

**East Leake Conservation Area
Appraisal and Management Plan
March 2023**



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Introduction

1.1 Conservation Areas

Rushcliffe Borough Council has an obligation under [Section 69 of the Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) to review, from time to time, its Conservation Area designations.

A Conservation Area, as defined under [Section 69](#), is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

East Leake Conservation Area was designated in November 1973. Prior to this re-appraisal of 2023, the East Leake Conservation Area was also reviewed in August 2006 and published in 2008.

This appraisal was adopted in September 2024.

[Section 71 of the Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) highlights the local planning authority's duty to formulate and publish proposals for the preservation and enhancement of the conservation areas. This document, therefore, aims to identify and reaffirm (or redefine) the special architectural or historic interest of the area which warrants its designation.

Conservation Area Appraisals are not, and never have been, tools for to fossilise a place against change, instead, the processes of change which allow places to grow and evolve are recognised as being unavoidable, and it is also recognised that change can be a positive and desirable force. The designation instead allows greater scrutiny and control to manage change to positive effect and to ensure that any changes which require planning permission do not harm, and ideally serve to actively enhance, the existing character of the place.

1.2 The purpose of a Conservation Area Character Appraisal

The purpose of a Conservation Area Character Appraisal is to:

- Identify and record the special interest of the Conservation Area to ensure there is a public awareness and understanding of what is worthy of preservation
- To define and reassess current boundaries to accurately reflect what is now perceived to be of special interest
- To identify opportunities to safeguard and enhance the special interest of the Conservation Area.

It should be noted that the content in this document is not a comprehensive account of every significant building, structure, tree, wall, feature, or space. Therefore, any omission should not be assumed to imply that they are of no interest.

East Leake Conservation Area: Summary of Special Interest

East Leake still boasts various green spaces and mature trees (especially along the Brook), a Friendship Garden, playgrounds, a rewilded flood alleviation basin, The Glebe and a memorial garden, all of which contributes to the rural mixed character of the area.

There are a number of key unlisted buildings, with many original features.

Boundary treatments are respectful to the open spaces and contribute to the rural mixed character.

Generally, the character and appearance of a Conservation Area will be preserved or enhanced by:

- Providing controls and regulating development through the planning system.
- Applying the extra controls that designation provides over demolition, minor development, and the protection of trees.
- Environmental enhancement schemes and possibly providing financial assistance for the repair and restoration of specific buildings.
- Encouraging public bodies such as the local highways authority or utility companies to take opportunities to improve the street scene through the appropriate design and sensitive siting of street furniture (and retention of historic features of interest), or the removal of eyesores and street features that have a negative impact such as overhead wires.

1.3 The Planning Policy Context

This appraisal provides a firm basis on which applications for development within the East Leake Conservation Area would 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 Local Plan Part 1: Core Strategy](#), with a specific focus on:
 - Policy 10 (Design and Enhancing Local Identity) [in part]
 - Policy 11 (Historic Environment)
- [Rushcliffe Local Plan Part 2: Development Policies](#), with a specific focus on:
 - Policy 28 (Conserving and Enhancing Heritage Assets)
 - Policy 29 (Development Affecting Archaeological Sites)
- [The National Planning Policy Framework \(NPPF\)](#) (Revised - 2021)
- [The National Planning Practice Guidance](#) (2015 - Subject to Continual Review)
- [By Design: Urban Design in the Planning System – Towards Better Practice \(2000\)](#)
- [The Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)
- [East Leake Neighbourhood Plan 2018-2028](#)

East Leake Conservation Area: Summary of Key Issues

Key Issue 1

The shops in the centre of the village at the T-Junction of Main Street and Gotham Road detract from the character of the Conservation Area. It would be desirable that any potential development reflect the architectural quality of the wider conservation area and not merely be a slight enhancement to what exists currently.

2 East Leake 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 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 Leake is one of six of the borough of Rushcliffe's larger villages and civil parishes. East Leake is located in the Southwest of the Borough and sits between the A46 and the M1. While it is located within the administrative boundary of Nottinghamshire, East Leake is closer to Loughborough town centre than Nottingham city centre and has a Leicestershire postcode.

East Leake is contained within a bowl of hills. The East Leake Neighbourhood Plan stress the importance of maintaining the rural aspect of the village by preserving views of the surrounding ring of green ridges from within the village, including the Conservation Area.

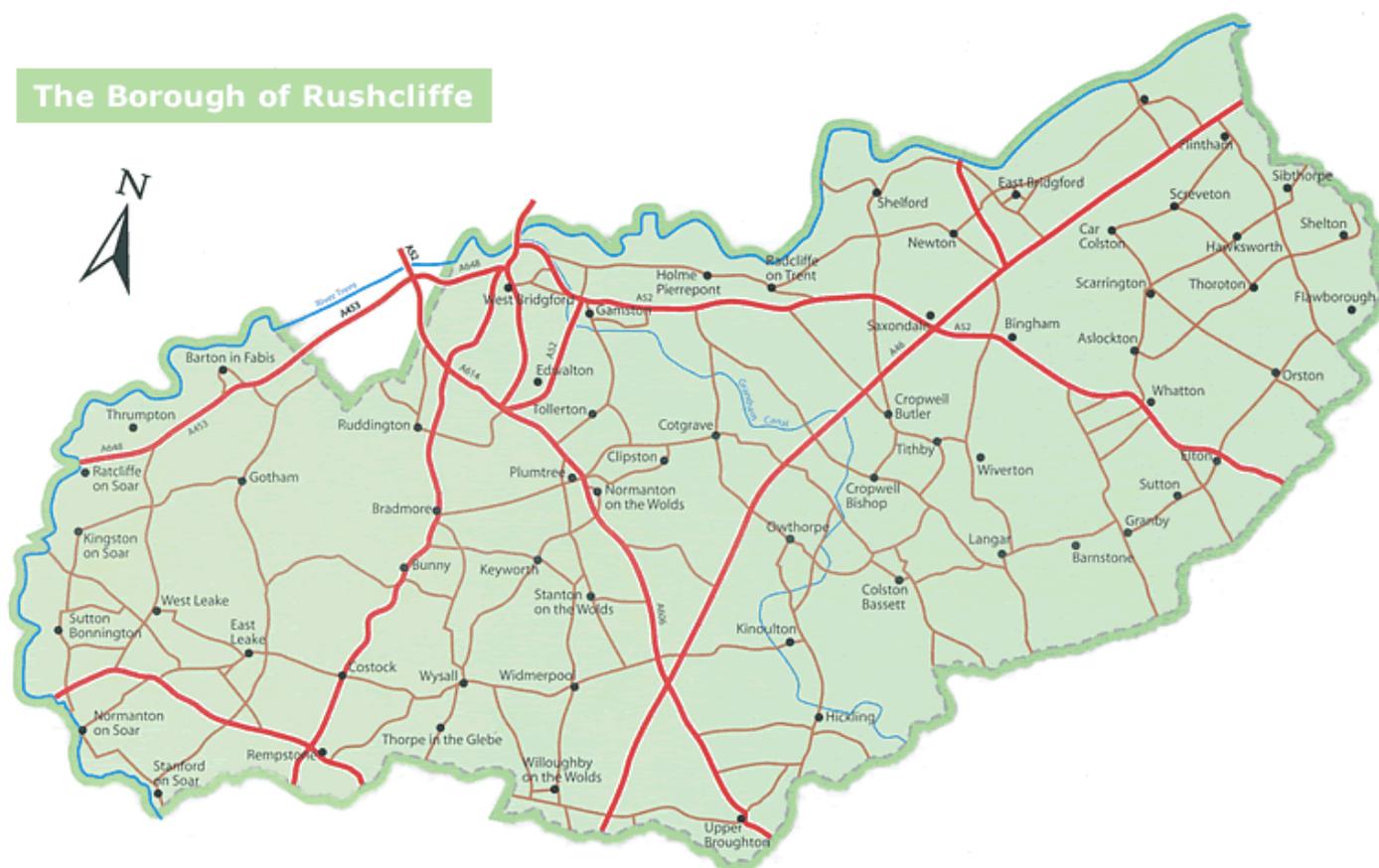


Figure 1- A Map of the Borough of Rushcliffe

The wide, green roadside and the large number of established trees create a calm atmosphere on the entrance into East Leake from Station Road/West Leake Road. The allotments, burial ground, Scout hut, Midshires Way Campsite and Alpaca Farm are all located on this entrance to the village and add to the rural mixed ambience of the area.

Historically East Leake had five approach roads from the North, East, West, Southwest and South - see Figure 4 which shows these in 1884. Despite expansion of the village the five entrances are all still via minor roads or lanes through countryside, emphasising East Leake's historical rural setting

The Gotham Road entrance to East Leake shows the development of the gypsum industry in the 19th century. The railway halt near the existing gypsum works originally facilitated transport for the products. The post second world war housing development, Rushcliffe estate, indicates the need for new housing after the war and the emphasis on dwelling for workers in the gypsum mining industry. This is an example of a BISF (British Iron and Steel Federation) estate of steel framed prefabricated houses erected around the country from 1946, refurbished to extend their use.

Meadow Park along with the Kingston Brook runs close to the conservation area in the Northeast which gives this edge of the conservation area an open feel. Meadow Park was designated as a Local Wildlife Site in June 2024.

2.1 The East Leake Conservation Area

The East Leake conservation area includes the historic core of the settlement, which developed around the Sheepwash Brook. This historic core which includes St Mary's Church is now mostly surrounded by large areas of modern housing on most sides.

The Conservation Area still boasts various green spaces and mature trees (especially along the Brook), a Friendship Garden, playgrounds, a naturalised area designed for flood alleviation basin, The Glebe and a memorial garden, all of which contributes to the rural mixed character of the area.

There are 13 listed buildings within the conservation area, and there are a number of key unlisted buildings, with many original features, which contribute to the character of the area.

Conservation Area Boundary covers	23 ha (approximate)
Number of Grade I listed buildings	1
Number of Grade II* listed buildings	0
Number of Grade II listed buildings	12

A full list of East Leake Conservation Area's Listed buildings can be found in Appendix 1
Details accurate as of December 2023

3 Historical Contexts

The earliest evidence of settlements existing in the Leche area date from the time of the Roman occupation of Britain. Following the withdrawal of the Roman Legions circa 410 CE, the area, would have come under Viking influence, becoming part of The Danelaw and later Mercia. The name Leake originates from the old English (Anglo-Saxon) word for a water meadow ('Lecche/Leche'). When the Normans recorded the state of the nation in the Domesday Book (1086) there were 38 landholders recorded in Leche, which encompassed what became the separate communities of East and West Leake, with a total population estimated to be 200 persons (including dependents and those with no rights to land). This large holding, with a church and mill was considered to be one of the more prosperous recorded in the Domesday Book. It was subsequently divided between two of William the Conqueror's principal followers, who in turn sub divided it into a number of land holdings.

East Leake was originally a nucleate village with farmsteads grouped around the church and a source of water, the Sheepwash Brook. Remaining evidence of both ridge and furrow cultivation and water meadows suggest that the farming was of a mixed nature. There is also evidence of orchards, particularly along Station Road/West Leake Lane.

The centre of community life would have been the church and the Green, with its still existing animal pound. In 1221 Henry III granted a Royal Charter to High Despenser to hold a weekly Thursday market and an annual fair in Loughborough. By the terms of charters like this it was illegal to hold a market or fair within a 6-mile radius of the town granted this charter. As East Leake is within six miles of Loughborough, it was never granted a Charter Fair or Market for the exchange of goods.

The village centre was initially at the junction of three main trackways. At the existing T-junction, the trackway from Cortlingstock (Costock) to Loughborough, was joined by one from Gotham and Bunny as it is at present. There is a suggestion, on an early map, that there was a shortcut from near The Stonebridge to the Green. The Costock-Loughborough trackway made a left turn at The Green, before turning right along The Nook, then proceeded up the hillside to the old Rempstone Road. From here it continued to Stanford upon Soar and Loughborough, a route which can still be partly followed on footpaths and lanes. The other route was Woodgate, which initially followed the course of the Sheepwash Brook, then turned up the hillside to intersect the hillcrest track from Sutton Bonington to Rempstone, now Rempstone Road, which was superseded by The Ashby Turnpike, now the A6006. Woodgate continued over the crest of the Wolds to Normanton upon Soar and the river crossing. With the construction of the Great Central Railway in the late 19th Century the hillcrest track from Sutton Bonington to Rempstone was diverted from its original straight course, which passed one of the village windmills.

Station Road was likely to have been a minor trackway serving Hall Leys Farm, outlying fields and orchards, with some large houses gradually being built along it, particularly after the coming of the railway. The part of West Leake Lane/Road within East Leake parish bears marks of being post the 1798 Act of Enclosure.

The Parish boundaries were consolidated under the Act of Enclosure, when the population was estimated at around 1,000. The Enclosure act led to new farms away from the village centre, some of which still remain as farming units. The land associated with the village centre farms was gradually sold away from the 'steadings, which have subsequently become desirable residences, with outbuildings being converted for domestic occupation.

To some extent, the boundaries of the village followed prominent features, such as the Kingston Brook, hence the irregular nature. The 1851 Census recorded a population of 1148 which increased to 1,500 by 1941. The village grew rapidly from the 1950s and today the population is around 9,000.

3.1 Location and Historic Activities

The geographical location of East Leake has provided the opportunity for many industries to flourish, including weaving, framework knitting workshops and basket making, which have all been major industries within the village across hundreds of years (late 16th Century to mid-20th Century).

As a part of the weaving process, which was recorded in East Leake during the late C16th and early C17th, cloths were washed and spread out to dry between posts and held on by iron tenterhooks. This took place in fields between the Bosworth's farmstead and the Kingston Brook. Metal detector explorations have, so far, been unsuccessful in finding any tenterhooks in the fields.

A deed of 1757 records framework knitters at 10 – 12 Main Street.

A framework shed close to the graveyard on the Baptist Chapel remains close to its original condition today. This was firstly used for weaving then converted to a framework shop.

Basket making and wicker baskets was a profitable craft in East Leake between 1830 and 1960. The basket making industry spanned 130 years (1830 to 1960) and was assisted greatly by the central location of the Kingston and Sheepwash Brooks, as they allowed for the creation of water pits and for the Osiers, a type of Willow tree, to be planted near to the workers' cottages and workshop.

A ropeworks was established in the village in the early 20th Century.

The middle of the 19th Century was known as the golden age of farming, with 20 farmers employing 79 workers in 1851 and one fifth of the population relying upon farming (50 out of 250 households).

The extensive deposits of gypsum close to East Leake have been mined for plaster for the past 155 years (since at least 1870). Unlike farming, weaving, framework knitting and basket making industries, the gypsum industry remains strong today.

The last major rail line into London was built in the late 19th Century and East Leake was one of the stations on this route from Sheffield. The arrival of the railway brought jobs to the area and also led to an increase in population, with commuters travelling to work in Nottingham and Loughborough (many of the large houses along Station Road were built for this purpose).

The Station Road/West Leake Road development was directly associated with the coming of the railway in the late 19th century with the railway bridge, atop of which was the station platform, and the railwaymen's cottages (numbers 60, 62, 64, and 66) at the further end of West Leake Road. The railway enabled the basket works, among other industries, to flourish.

Buildings along West Leake Road were erected on an ad hoc basis over the next seventy or so years.

The railway also brought new building materials to the area, such as Welsh slate for roofing and a more nationally standardised style of brick (before railways, bricks were usually made locally or regionally). Standardized bricks were made locally at Lord Belper's brickworks at Brickyard Lane and Bunny Hill.

During the Second World War, a decision was made to expand East Leake and over a period of 50 years, the population increased four-fold to 6,108 (2002 Census). Figures 1, 2 and 3 show the linear form of the village in 1810+, 1884 and 1910 and Figure 4 shows how this form has been lost and surrounding landscape has been replaced by large housing estates. East Leake is now one of six large villages in the Borough of Rushcliffe and is predominantly a commuter settlement that could be described as having rural historic core with modern extensions that are suburban in character.

3.2 Historical Mapping

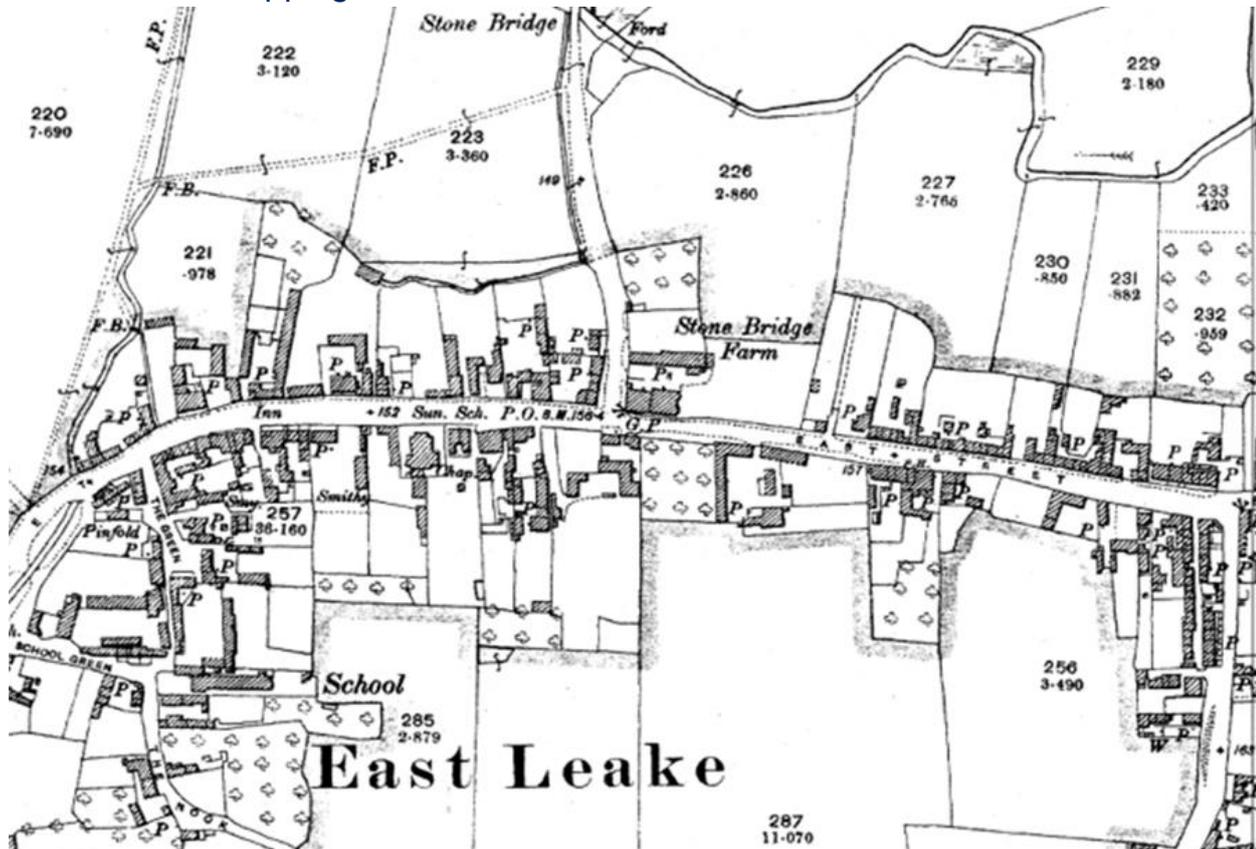


Figure 2 – East Leake Historical OS Map - 1810

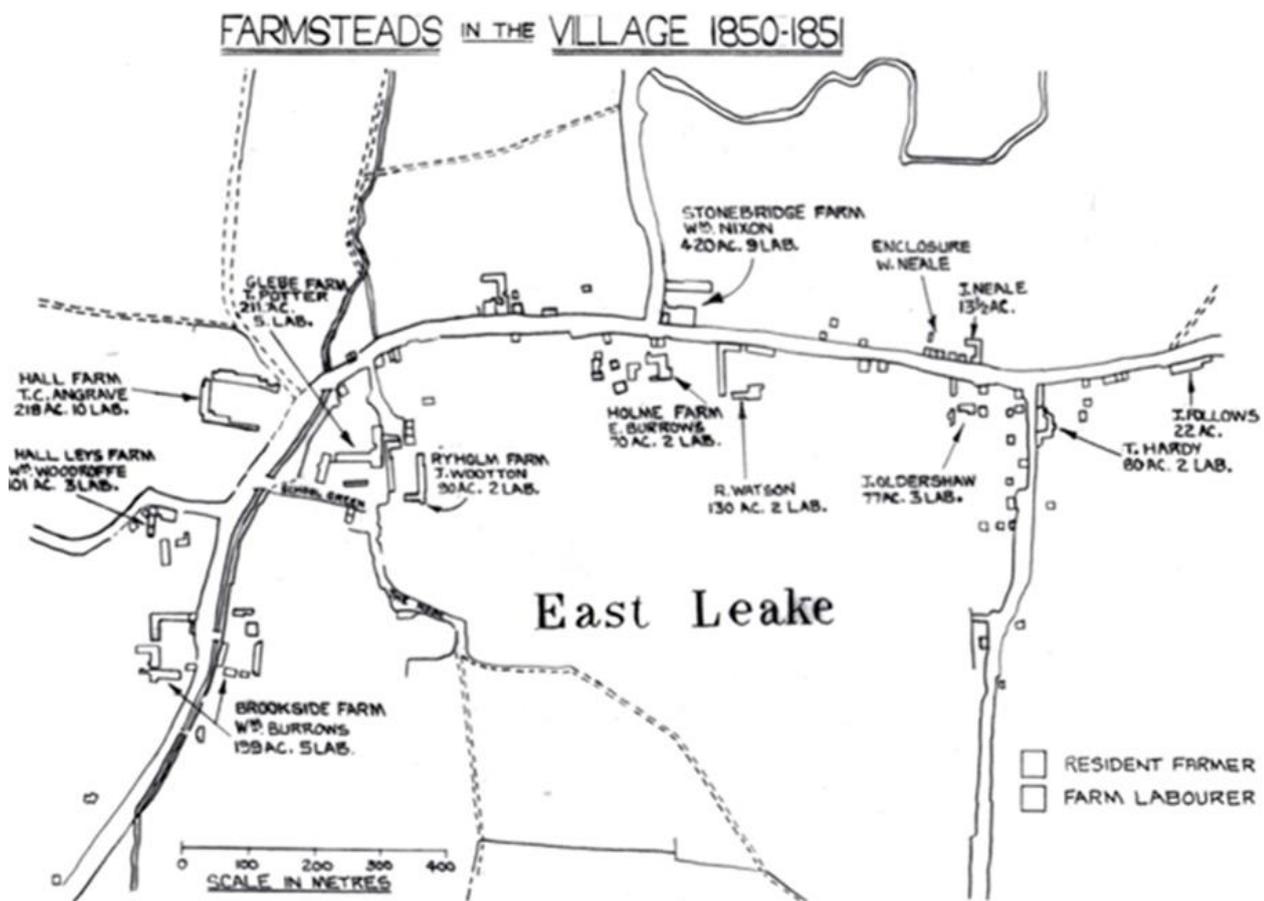


Figure 3 – East Leake Farmsteads 1850-1851

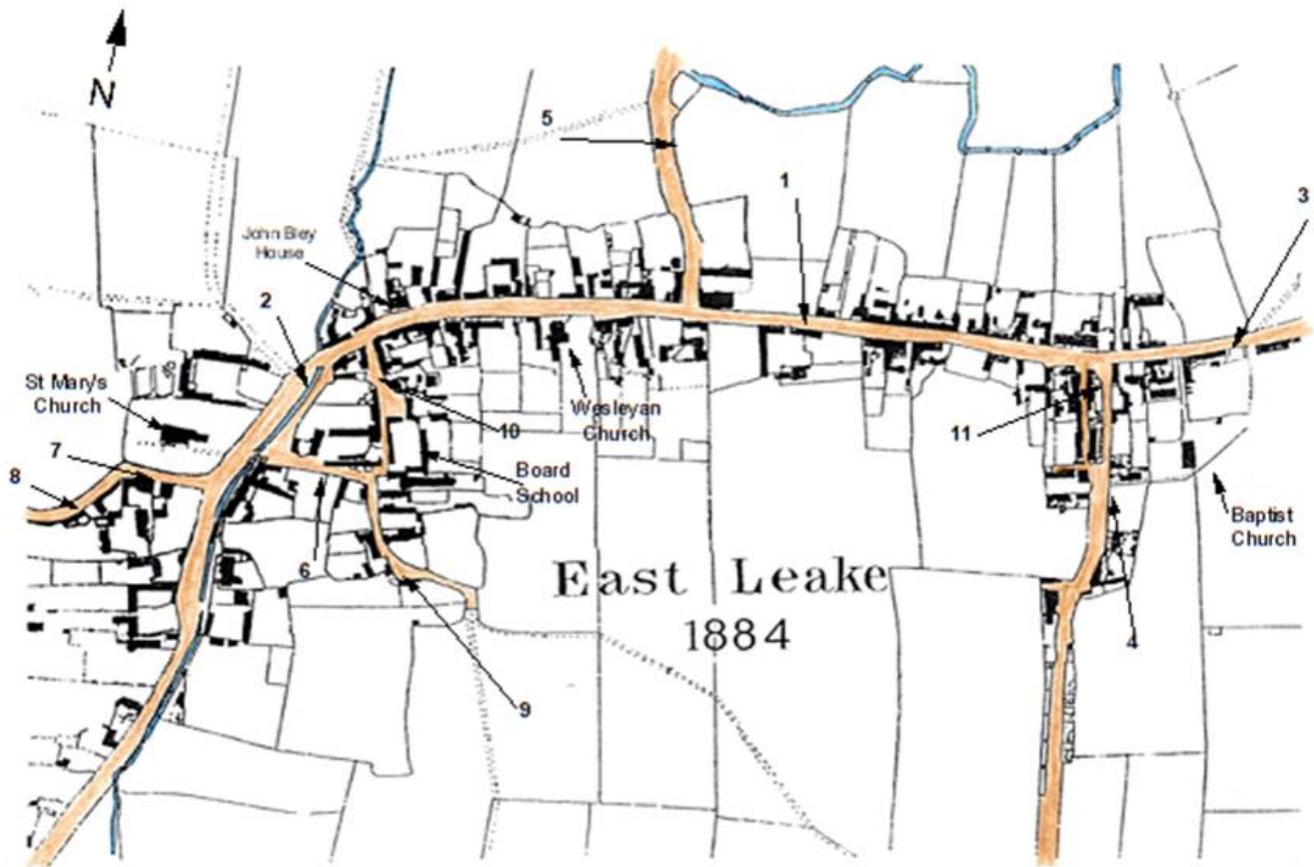


Figure 4 - East Leake 1884



Figure 5 - Nottinghamshire Sheet L.NW Ordnance Survey Map - Revised: 1950, Published: 1952

4 Spatial Analysis

The relationship between open spaces and the built form within a conservation area can be central to its character. This section describes the layout of the village, highlights the significant views, landmarks and historical focal points. The contribution of open green spaces, trees and other natural elements to the conservation area's character is also described within this section.

4.1 Plan, Form and Layout

The distribution of manors and freeholders and the patterns of land ownership greatly influenced how East Leake appears today, arising from the village's agricultural, industrial and political heritage. In the Domesday Book East Leake had a population of just over 200 with two overlords, the Leakes and the de Ferrers. By the 14th Century taxation lists show twelve wealthy farmers and two new lords of the manor.

The growth of East Leake from the centre around the Church gives a good indication of the farming and industrial development of the village. As an 'open' village land was owned by a number of different individuals who sold it to incomers and speculators who built cottages, mostly to be let to framework knitters and their families. The village expanded linearly along what is now Main Street.

Many examples of remaining ridge and furrow sections of the original open fields can still be seen around the village, with two particularly fine examples designated as "local green spaces" in the East Leake Neighbourhood Plan - Mill Field to the south and the Townlands Trust land between Gotham Road and the railway.

The medieval pinfold can be seen on The Green. Reflecting the steady expansion of Great Leake, the church was gradually enlarged. Over time, the original patterns of ownership changed and splintered as the population continued to grow.

In modern times the Townlands Trust (1637) and John Bley School (1723) charities helped village development. Basketmaking and framework knitting (see section 3.1) provided new employment opportunities while the Baptist and Methodist chapels (1757 and 1798 respectively) reflected these changing social needs.

1798 brought enclosure of the old open fields, with now, 50 separate landowners (some in outlying farmsteads) plus the church land and that of three chantries.

Overleaf is a map that showing the current plan, form and layout of the centre of East Leake.

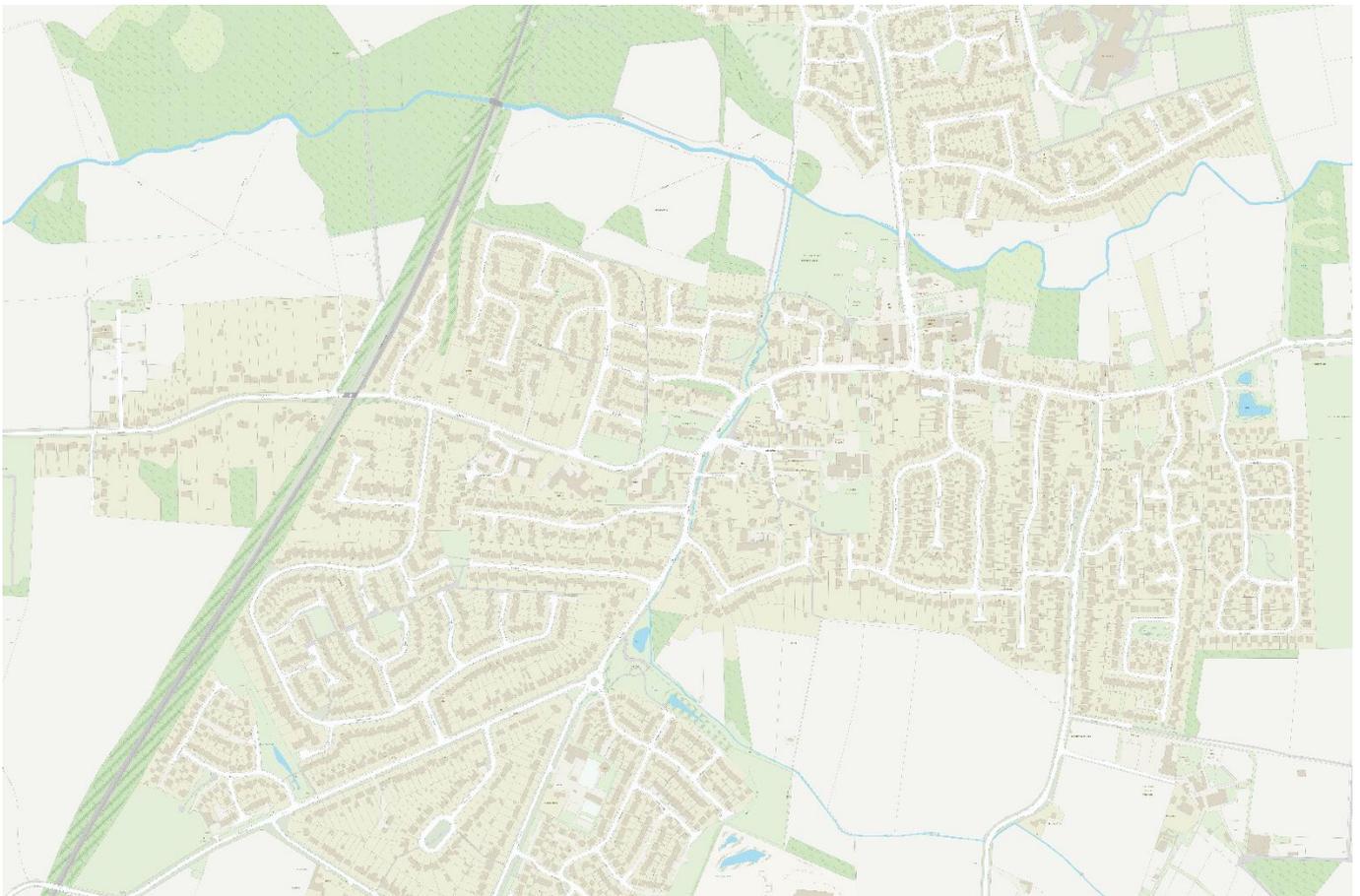


Figure 6 – OS Map of East Leake - Published 2023

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4.2 Landmarks, Focal Points and Views

The historic centre of the village is at the junction of Station Road and Brookside. It is also where most of the listed buildings are concentrated. Standing at the corner of Station Road and Brookside showcases buildings that have stood for over a century and contribute to the enduring character of the area.

The Parish Church, Church of St Mary's (see Figure 8), retains possible elements of Saxon brick work but is essentially Norman in design, being restyled in the first half of the 13th century in the Early English style. The south aisle arcade is from the 14th century and the clerestory, tower and battlements added in the 15th century. The chancel was largely rebuilt in 1886 and a reordering to remove the pews done in the early part of the 21st century has resulted in the church we see today.

There is also a War Memorial (see Figure 7), erected around 1919, composed of ashlar and incorporates copper elements. It stands on a hexagonal platform, with a chamfered octagonal base and a stepped hexagonal plinth. The central hexagonal column features a moulded base and scalloped capital, topped by a single copper cross.

Meadow Park, a green space of six fields of flood plain managed for wildlife, is a valued village amenity and allows for key views over the landscape.



Figure 7 - 1914-18 War Memorial (Zone 1)

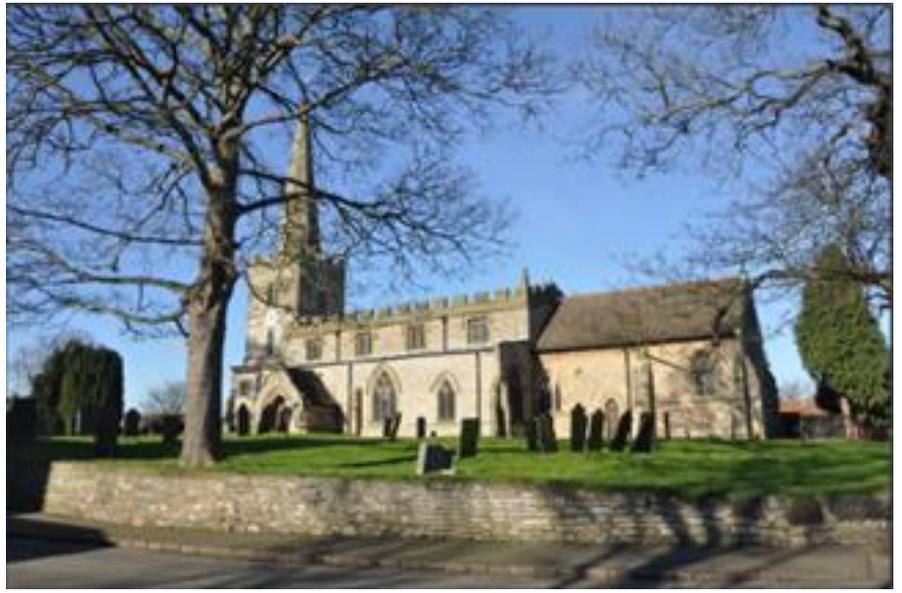


Figure 8 - Church of St Mary and Church Yard (Zone 1)

Substantial houses can be seen in the part of the village, with Bley House (now called Manor House) built at the end of the 18th century and Church House, Glebe Farm and number 8 Main Street being typical Georgian buildings of significance.

More humble dwellings of historic importance are in this area, notably 1 and 3 Brookside (cottages converted from a former barn), Honeypot Cottage, the old Workhouse (now a single private dwelling) and St Mary's Hall. Together they form a charming part of the village.

4.3 Open Spaces, Trees and Landscape

Nestling within a natural basin of hills, East Leake aims to preserve its connection into the countryside by restricting building heights within this geographical depression, thus retaining views and blending harmoniously with its surroundings. After housing expansion some development is now visible in places on the village's skyline, but the "green rim" remains largely intact. Amidst this transformation, the East Leake Conservation Area still boasts various green spaces and mature trees, a Friendship Garden (see Figure 9), playgrounds, and a naturalised wetland area for flood alleviation, all of which contribute to the character of the area. There is also The Glebe and memorial garden.



Figure 9 – Friendship Garden (Zone 3)



Figure 10 – The Pinfold and open space surrounding it (Zone 1 and 4)



Figure 11 – The Glebe (Zone 2)

Main Street follows the line of the brook, with The Glebe (see Figure 11), pinfold (see Figure 10) and war memorial alongside the brook (see Figure 12), providing a peaceful green setting for the Church. Within The Glebe, there is a Millennium Stone, a large piece of gypsum, donated by British Gypsum, marking the spot of the buried village time capsule, buried in 2000 and due to be opened in 2045.



Figure 12 – View south along the Brook (Zone 1)



Figure 13 – Alternative View along Brook (Zone 1)

The lantern lights, Victorian in character, along the pathway by the Brook (see Figure 15) and the recently renovated ford showing the old cobbles (see Figure 14) highlights the historic old centre of the village and the ambience it holds.

Willow trees line the Brook and serve as a reminder of the 19th century/early 20th century basketworks industry in the village (see Figure 13).



Figure 14 - The Ford (Zone 1)



Figure 15 - View North along the Brook (Zone 1)

4.3.1 Open Spaces, Trees and Landscape SWOT Analysis

Strengths - what are the positives of the open spaces, trees, and landscape	Weaknesses - what are the negatives of the open spaces, trees, and landscape
<p>East Leake retains its core village area with surrounding housing developments.</p> <p>Extensive footpaths make walking a pleasure and it is easy to walk into the wider countryside from a number of points.</p> <p>The open spaces, such as the village green, playing fields and children’s playgrounds along with other green spaces at intervals in the village, create a series of pleasant areas.</p> <p>Mature trees within in the village, and especially along with Sheepwash Brook, contribute a pleasant rural mixed atmosphere.</p> <p>A series of benches at intervals throughout the village enables those less mobile to walk more safely and enables everyone to take life at a slower pace, should they wish to.</p> <p>Recent tree planting (e.g., on the Oldershaw Trust land, Costock Road) contributes to the ‘greening’ of the village.</p>	<p>In a few places, buildings rising above the natural bowl of the village (when the 5-year housing land supply could not be met) have impacted negatively on the historical sheltered rural setting of the village.</p> <p>Some of the open spaces maintained by private companies, e.g., builders of housing estates, are not maintained to a good standard.</p> <p>Some screening of the new housing developments would enhance the landscape and cut down traffic noise for residents.</p> <p>Green spaces could be improved with planting of bulbs, trees etc.</p> <p>Little screening of new housing developments.</p>
Opportunities – what could make the open spaces, trees, and landscape better?	Threats - what would make an open spaces, trees and landscape worse?
<p>The council may be able to take in-house the maintenance of green spaces currently managed</p>	<p>Further housing development in the village would have a negative impact on the open spaces.</p>

<p>by housing developers. Possibly adopting the roads.</p> <p>Additional green spaces e.g., at the entrance to the Parish Office car park and School Green/Three Horseshoes which currently have a lot of tarmac.</p> <p>The Sheepwash Brook running through Meadow Park is about to be re-routed and it may present opportunities for improving the park.</p> <p>More trees and shrubs in some gardens would improve screening and increase wildlife potential.</p> <p>Better maintenance of pathways linking housing estates to each other and to the village centre.</p> <p>Continue the free tree scheme.</p>	<p>The management of the brooks running through the village must be improved so that sewerage is not released into them in times of high rainfall.</p> <p>The pumping station on Gotham Road is to be upgraded, but not to such an extent that it would prevent raw sewage from releasing into Kingston Brook. The upgrade is intended as a short-term fix rather than a long-term solution.</p>
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Works to Trees

You must contact the Local Planning Authority (LPA), Rushcliffe Borough Council, before any works (cutting OR pruning) are carried out to trees within the East Leake Conservation Area

Six weeks' notice is required before any works to trees within the Conservation Area is carried out, even if they are not protected by Tree Preservation Order (TPO).

You can use a [Standard notification forms \(a section 211 notice\)](#) to inform us of the works you would like to undertake.

This [flow chart outlines the decision-making process](#) regarding works to trees.

4.4 Public Realm

The heart of East Leake, features a mix of shops, cafes, and services. The village centre often serves as a focal point for community activities and events. So, while the architectural interest of this area could be improved, there is social value to this area, being the central point for many of the amenities within the area.



Figure 16 – Row of buildings which do not contribute to the character of the area and have the potential for enhancement Photo taken from the Friendship Garden (Zone 3)

The streets of East Leake are characterised by a mix of residential, and commercial properties. The pavements within the village core are paving slabs, with some are red block paving. Away from the T-junction, tarmacked surfaces are more common.

The Costock Road/Castle Hill junction retains the ‘non-conformist’ aspect of the village with the Baptist Chapel and remaining framework knitters’ cottages. Ryber House and the older houses at the bottom of Castle Hill are more substantial dwellings in this part of the village (Zone 5).

Some of the buildings at the T-junction on Gotham Road/Main Road have associations with the past basketworks industry and a blue plaque has been placed to indicate the location of the basket makers workshops (one on either side of Main Street in this area).

Black and white finger posts topped with a country roundel can be found along the brook, along with some other metal street furniture (see Figure 17).



Figure 17 – Street furniture along the Brook and adjacent to timber framed cottages (1 and 3 Brookside) (Zone 1)

Boundary treatments include brick walls and metal railings (see Figure 20), with stone walls around the Church.



Figure 18 - Stone Wall at the Church and Brick Wall Opposite (Zone 1)

In this review of 2023, the boundary was extended to include the railway bridge that forms the entrance to the village from West Leake Road, and the railway platform. The line is built along a very attractive, large, wooded cutting and had the Great Central style island platform. The platform was built on top of a road bridge (rather than a bridge with a road going over) which was a rare type with only a few of these on the Great Central Railway Line (other examples being Lutterworth and Finmere stations).



Figure 19 – East Leake bridge and former platform station (zone 2)



Figure 20 – Showing boundary treatments Walls and two types of metal railing (Zone 1 / Zone 3)
Building in focus - 25 Main Street – John Bley’s House / Former Post Office with blue plaque

The conservation area within East Leake has three blue plaques within it. Two of which relate to John Bley (c. 1674–1731), the son of the curate at St. Mary’s, who became wealthy as a distiller and was a major benefactor to the village.



Figure 21 – Site of the John Bley Free School



Figure 22 – John Bley’s House (Zone 1/3)



Figure 23 -

5 Buildings of the Conservation Area and Key Characteristics

5.1 Building types and Activity

The architectural styles and building types within East Leake span many centuries and includes a large manor house, converted farmhouses and barns, framework knitters’ cottages, the Baptist chapel, the site of the old basketworks industry, the medieval Church of St Mary, St Mary’s Hall, the village hall, school buildings dating from the 1870s, Church House and a Pinfold.

Georgian and Victorian Leake was a thriving mixed community whose more varied economic growth was further helped by the Great Central Railway (1898, linked Nottingham and London St Pancras) and a growing gypsum industry (BPB).

In 1945 the village population was about 1,500 but grew rapidly from the 1950s with a Secondary Modern (1956), then a Comprehensive school (the Harry Carlton, now East Leake Academy), a second primary school (Lantern Lane) and more recently a third primary school (the Millside Spencer Academy opened in 2022), the Catholic church (Our Lady of the Angels), a supermarket and a bus service (South Notts from the 1930s and taken into the Nottingham City Transport in 1991).

The Consortium of Local Authorities Special Program (CLASP) endeavoured to assemble resources and share initiatives. One such initiative was a light, steel framed, low cost, CLASP Building, which were standardised, easy to construct and simple adapt. The Telephone Exchange (located on Starch Close) is believed to be based on CLASP design. The Telephone Exchange is largely unaltered in design since it was first built. New louvres were installed in 2012. Apart from that alteration, visually, the building is a complete example of the style which is a subset of Brutalism.



Figure 24 – 1960's Telephone Exchange (Zone 3)

The Great Central Railway closure in 1969 was much regretted as a valuable transport resource, though a single line remains open to limited gypsum and leisure use.

A number of housing developments in recent decades has taken the population to around 9,000 with thriving local shops and business, good medical provision with the health centre, an optician and two dentists.

There are a number of children's playgrounds dotted throughout the village as well as a playing field with pavilion on Costock Road.

East Leake has a leisure centre with sports facilities including a swimming pool.

Other buildings of interest include:

- A number of large, detached houses of historical interest (Ryber House and Belton House among them).
- A number of smaller terraced houses along the main roads through the village with significant architectural features.
- The railwaymen's cottages on West Leake Road.
- The railway bridge with its blue engineering bricks on Station Road
- Rushcliffe Halt on Gotham Road.
- The former Co-op building on St Mary's Crescent.

- The commercial heart of the village is around the T-junction of Gotham Road and Main Street. The architecture of the small shops and businesses here is mixed, but many do not contribute positively to the character of the area.

5.1.1 Building types and Activity SWOT Analysis

Strengths - what activities/places exist that makes the village/town great?	Weaknesses - what activities/places exist that detract from making the village/town great?
<p>The wide range of sporting activities held on Costock Road playing fields with the new pavilion and good parking area at the bottom of Cornflower Way.</p> <p>The vibrant church communities which work well together and provide a variety of social activities outside times of religious services. Children's groups, coffee mornings, 'memory' clubs, lunch clubs, school holiday clubs etc.</p> <p>Good health care provision with Gotham Road Health Centre, two dentists, a pharmacist, an optician and a physiotherapist.</p> <p>A good mix of independent shops, cafes, pubs, take away meal providers and a thriving local Co-op which together can provide all necessities without leaving the village.</p> <p>A variety of small local businesses. A Post Office, and public toilets in the centre of the village</p> <p>Several good play areas for children of different ages and physical abilities.</p> <p>Village events throughout the year, including May Day celebrations, a carnival and Christmas Fayre.</p> <p>A monthly Market in the centre of the village with a variety of foods, gifts and local products.</p> <p>Good car parks in the centre of the village.</p> <p>A regular bus service to Nottingham and Loughborough.</p>	<p>There is parking outside of designated car parks and parking spaces causing congestion on the roads.</p> <p>Congestion and conflict between pedestrians and vehicles at the T-junction at the village centre.</p>
Opportunities - what activities/places could exist that would make the village/town even better?	Threats - what activities/places would make the village/town worse?
<p>The village health centre and the library on Gotham Road are currently under review and will probably move to another location within the village. It is planned to demolish the old CLASP buildings that currently house these amenities. It is uncertain what will replace these buildings, but it is an opportunity to consider how any new</p>	<p>Traffic is increasing and is impacting on residents in many ways. The opening of the new commercial area near the airport will probably impact on traffic flow through the village.</p>

<p>building(s) could be a community facility which is central and accessible in keeping with the historic character of the village.</p>	<p>Poor maintenance of many areas under the management of building developers. For example, where flood alleviation basins are not maintained.</p> <p>Inconsiderate dog walkers who do not clean up after their pets and/or allow them off the lead in inappropriate places.</p>
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5.2 Key Characteristics and Building Materials

East Leake contains a range of architectural styles and although many original features have been lost, many still remain. The most prevalent types of vernacular architecture are cottages and farmhouses and a number of these have been statutorily Listed. There are some examples of timber framed buildings and bricks are generally red, with some properties having blue brick detailing. Roofing materials are mixed and largely include pantile, plain tile and Welsh slate. The original windows that have survived are largely timber framed sliding sashes, with some older cottages having smaller Yorkshire sashes.

5.2.1 Key Characteristics: Main Street from St Mary’s Church along to 11 Main Street: 1&3 Brookside – Zone 1

Main Street (from St Mary’s church along Brookside). Buildings include St Marys’ church (Grade I), with the Bley chest tomb (Grade II), St Mary’s Hall, 1 & 3 Brookside cottages (a barn conversion, formerly three dwellings originally known as Wass’s cottages and designated Grade II), the War Memorial (Grade II) and properties 1 to 11 Main Street which are houses developed from the original farmhouse, barn and dovecote.

Materials:

Walls: St Mary’s Church is built of stone and is a Grade I listed building with Saxon features. St Mary’s Hall is a Victorian structure of Victorian brick. The Pinfold was repaired in the late 20th Century and is of stone. The two cottages on Brookside (1 and 3 Brookside) were originally three cottages, then combined into two. The older part is timber framed with red brick noggin, the extensions are in stone and brick, partly rendered. Bley’s chest tomb, in the churchyard of St Mary’s

Roofs: St Mary’s church has a lead roof. Slate (mostly Welsh) and pan tiles on other buildings are common.

Windows: The windows in St Mary’s Hall are original Victorian and very elaborate. Victorian bow windows with lintels with some replacement windows of uPVC

St Mary’s Hall is a mid 19thC building built from locally sourced bricks (Lord Belper’s brickworks).

Key Characteristics / Architectural Features:

The character of this historic core is defined by a linear village green, bordered by the Sheepwash Brook with its picturesque tree-lined grassy banks, and featuring a solemn war memorial within a chained-off enclosure. Serving as the venerable "heart" of the village, this area boasts characterful buildings and well-kept green spaces.

Among the architectural highlights are St. Mary’s Church, adorned with the notable Bley chest tomb, alongside St. Mary’s Hall and the charming 1 & 3 Brookside cottages, converted from barn structures. Properties 1 to 11 Main Street offer a glimpse into the village’s past, having been developed from the original farmhouse, barn, and dovecote, preserving their historical significance.

The street furniture within this zone bears a distinctive aesthetic, including low metal fencing along the grass verges, finger posts directing travellers out of the village, and Victorian lantern-style streetlamps adorning the area by the brook.

Other buildings include Old Hall Farm (1 – 11 Main Street) where the houses have been developed from the original farmhouse complex to include Dovecote Cottage, Old Mill Farm, Old Hall Farm Cottage and Dove Cottage; St Mary's church (Grade I), with the Bley chest tomb (Grade II); St Mary's Hall; 1 & 3 Brookside cottages (a barn conversion, formerly three dwellings originally known as Wass's cottages and designated Grade II); the War Memorial (Grade II). This zone is the historic heart of the nucleated village, where there was easy access to fresh water from the Sheepwash Brook

5.2.2 Key Characteristics: Station Road and Brookside – Zone 2

Materials:

Walls: Most of the houses and bungalows are brick. Some of the original stone and timber work has been infilled with brick. Some dwellings are rendered. A Victorian railway bridge of blue Staffordshire engineering brick spans the road.

Roofs: There is a mixture of tiled and slate roofs.

Windows: The original windows that have survived are largely timber framed however replacement windows are predominantly uPVC, with some bay windows.

Key Characteristics / Architectural Features:

Overall, this character area is defined by its established landscape, and natural features.

Station Road: The distinctive character of Station Road is largely shaped by its well-established landscape, featuring mature trees and hedgerows that lend a sense of history and natural beauty to the area. Notable among its architectural landmarks is Church House, a Grade II-listed building adding historical significance. The houses on the south side of the road exhibit individualised designs, contributing to the overall charm and character of Station Road. Additionally, developments such as Walnut Gardens, comprising of houses and flats, as well as the Arley Close development, seamlessly blend in with the area's aesthetic, further enhancing its character.

Brookside (up to and including 36 Brookside) where Kirk Lea and Woodgate intersect: The stretch of Brookside leading to the roundabout is adorned with characterful houses and bungalows, each adding to the area's distinctive ambiance. Some of these dwellings boast Victorian-era origins, exemplified by properties like 26 Brookside, while others were constructed in the 1920s. This collection of homes serves as a welcoming entry point into the village from the southwest. The presence of green spaces, including the flood alleviation areas serving the Sheepwash Way/Leveret Way housing estate,

enhances the rural mixed character of the village, further enriching its appeal.

5.2.3 Key Characteristics: Main Street – Zone 3

Main Street 12-121 and 2 - 94 running eastwards from the bridge over Sheepwash Brook to the junction with Castle Hill, the shops health centre and library at the T-junction. The old telephone exchange on Starch Close is an example of a CLASP building

Materials:

Walls: Many of the buildings are brick built, however there are a number that are rendered and painted white. Within this character area, there is a property with a timber frame exposed on the side elevation (see Figure 25)

Roofs: Tile or slate roofs.

Windows: The original windows that have survived are largely timber framed sliding sashes, with some older cottages having smaller Yorkshire sashes.

Most of the windows have been replaced with uPVC. Some dwellings retain their original lintels, and some retain their original arched heads. One or two commercial buildings have recently renovated/replaced original doors and windows

Key Characteristics / Architectural Features:

This area includes an important mixture of historic features and community buildings. These include Bley House, 25 Main Street (Grade II), village hall, Pinfold (Grade II), Glebe Farmhouse, 2 Main Street (Grade II). Old Hall Farmhouse, Brookside (Grade II), 8,10 & 12 Main Street (all Grade II buildings). A distinctive 1950s R.C. church, along with buildings formerly used for the village industry of basket-making.

There is a sense of harmony in the buildings along Main Street to the T-junction. The 1930s bungalows on Main Street (numbers 84-88) at the bottom of Oldershaw Road enhance the area.

5.2.4 Key Characteristics: The Green and The Nook – Zone 4

Materials:

Walls: A mixture of brick, stone and rendering with some timber beams can be seen in this area. Basketwork's cottage and Honey Pot cottage (Grade II) have original beams with brick infill. The old Workhouse in the Nook is now a dwelling part rendered and part left as brick.

Roofs: Both tiles and slate have been used for roofs.

Windows: Most of the windows have been replaced with uPVC but are generally in keeping with the character of the area.

Key Characteristics / Architectural Features:

This area, while deserving of inclusion within the historic core, possesses a distinctive character that sets it apart. Its level street surface invites leisurely strolls along peaceful and secluded lanes, allowing for full immersion in its unique features. Among these are a series of charming cottages, an old schoolhouse, the 1870s-built Brookside School, Honey Pot Cottage (Grade II), a former carpenters/joiner's yard, and possibly a public house (recently sold and under development). Noteworthy landmarks include the old workhouse, now repurposed as a cottage, and the former telephone exchange at 6 The Nook, transformed into a bungalow dwelling. Leading southwest from this enclave is a pathway of historical significance,

traceable back to early village maps, flanked by dense hedgerows that contribute significantly to the area's landscape. Though newer houses have filled some spaces, they seamlessly integrate with the prevailing character, ensuring the area's architectural harmony is preserved.

5.2.5 Key Characteristics: Bottom of Castle Hill, along Costock Road – Zone 5

The bottom of Castle Hill, along Costock Road eastwards towards Costock. Buildings include the Baptist Chapel (Grade II), framework knitters' cottages, a former framework knitters' shed, Ryber House and some characterful houses as well as green spaces.

Materials:

Walls: The Baptist Chapel, which was enlarged in 1839, is in red brick with some stone, partly on a plinth, with dogtooth eaves and a slate roof. There are two storeys. Other houses and bungalows are a mixture of Victorian to 1930s build and are of brick.

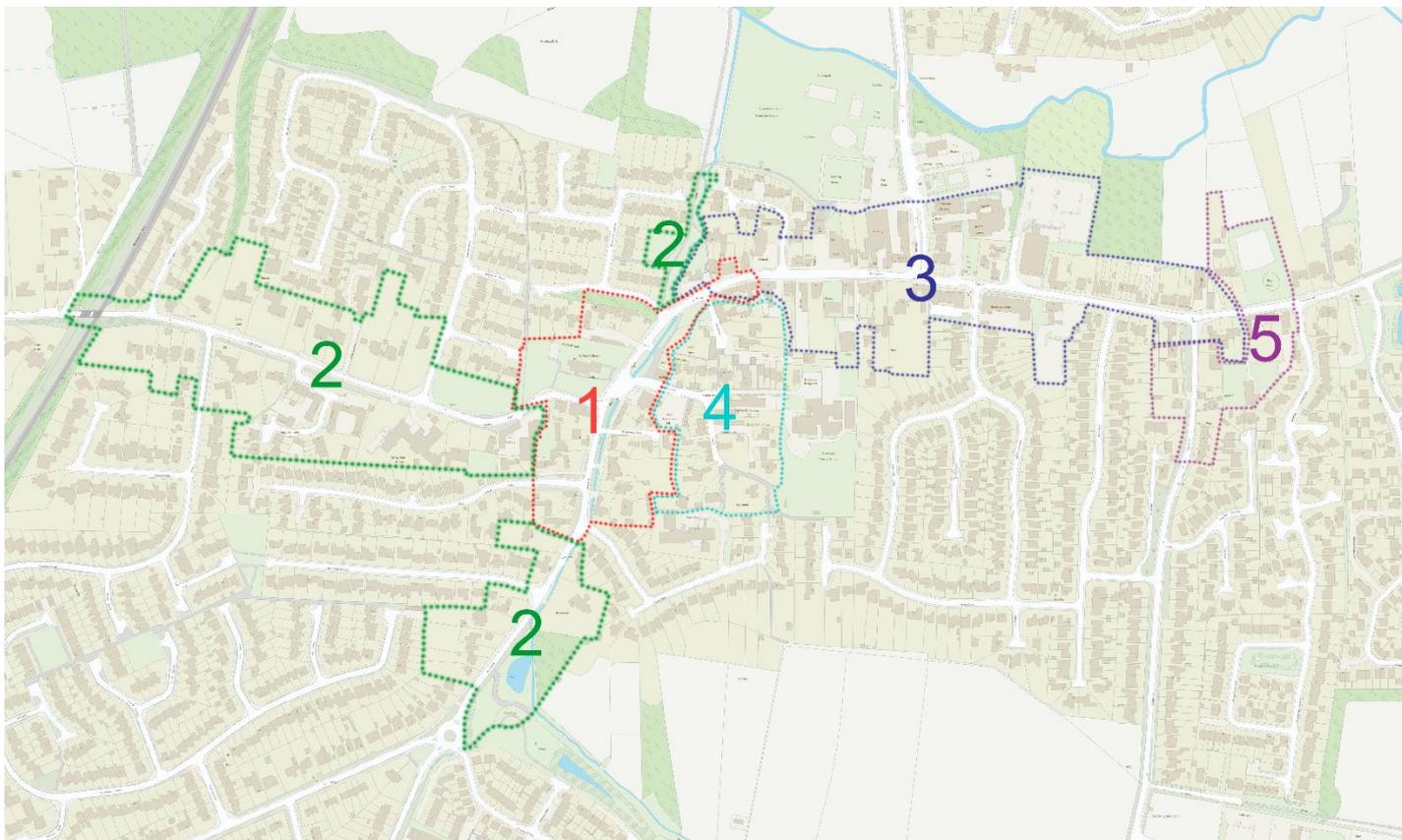
Roofs: A mixture of slate and tile roofs

Windows: Mostly uPVC but with original features such as bay windows mostly retained.

Key Characteristics / Architectural Features:

Located eastward from the village centre, a notable feature emerges: an L-shaped cluster of cottages. Positioned alongside a newly developed playground and enveloped by mature trees, hedgerows, and spacious paddocks, these cottages establish a distinctive character within the area. Together, they contribute to a rural mixed ambiance, evoking a sense of tranquillity and heritage. The presence of well-tended green spaces and architecturally harmonious buildings further enhances the area's peaceful character, reinforcing its historical significance and charm.

5.2.6 Character Zones Map



5.2.7 Building Materials and Local Details



Figure 25 - Timber frame revealed on the side of a whitewashed house fronting Main Street (Zone 3)



Figure 26 - Victorian house with vertically sliding sash windows, dentillated eaves, pantile roof and Flemish bond brickwork (Zone 3)



Figure 27 – Rendered and painted properties along main street (Zone 3).

5.3 Key Characteristics SWOT Analysis

<p>Strengths – what is it about most existing buildings that looks good and contributes to the character of the conservation area?</p>	<p>Weaknesses - what is it about existing buildings that does not look good and detracts from the character of the conservation area?</p>
<p>There are a number of historic buildings and buildings with character, including the timber framed buildings.</p> <p>The historic walls and metal railings which create a pleasant boundary between gardens and the streetscape.</p>	<p>The shops in the centre of the village at the T-Junction of Main Street and Gotham Road, while they have social value, detract from the character of the village.</p>
<p>Opportunities - what could make existing buildings (or new builds) look better and contribute to the character of the area?</p>	<p>Threats - what could make existing buildings (or new builds) look worse and detract from the character of the area?</p>
<p>Some of the shops in the centre of the village could be improved e.g., replacing some windows and doors that are in poor repair.</p> <p>Should any future redevelopment take place at the T junction along Main Street and Gotham, it would be desirable that the standard of the architectural detail reflect the wider Conservation Area and not merely be a slight enhancement to what exists.</p> <p>The village health centre and the library on Gotham Road are currently under review and will probably move to another location within the village. It is planned to demolish the old CLASP buildings that currently house these amenities. It is uncertain what will replace these buildings, but it is an opportunity to consider how any new building(s) could be a community facility which is</p>	<p>Multiple styles of double glazing/replacement doors in adjacent buildings/properties, ultimately detracting from the character of the area.</p> <p>Bay windows added where they were/are not part of the original frontage.</p> <p>Flat roofed extensions detract from the character of some areas.</p>

central and accessible with a characterful visual appearance in keeping with the historic background/links of the village.

5.4 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 on any listed building.

Further information can be found in [Rushcliffe Borough Council's publication Listed Buildings in Rushcliffe](#).

The complete list of the [Secretary of State's Statutory List of Buildings of Special Architectural Interest or Historic Interest](#) can be accessed online.

Details of the Listed Buildings and structures in East Leake Conservation Area (correct as of December 2023) are detailed in Appendix 1. All Listed Buildings are shown on the Townscape Appraisal plan, but some smaller structures such as gravestones may not be shown.



Figure 28 - Church House



Figure 29 - 1 and 3 Brookside



Figure 30



Figure 31 - Honeypot Cottage



Figure 32 - Old Hall Farmhouse



Figure 33 - Glebe Farmhouse



Figure 34 - The Bley House



Figure 35 - 10 And 12, Main Street

5.5 Key Unlisted Buildings

Contribution to the established character of the place can also come from buildings which are not recognised via listing or are not old. A plan with all of the positive contributions to the area can be found in Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map

6 - Generic Management Plan

for Conservation Areas in Rushcliffe

6.1 Introduction

In carrying out its planning functions, the Borough Council is required in law to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. The Management Plan for a Conservation Area is a tool to ensure the special character of the area is preserved and enhanced. The management plans aim to:

- Outline a strategic management proposal for the preservation and enhancement of the East Leake Conservation Area.
- Act as a guide for professionals and residents alike regarding:
 - 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
- Inspire community commitment to conservation principles and reporting

6.2 National and Local Policies and Guidance

There is 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. The Central Government Guidance and Local policies applicable to Conservation Areas include:

- [Rushcliffe Local Plan Part 1: Core Strategy](#), with a specific focus on:
 - Design and Enhancing Local Identity [in part]
 - Historic Environment
- [Rushcliffe Local Plan Part 2: Development Policies](#), with a specific focus on:
 - Conserving and Enhancing Heritage Assets
 - Development Affecting Archaeological Sites
- [The National Planning Policy Framework \(NPPF\)](#), particularly, but not exclusively the chapter on
 - Conserving and Enhancing the Historic Environment.
- [The National Planning Practice Guidance \(NPPG\)](#) (updated 2021 and subject to continual review)
- [By Design: Urban Design in the Planning System – Towards Better Practice \(2000\)](#)
- [The Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)
- [Historic England “Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management”](#)

The council will utilise the full range of strategic policy and guidance documents to ensure that development in **East Leake Conservation Area** is of a standard that enhances the amenity of the local area. The council will always look to use the most up to date versions of the document.

Supplementary documents may be issued for individual Conservation Areas where specific policies or proposals are needed.

6.3 Article 4 Directions

There are extra consents required in Conservations Areas. For example, in addition to the general control of development, you will need to get permission for

- Any additions or alterations to the roof (for example, dormer windows)
- the installation of satellite dishes on chimneys, roofs or walls fronting a highway
- any extension which extends beyond the side of the original dwelling house
- any extension of more than one storey that extends beyond the rear wall of the original dwelling house
- cladding the exterior of the dwelling
- any demolishing of a building or part of a building that has a volume over 115m³

Article 4 of the Town and Country Planning (General Permitted Development) Order 2015, allows planning authorities to restrict some permitted development rights within particular areas. This does not necessarily prevent development or change taking place but enables the Local Authority to manage the design and detailing of the works, and potentially grant permission subject to appropriate conditions. The use of Article 4 Directions will be proposed where it is considered appropriate following the completion of each Area Appraisal across the borough.

6.4 Building Design

Mimicking the local vernacular is not the only way to ‘fit in’ with the character of a conservation area. National policy makes clear that contemporary designed, provided it is sympathetically designed, cannot be dismissed as an option. Therefore, good contemporary design will be encouraged where it respects the context’s character, scale and massing. This must be demonstrated in the Design and Access Statement submitted with any planning application.

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

Copying like for like can devalue and destroy the ability to “read” historic change and dilutes our historic heritage. 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.

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. However, in some cases a direct relationship is not impossible. For example, Flemish Bond

Details of Article 4 Directions for East Leake Conservation Area

There are currently no Article 4 Directions for East Leake Conservation Area

brickwork cannot be replicated in cavity walls and narrow lime mortar joints cannot be replicated in modern metric brickwork.

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.

“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).

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

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 recognise the context of the site destroys important features identified in the individual appraisals such as boundary walls, fences, hedgerows or trees”

Where the quantity of contemporary schemes in a small area becomes significant and outnumbers older buildings within the area, further contemporary schemes could fundamentally shift the architectural character of the area and thus be harmful, even if well designed as an individual project.

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.

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

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 positioned to minimise their impact on the building and on the local amenity.

6.5 Publicity and Knowledge Transfer

Ambiguity about additional controls within a Conservation Area raises the likelihood of inappropriate developments occurring which may damage the integrity of the conservation area designations.

Efforts have been made to engage local community groups in the development and review of the character appraisals. Empowering communities to define the special architectural and historic interest of the Conservation Area aims to raise awareness

Whether the appraisal took a community-led or a council-led approach, upon reviewing all Conservation Areas, the public were invited to ask questions and comment during a public consultation.

The approach taken within East Leake Conservation Area was a **Community Led**

The consultation period took place between the following dates
26/04/2024 – 21/05/2024

A consultation event also aimed to diminish any ambiguity about restrictions within a Conservation Area and increase the likelihood of sensitive and appropriate developments, maintaining the character of the area.

The council recognise the potential issues of turnover in residency and ownership of properties in the conservation area. Therefore, Rushcliffe Borough Council will periodically use their media outlets to highlight conservation area designations and the significant, related planning controls.

The date of the Consultation Event
08/05/2024

If there are any queries about conservation areas, please email conservationareas@rushcliffe.gov.uk

6.6 Public Realm

General maintenance and upkeep to the public realm may include fixing damage to roads and pavements, and fixing issues with street lighting. Issues such as these can impact the quality of the Conservation Area.

The council aims to encourage works to the public realm that are in keeping with, or actively enhance the conservation area. Rushcliffe Borough Council can only advise on work within the public realm that does not require planning permission (for example work completed by statutory undertakers, such as the Highways Authority). In these instances, Rushcliffe borough council cannot prevent such work.

Nottinghamshire County Council are responsible for repairs to roads, pavements and street lighting.

Report damage to roads and pavements to **Nottinghamshire County Council**. This can be done online through the [Nottinghamshire County Council Website](#).

Rushcliffe Borough Council will continue to undertake their duties in maintaining the public realm. Vandalism, fly tipping and street cleaning are all the responsibility of Rushcliffe Borough Council.

Report issues of vandalism, fly tipping, and street cleaning to **Rushcliffe Borough Council**. This can be done online by [informing Rushcliffe Borough Council online](#).

Works to Trees

You must contact the Local Planning Authority (LPA), Rushcliffe Borough Council, before any works (cutting OR pruning) are carried out to trees within the East Leake Conservation Area

Six weeks' notice is required before any works to trees within the Conservation Area is carried out, even if they are not protected by Tree Preservation Order (TPO).

You can use a [Standard notification forms \(a section 211 notice\)](#) to inform us of the works you would like to undertake.

This [flow chart outlines the decision-making process](#) regarding works to trees.

6.7 Boundary Treatments

Where there is a proposal for a new boundary treatment to be installed, the council would encourage the use of boundary treatments within the area.

6.7.1 Walls and Fences

Within conservation areas, planning permission is required to alter, maintain, improve, take down or build any new gate, fence, wall or other enclosure with

- A height of one metre or more if next to a highway (including a public footpath or bridleway), waterway or open space; or
- A height of two metres or more elsewhere

Where planning permission is required to remove a wall, Rushcliffe Borough Council will aim to protect those boundary walls and fences that have been identified as positively contributing to the area.

6.7.2 Hedges

Hedgerows are significant habitats for wildlife in lowland Britain. Regulations are intended to protect important hedges in the countryside. The policy applies to hedges that are more than 20m long, (or less if connected to another hedge) on or adjacent to:

- Land used for agriculture or forestry, including the keeping of horses or donkeys
- Registered common land and village greens
- Local Nature Reserves and Sites of Special Scientific Interest.

The policy does not apply if the hedge is within or on the boundary of the curtilage of a house.

6.8 Buildings at risk

A few of the important buildings across the various Conservation Areas are currently vacant or not in regular use, which may lead to some being “at risk” of neglect or decay.

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. The council will monitor the opportunity and potential for grant aid schemes to encourage the basic maintenance work necessary to ensure that key buildings within the conservation area are structurally sound and weather tight. However, given the current financial climate and outlook, such schemes are unlikely in the short to medium term.

There is a presumption against the demolition of buildings which contribute to the character of the area unless there are exceptional circumstances. It would benefit both the physical form and the function of the Conservation Area if these buildings were repaired, maintained and brought back into use.

Where the poor condition of a building or structure is as a result of neglect and lack of maintenance by its owner there is no requirement for the Borough Council to take its deteriorated condition into account when deciding whether demolition is appropriate. This is to avoid rewarding the deliberate neglect of buildings by representing such action as a way to obtain planning permission for demolition and redevelopment.

6.9 Enforcement

Rushcliffe Borough Council will, from time to time, assess and monitor changes in the appearance and condition of East Leake Conservation Area. This will ensure that where necessary enforcement action can be taken promptly to deal with problems as they arise.

Where co-operation cannot be gained by any other means, Rushcliffe Borough 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.

The council will work in accordance with their enforcement policy, which aims to provide an efficient enforcement service in support of the Council's statutory planning service. Rushcliffe Borough Council's enforcement actions will remain transparent, consistent, and proportionate, as it is recognised that effective controls over unauthorised development assists in conserving the natural and built environment whilst helping to protect the quality of people's lives and maintaining the Council's integrity.

7 Appendix 1 – Listed Buildings (as of December 2023)

Church House

Grade: II	Listing Entry Number: 1241982
Location: Church House, Station Road	National Grid Ref: SK 55157 26175

1 And 3, Brookside

Grade: II	Listing Entry Number: 1260243
Location: 1 And 3, Brookside	National Grid Ref: SK5521626170

Church Of St Mary

Grade: I	Listing Entry Number: 1260244
Location: Church Of St Mary, Brookside	National Grid Ref: SK 55178 26215

Chest Tomb Single Metre East of The Chancel of Church of St Mary

Grade: II	Listing Entry Number: 1241963
	National Grid Ref: SK5519826215
Location: Chest Tomb Single Metre East of The Chancel of Church of St Mary, Brookside	

1914-18 War Memorial

Grade: II	Listing Entry Number: 1260279
Location: 1914-18 War Memorial, Brookside	National Grid Ref: SK5522926216

Honeypot Cottage

Grade: II	Listing Entry Number: 1241981
Location: Honeypot Cottage, The Nook	National Grid Ref: SK 55322 26157

Old Hall Farmhouse and Old Hall Squash Club

Grade: II	Listing Entry Number: 1241960
Location: Old Hall Farmhouse, Brookside	National Grid Ref: SK5518226266

The Pinfold

Grade: II	Listing Entry Number: 1241971
Location: The Pinfold, Main Street	National Grid Ref:

Glebe Farmhouse

Grade: II	Listing Entry Number: 1241969
Location: Glebe Farmhouse, 2, Main Street	National Grid Ref: SK5530926232

Number 25 Incorporating the Post Office

Grade: II	Listing Entry Number: 1241980
Location: Number 25 Main Street	National Grid Ref: SK 55327 26315

8, Main Street

Grade: II	Listing Entry Number: 1241975
Location: 8, Main Street, East Leake	National Grid Ref: SK 55339 26296

[10 And 12, Main Street](#)

Grade: II

Listing Entry Number: 1241977

Location: 10 And 12, Main Street, East Leake National Grid Ref:

[Baptist Church](#)

Grade: II

Listing Entry Number: 1241966

Location: Baptist Church, Costock Road National Grid Ref: SK 55860 26188

⊕ The titles of these listings may not make it clear that **all listed buildings always include all attached structures and extensions, regardless of age, and all detached outbuildings built before 1st June 1948 which are, or were at the time of listing, ancillary to the function of the primary listed building and were in the same ownership at the time of listing.**

For example, when a house is listed, the listing will apply to extensions, porches, detached historic stables, barns, wash houses, privies etc. Such outbuildings and extensions are only exempt from the provisions of listing where the listing specifically excludes them. Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map

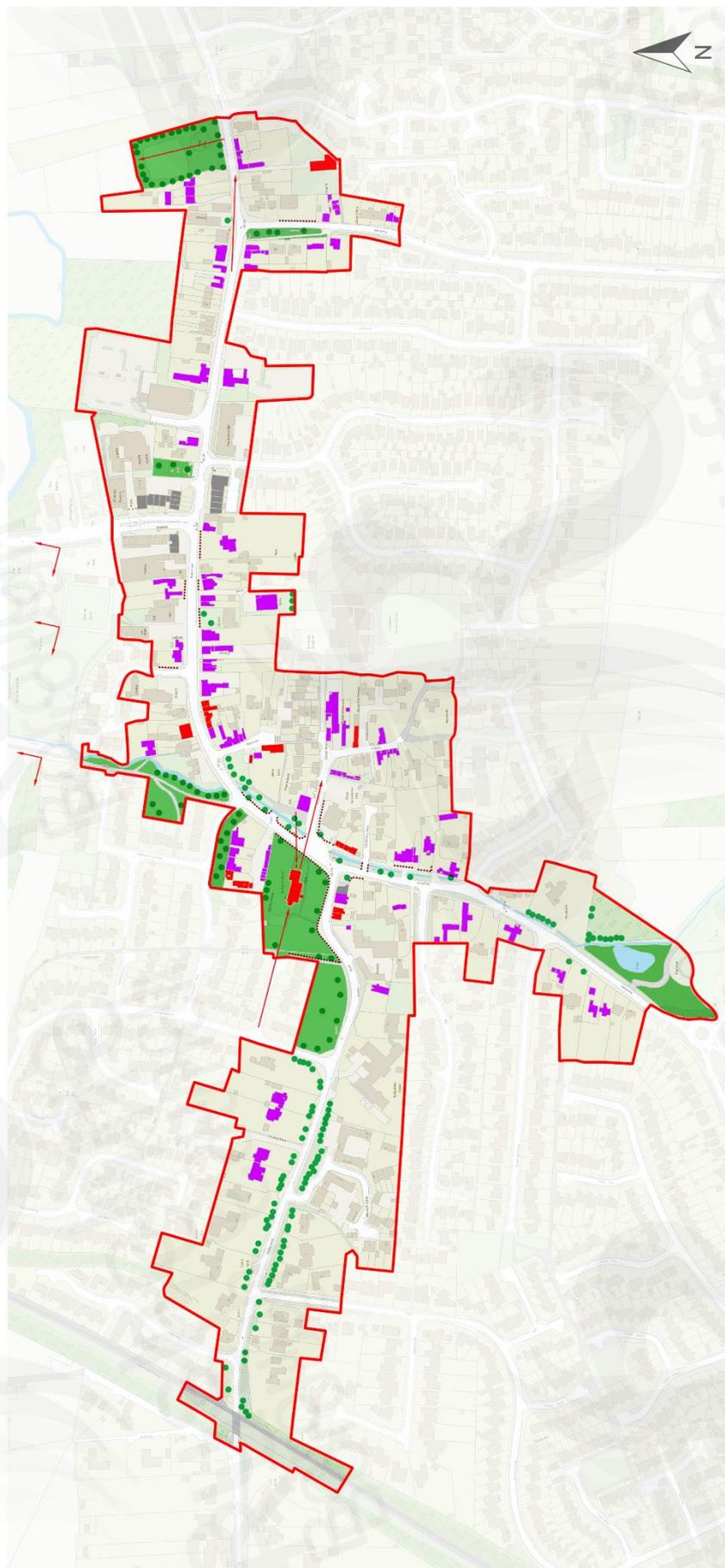
8 Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map



EAST LEAKE

TOWNSCAPE APPRAISAL

It should be noted that the content of this map is not a comprehensive account of every significant building, structure, tree, wall, feature, or space. Therefore, any omission should not be assumed to imply that they are of no interest.



- Listed Buildings
- Key Unlisted Buildings
- Positive Open Space

- Conservation Area Boundary
- Significant Group of Trees
- Significant Tree

- Building not inkeeping with the character and has potential for enhancement
- ↗ Significant View
- ↔ Panoramic Views

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