- a) the proposal would preserve or enhance the character or appearance of the Conservation Area by virtue of its use, design, scale, siting and materials;*
- b) there will be no adverse impact upon the form of the Conservation Area, including its open spaces (including gardens), the position of existing buildings and notable features such as groups of trees, walls and other structures; and*

there will be no loss of part or all of an open space which contributes to the character or appearance of the Conservation Area.

EN3 – DEMOLITION IN CONSERVATION AREAS

Where planning permission is required for development which includes the demolition of buildings in Conservation Areas it will only be granted where the proposal does not detrimentally affect the character or appearance of the area, and any permission may be conditional on redevelopment proposals for the site being approved, and contracts for them accepted, before demolition is begun.

3.4 Village Design Statements

Village Design Statements exist or are being prepared for several villages in the Borough, some of which are also Conservation Areas. Although these offer no statutory protection they identify the qualities that are valued by the local community and the character that should be preserved.

4.0 Development in Conservation Areas

4.1 Article 4 Directions.

Article 4 of the Town & Country Planning (General Permitted Development) Order 1995 allows planning authorities to restrict specified permitted development rights in particular areas. Many councils use these to assist with the preservation of the special character of Conservation Areas although there are currently none in Rushcliffe.

Many buildings still possess original or traditional architectural details which contribute to the special character. These include windows, doors, porches, door hoods, pilasters and fanlights, chimneys, brick detailing and roofing materials as well as walls, gates and railings. However, the increased use of upvc windows, plastic barge boards, inappropriate roofing materials, high spiked metal railing and electric gates is eroding the character of many of our Conservation Areas. The use of Article 4 Directions will be proposed where considered appropriate following the completion of each Area Appraisal

4.2 Building Design

Extensions to buildings in Conservation Areas should respect

- The key characteristics of the original building including scale, mass, materials and proportions
- The contextual setting and character of the Conservation Area

This does not mean slavishly copying the original, which can devalue it and destroy the ability to “read” historic change and dilutes our historic heritage. In some cases this is impossible. For example Flemish Bond brickwork cannot be replicated in cavity walls and narrow lime mortar joints cannot be replicated in modern cement mortar.

4.2.1 Good contemporary design will be encouraged where it respects the scale and character of its context. This must be demonstrated in the Design and Access Statement submitted with any planning application.

4.2.2 In particularly sensitive locations, such as uniform terraces, exact replication may be necessary to maintain compositional unity. In that case, attention to details, choice of materials and high quality workmanship are the keynotes.

4.2.3 Where new building is appropriate, on infill sites or where an existing building detracts from the character of the area, the opportunity should be taken to re-establish the streetscape, reinforce enclosure, open up distant vistas or views of landmarks or hide unsightly views.

4.2.4 As with extensions, good contemporary design which respects local character and the context of the site will be encouraged.

“New and old buildings can coexist happily without disguising one as the other, if the design of the new is a response to urban design objectives”.
(DETR - ‘By Design’, p19)

4.2.5 Pastiche designs, incorporating poor imitations of other styles will be resisted, particularly where they incorporate details which are not locally appropriate. Careful high quality replication may be required in a few very sensitive locations.

4.2.6 All new buildings should respond appropriately to the existing frontage and normally follow the established building line. Development or redevelopment will normally be resisted if:

- it blocks important views identified in the individual appraisals
- uses important open spaces identified in the appraisals
- adversely affects the setting of any Listed or key buildings
- fails to maintain or re-establish the streetscape where appropriate
- dominates its Conservation Area background
- fails to recognize the context of the site
- destroys important features identified in the individual appraisals such as boundary walls, fences, hedgerows or trees

4.2.7 New development that stands out from the background of buildings may be appropriate in exceptional circumstances if it contributes positively as a landmark to enhance the street scene, to highlight a corner or to signal a visual change of direction such as along a curving vista.

4.2.8 Any external lighting should be carefully designed and sited to minimise light pollution.

4.2.9 Energy producing or saving devices are generally welcomed by the Council, but careful consideration is required when these are to be located in a Conservation Area and some may require planning permission. In particular they should be sited to minimise their impact on the building and on the local amenity.

4.3 Materials

Rushcliffe's older buildings are predominantly brick, some incorporating earlier timber framed structures. (There were many small local brickyards, some of which only worked for a few years and produced bricks in various shades of orangey red.) There is a little local stone, mainly a soft grey lias, and higher status buildings in stone imported from Lincolnshire and elsewhere. Roofs are mainly plain tiles or pantiles, with some Swithland slate and Welsh slate from the mid 19c onwards. A few original thatched roofs remain.

Most of these materials are no longer available second hand, except in very limited quantities. National guidance is to use high quality new materials for extensions to existing buildings. However, it is preferable to use reclaimed materials where:

- Small quantities are needed to exactly match the materials of the existing building
- The materials are of high quality, the correct dimensions and colour
- The materials are sourced locally e.g. the approved demolition of an existing structure on site or in the immediate vicinity
- It can be demonstrated that the sourced materials have not resulted in the loss of a heritage asset elsewhere

4.4 Boundary Treatment

Boundaries, such as walls, fences or hedges, separate private spaces from the public realm of roads and pavements, physically and visually. They are as important in determining the character of a Conservation Area as the buildings behind them.

4.4.1 Types of boundary

4.4.2 High brick walls and buildings on the back of pavements create a hard, urban feel to the Conservation Area whilst hedges, verges and trees produce a more rural character. In some Conservation Areas one or the other predominates whilst some have a mix of these features.

4.4.3 Where the character definition is strong, it is important to retain and promote a continuation of the theme. A high brick wall in a predominantly "green" lane will impact adversely on its character and the introduction of a hedge in an urban scene may be equally inappropriate. Where there is a variety in the type of boundary there will be more flexibility.

4.4.4 Local materials and design play a vital role in successful boundary treatments which maintain or enhance the character of the Conservation Area. Brick walls which match or complement the local architecture or locally native hedgerows and trees invariably have the greatest conservation benefits.

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

4.5 Landscaping

4.5.1 Trees can be a key factor in the special character of Conservation Areas. Each Conservation Area appraisal identifies trees that are particularly important to the Conservation Area.

4.5.2 In Conservation Areas there is a duty to give the local planning authority six weeks notice of any proposed work to a tree. This period allows the local authority to assess the trees and decide whether a tree preservation order is desirable.

4.5.3 In many instances, the planting of new trees or groups of trees, would enhance the character of the Conservation Area. The Council is keen to promote this, where new planting contributes to the public realm, and works with Parish Councils to carry out small scale planting and other landscape schemes in their areas.

5.0 Buildings at risk and sites which detract from the character of the area

5.1 A number of important buildings in our various Conservation Areas are currently vacant or not in regular use, with some being 'at risk' of neglect or decay. There is a presumption against demolition of buildings which contribute to the character of the area unless there are exceptional circumstances. It would therefore benefit both the physical form and the function of the Conservation Area if these buildings were repaired, maintained and brought back into use.

5.2 The Council will encourage owners of key properties in Conservation Areas which are in need of renovation or repair to carry out the basic maintenance work necessary to make sure the building is structurally sound and weather tight. The Council will encourage and advise on renovation and repair work that is sensitive to the original or traditional historic character of the building and retains original features.

- 5.3 The Council may take formal action if the condition of any building (listed or unlisted) which makes a positive contribution to the character of the Conservation Area is considered to be at risk.

6.0 Management of Public Realm

- 6.1 Management of highways and footpaths is the responsibility of the Highway Authority, Nottinghamshire County Council. The Council will use its influence to ensure that the principles of good street and public realm design, such as those set out in

- “Streets for All: East Midlands” (English Heritage, 2005),
- “By Design: Urban Design in the Planning System: Towards Better Practice” (DETR/CABE, 2000)
- “Manual for Streets” (DfT, 2007),

are applied within Conservation Areas.

- 6.2 Grass verges can also be lost during road or pavement improvement schemes and kerbstones may be added. They can also come under threat from property owners seeking to create hard-standings for off-street parking. The loss of grass verges, and the cumulative effect that this has over time, can result in the gradual deterioration of the special character of a Conservation Area. Such works will be resisted.
- 6.3 The quality and design of street surfaces and street furniture can also have a major impact on the character of the Conservation Area. Where historic or traditional street surfaces and street furniture have survived, these should be preserved and maintained. Any streets or public spaces in poor condition can have a negative impact on the Conservation Area and may need to be improved. Materials should be carefully selected to ensure that they complement and enhance the character of the Conservation Area.
- 6.4 Any surfaces, whether public or privately owned, that are in a severe state of disrepair and/or have a negative impact on the Conservation Area should be a priority for improvement works.
- 6.5 The public footpaths and other rights of way within and adjacent to the Conservation Area play a vital role in allowing people to enjoy and experience the area. It is important that these paths are well maintained, clearly marked and made accessible.

7.0 Monitoring

- 7.1 This Management Plan will be reviewed in accordance with a programme to be agreed in the light of the emerging Local Development Framework and government policy and best practice guidance at the time.
- 7.2 This review could involve residents and/or members of a residents’ conservation group or conservation advisory committee under the guidance of the Borough Council. By this means, the local community would become more involved in the process, thus raising public awareness of and commitment to conservation issues.

APPENDICES

Appendix 1 – Listed Buildings and Structures

CHURCH OF ST MARY, CHURCH STREET *Grade: I Date Listed: 01/12/1965 GRID REFERENCE: SK7207743036*

GROUP OF 3 HEADSTONES 1 METRE SOUTH OF SOUTH AISLE AT CHURCH OF ST MARY, CHURCH STREET *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7208643020*

MARTIN'S COTTAGE, CHURCH STREET *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7203243003*

WHIPPING POST, LARGE COMMON *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7208342893*

COLSTON HOUSE AND ATTACHED OUTBUILDINGS, LARGE COMMON *Grade: II Date Listed: 01/12/1965 GRID REFERENCE: SK7211242894*

BOUNDARY WALL AND GATES AT COLSTON HOUSE, LARGE COMMON *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7215142852*

MANOR COTTAGES NUMBERS 1 AND 2, LARGE COMMON *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7170642441*

WHITE GATES, LARGE COMMON *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7204242682*

THE OLD HALL, SCREVETON ROAD *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7223843192*

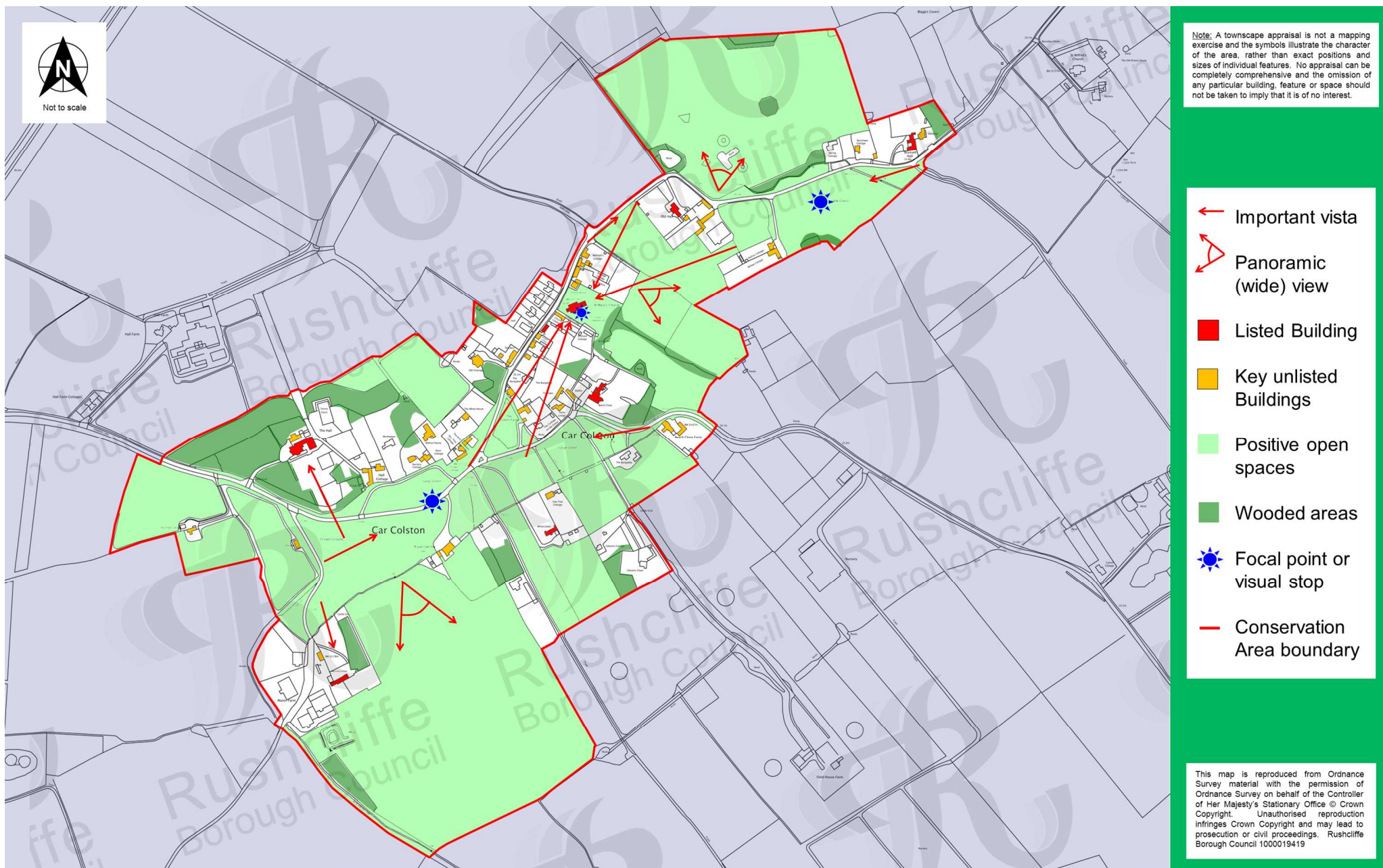
GARDEN WALL, BOUNDARY WALL AND ADJOINING SHED AT THE OLD HALL , SCREVETON ROAD *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7219743179*

BRUNSELL HALL AND OUTBUILDINGS, SCREVETON ROAD *Grade: II Date Listed: 12/02/1952 GRID REFERENCE: SK7262043292*

WATER PUMP AT BRUNSELL HALL, SCREVETON ROAD *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7260743286*

THE HALL, TENMAN LANE, NG13 8JE *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7164042813*

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:

