

2. Colston Bassett 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.

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

Colston Bassett is a sylvan village, more so than other villages in the local area. It is renowned for its mature planting which goes along way to forming the character and spaces that create that make up the village and its intrinsic rural character. Over 20 listed buildings/structures, plus additional non-designated assets can be found within the conservation area. These include examples of brick and

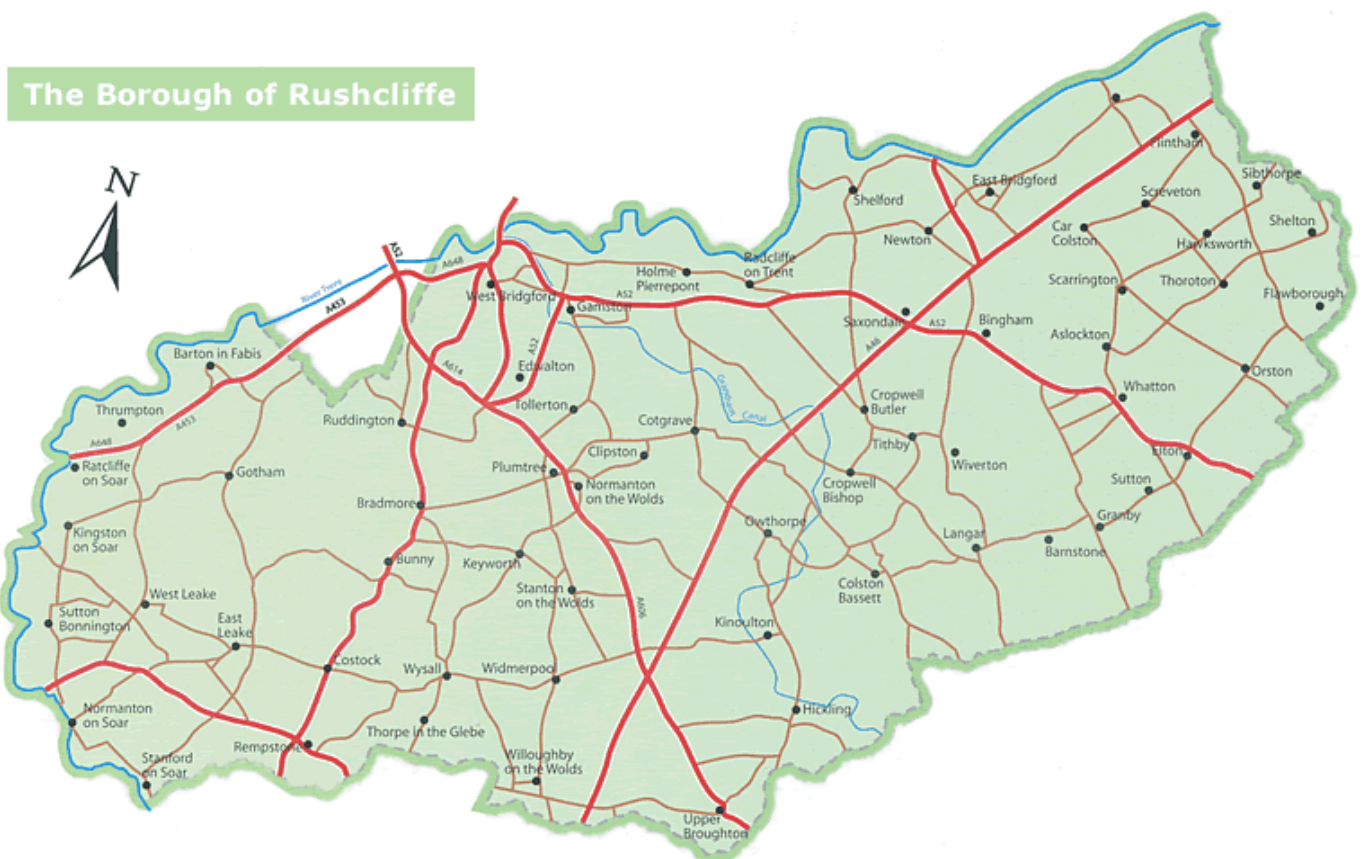


Figure 1- A Map of the Borough of Rushcliffe

2.1 The Colston Bassett Conservation Area

The Colston Bassett Conservation Area has a strong rural character both in terms of architecture and landscape. Once operated as a single family estate, it still retains the feel of an estate village with the surrounding farms and many buildings within the village still in the ownership of the family or their trusts. This can be seen in a number of key characteristic architectural styles which were adopted by the estate over time.

The historic village is arranged on either side of the River Smite, which creates two distinctive sides of the village each with a noticeably different character, which are connected by two listed road bridges and a single footbridge.

It is of note that the conservation area contains numerous paths and bridleways, as well as largely maintaining the pattern of enclosures as identified in the CBNP.

The Colston Bassett Conservation Area is characterized by;

- A strong rural character both in terms of architecture and landscape. A RANGE OF ARCHITECTURAL STYLES REFLECTS VARIOUS ESTATE-OWNERSHIPS, This doesn't preclude more contemporary solutions that respect form and character.
- The Market Cross which provides the village with a strong focal point at its centre.
- Modern infill development hasn't reduced the quality of the conservation area and traditional building styles are still in the majority. OPEN SPACES HAVE BEEN MAINTAINED BETWEEN MOST BUILDINGS, ALTHOUGH development pressure for new housing in a popular village is a constant demand.
- A sylvan backdrop with a large number of important mature trees and hedgerows has largely been maintained, however the loss of mature trees through disease, stability and development HAS THREATENED THIS NOTED CONSERVATION AREA FEATURE.
- Strong rural approaches into village lined with hedgerows, grass verges and mature trees and

Conservation Area Boundary covers	120 ha (approximate)
Number of Grade I listed buildings	1
Number of Grade II* listed buildings	0
Number of Grade II listed buildings	21
Scheduled Monuments	2

A full list of Colston Bassett Conservation Area's Listed buildings can be found in Appendix 1
Details accurate as of [Date]

3. Historical Contexts

3.1. Location and Historic Activities

The village of Colston is first recorded in the Domesday Book of 1086. At that time there were two parishes of Colston and Kinoulton, Colston having a similar parish boundary to the present-day parish of Colston Bassett. Before the Norman Conquest both villages were part of the Saxon manor of Newbold. After the Conquest the village was gifted to Thurstine de Basset, the chief falconer to William I, and later the name of Newbold ceased to exist. It is considered that the origins of the name Colston relates to “Ton (meaning enclosure or place) of Col”, with Col being a

Saxon, old English or possibly Scandinavian personal name. The name “Colsey” is also associated with the village meaning Col’s island likely to have reflected its situation over a low lying or mired area.

The family name Bassett was added to the parish of Colston in 1120 after Ralph Basset, head of an important Norman noble family and Lord Chief Justice of England, had gained the estate from King Henry I. Work started on St Mary’s Church by 1115. The first Market Cross was erected when King Henry III granted the fourth Ralph Bassett of Drayton the right to hold a weekly market in 1257. The cross originally included a sundial (or cube dial), but the shaft was rebuilt in 1831 for the coronation of William IV. In 1922 the cross was gifted to the National Trust becoming one of the oldest, and certainly smallest monuments, in their care.

Colston Bassett invariably had absentee landlords until 1571 when Edward Golding acquired the estate, and it remained in the Golding family for five generations. The second Edward Golding undertook much of the process of enclosure, with the parish divided into around 170 named fields.

In 1604 Colston Bassett was subject to a disastrous outbreak of the plague. The burials of 83 victims of the plague are recorded between July 1604 and March 1605.

The Civil War of 1651 impacted on the village, with families including the Goldings set against each other on opposite sides of the conflict. Sir Edward Golding set about rebuilding the Hall and carried out extensive tree planting between 1704 and 1710.

The estate passed into the hands of the Martin family around 1800. Henry Martin was the MP for Kinsale and the person from whom the Martin Arms takes its name. He was responsible for the construction of several of the larger properties that exist today such as the Rectory and Colston Bassett House, formerly the Yews,, as well as establishing Hills Farm on the edge of the village, enlarging and improving many farmhouses and cottages and establishing the first school in what later became the village shop and is now The Old Telegraph private residence.

The estate was sold in 1864 to Mr George Thomas Davy, ‘an eminent London merchant’. It was George Thomas Davy who was responsible for planting and landscaping the village as it can still largely be seen today, including lowering of the gradient of Hall Lane, the construction of New Road and the new, stone-built school on School Lane which is still in use today.

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

St Mary’s was removed on completion of the new church in 1892, although it remains consecrated ground remaining in use for village burials.

Around 1913 the Colston Bassett and District Dairy was opened as a cooperative and has specialised in making Stilton cheese. There was little post war building and development in the village until new houses were erected in the wooded area of Hall Grounds during the 1960's. Whilst modern in design (1960's) this part of the village has retained its sylvan nature and rural setting. The development was reminiscent of cottages hidden in the woodland. The properties were screened from New Road, Hall Lane and St. Mary's by mature trees. A proportion have since been redeveloped as locally notable contemporary homes.

3.2. Archaeology

The low lying hump or island later occupied by the Manor and surrounding parkland may have been occupied in prehistory as a defensible area surrounded by low lying wetland and surrounding watercourses adjoining the Smite.

Earthwork surveys of the landscape around Colston Bassett have revealed a complex patchwork of ridge and furrow fields, boundary banks, ditches and terraced ground. These features are typical of a rural medieval community based around working the land.

Other archaeological features include two quarries and a sandpit, all of which were situated just outside the grounds of Colston Hall. Although it is not known when these were in active use they would have certainly provided contemporary villagers with building materials together with those from brickworks and nearby lime kilns.

The River Smite was straightened in the mid 20th Century, previously flowing a far more meandering course and arranged with a number of fish weirs and pools. Works to improve the flow along the river left some ox bow ponds surrounded by trees remaining also as a habitat for wildlife.

3.3. Historical Mapping

1. Village centre: public buildings (Village Hall,, public house and school) centred around market cross. Smite Bridge, residential properties and victorian churchyard. Red brick or stone walls, hedges and metal estate railings as boundaries. Groups of mature trees throughout.
2. Working farms: farm houses and agricultural buildings, paddocks and Colston Bassett Dairy. Strong rural character provided by open space fields, hedgerows and grass verges, some brick walls along Bunnison Lane. This area includes Manor Farmhouse, a listed building which is the dominant feature in this area. Other interesting traditional agricultural buildings remain in Church Farm and Manor Farm although often surrounded by modern steel framed agricultural structures.
3. This area was once part of Colston Hall grounds and is now in different residential ownerships: Building plots were sold off in the late 1960's. The head gardeners cottage remains but surrounded by 60's / 70's new housing along narrow driveways leading to various modern detached properties. Hall Grounds Drive once the trade entrance to the Hall was divided into large 6 plots leading to a line of 60's/70's residential developments of which the majority have been more recently redeveloped in more contemporary styles. No 4 and 6 are of architectural merit. Stone wall and mature trees along Hall Lane. Very strong sylvan character throughout.
4. Surrounding farmland: arable and pasture land traversed by the river Smite and one of its tributaries. Country lanes lined with verges, hedgerows and mature trees. Picturesque ruin of the

church of St Mary's, some farm buildings and remote houses as well as the Old Vicarage (1834). Originally workers cottages on Spring Hill are included in this zone together with buildings constructed originally as the hunt kennels for the estate. They later became liveried riding stables but are currently redundant. There are still numerous trees many result of planned estate landscaping in Victorian times.

5. Agricultural land allocated for new housing in local and neighbourhood plan.
6. Colston Hall (Georgian with later additions) and the grounds as existing today, The courtyard stable block in a similar style has been converted into residential use accessed from the same imposing



Figure 3 – Sanderson's map of 1835. Note the position of a brick kiln to the northwest of the village centre

Figure 4– Ordnance Survey Map of 1900

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 village of Colston Bassett is categorised as a dispersed settlement with groups of outlying farmsteads, hunt kennels and workers cottages. They were all in some way connected to the Estate. In its day the old Rectory was outside the village centre.

Estate development was sited to enhance the setting of the Manor. Landscaped vistas were created across open countryside with workers cottages and other buildings being concealed by considered tree planting. Estate buildings avoided having aspects towards the Hall/Manor House with windows sited on other elevations.

The conservation area to the west was the historic park, laid out and planted with many trees which surround Colston Manor. Otherwise originally including only a few later farm buildings and the Old Vicarage. This former park was bounded to the north by the hedge lined Wash Pit Lane.

To the east lies the medieval village laid out along the almost straight line of School Lane and Church Gate which run diagonally from south-west to north east. The Market Cross (see Figure 14) marks the meeting point of these two lanes with the wooded Hall Lane which climbs steadily westwards towards the wooded ridge on which Colston Hall is situated. The church of St John's dominates the centre of Church Gate with a fine view overlooking former parkland towards the Smite with its many fine trees which still encroach right into the centre of the village.

Behind Church Gate remains a notably open area of historic working farms and paddocks together with a few cottages on Bunnison Lane. This is joined by Bakers lane, which forms a back lane through to Harby Lane near to the Colston Bassett Dairy.

Many of the former farm buildings have been converted to residential use with accompanying domestic curtilage.

At the end of Church Gate, the hedge-lined Wash Pit Lane turns westwards along the northern boundary of the conservation area. The River Smite runs to the west of the village centre, is crossed by a pair of grade II listed bridges on Hall Lane (Smite Bridge) and Wash Pit Lane (China Bridge). A smaller stream joins the Smite towards the north of the conservation area and at one time another stream would have flowed through sandpit hollow and behind the Rectory to join the Smite to the south.

The three watercourses and their valleys create a topography with Colston Hall on a low island to the centre, with the old church above a cricket pitch which greatly contributes to the appeal of the village. The fields of former park land which surround the village are included within the boundary of the Conservation Area.

The three most dominant buildings in the village are Colston Hall, St Marys church ruin and the later St Johns church in the centre. The greatest characteristic of the village itself is its sylvan nature. The buildings are almost secondary to trees. All the entrances to the village are enclosed by mature trees.

Below is a map that describes the current plan, form and layout of the village.

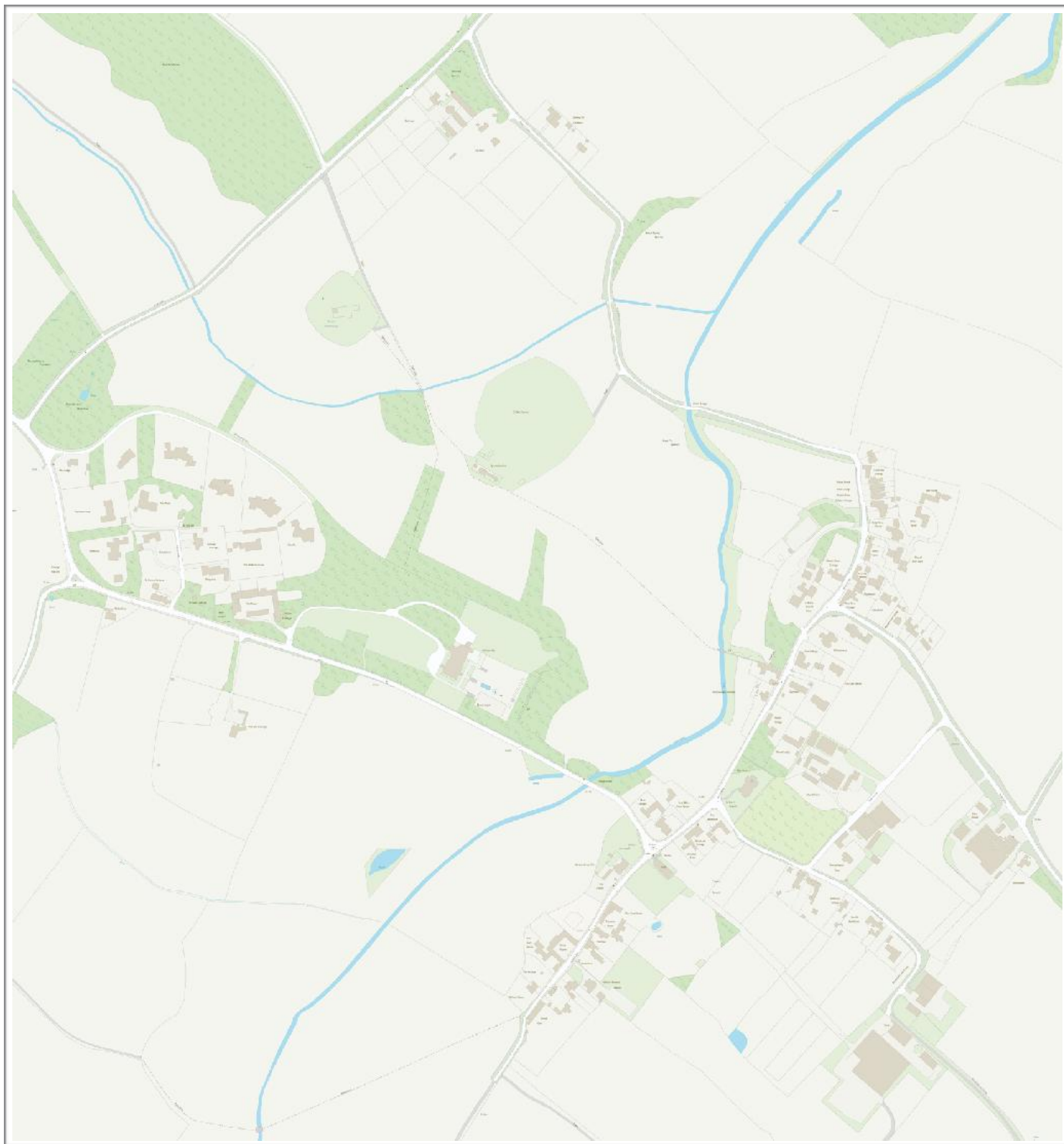


Figure 8

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4.2. Landmarks, Focal Points and Views

Colston Bassett's main landmarks are Colston Hall and the ruin of St Mary's church to the west of the village centre, whilst the Market Cross which marks the meeting point between the three principal roads remains the focal point for the whole village, abutted by The Martins Arms, The Village Shelter and the Village Hall. Along Church Gate and School Lane there are also frequent views out towards adjacent fields.

The village benefits from various small paddocks throughout the central zone. These create breathing space and a feeling of openness. It also allows views from within the village out to open countryside. They are as important as the built form around them.



Figure 9 – Colston Bassett Hall (photo taken from private driveway)

Colston Bassett Hall, with its classical, Italianate character was built circa 1704, remodelled circa 1860, and formally listed in September 1965.

The hall was altered by successive owners. For instance, the entrance, which was formerly on the south side, is now on the west. From the windows on the south, there is now a fine grove of trees, planted in 1710, and overshadowing the remains of what is called the Lord's Walk. The front part of the house looks towards the village in the East, which, however, is screened from view by trees.

St Mary's Church may also be viewed from many points around the village even today showing its dominant siting when originally built. At the end of Church Gate there is a fine view along Wash Pit Lane towards the ruin of St Mary's in its elevated position.



Figure 10 – View of the ruin of St Mary's Church from Cropwell Road



Figure 11 – View of the ruin of St Mary's Church from New Road

From a standpoint opposite the Church of St John the Divine, Colston Hall can be seen through the tree line across the paddock and farmland. and



Figure 12 – View from Churchyard towards Colston Hall

Other important views include the end of School Lane near School House overlooking open countryside to the west and down to the Smite, as well the view back towards Colston Hall. Also the open views from Hall Lane around the Old Rectory, from the Market Cross and along Hall Lane (including the Peter and Paul Cottages) and the listed Martins Arms.



Figure 13 – View flooding back to the end of School Lane.

The Colston Bassett Village Cross, Church Gate (see Figure 14) is believed to be among the oldest National Trust properties in Nottinghamshire and is notably one of the smallest. The octagonal, four step, sandstone podium/base of the Village Cross has been suggested to date back to C15 (late Middle Ages, the Early Renaissance, and the early modern period). The limestone shaft, on the other hand, was added later to commemorate the coronation of William IV in 1831.



Figure 14 – The Village Cross

Adjacent to Village Cross is The Village Meeting Shelter, donated to the village residents by the current estate owners, the Le Marchant Family. The shelter is notably uncharacteristic of the area being in the style of weather boarded timber framed building tiled in clay peg tiles of southern England (need to quote reference). This shelter is regularly used by both walkers and cyclists, contributing to the communal and recreational value of the area.



Figure 15 – The bridle path to Home Farm

Colston Bassett benefits from being situated in undulating countryside on the edge of the Belvoir escarpment and therefore enjoys good long-distance views across the Vale to the escarpment together with views into and within the village (for example, see Figure 16).



Figure 16 – The scarp in the far distance

The Townscape Appraisal map illustrates these key views and other views which link the village to the adjacent countryside.

4.3. Open Spaces, Trees and Landscape

Mature trees form an important part of Colston Bassett's character and are particularly prominent on the ridge where Colston Hall stands. Individual trees and smaller groups of trees can be found throughout the centre of the village and along the hedgerows of the surrounding lanes.

Every highway entrance to the village is lined with mature trees creating a green oasis within the surrounding farmland.



Figure 17 – Hall Lane from the A46



Figure 17 – New Road



Figure 18 – Harby lane

Stands and avenues of ageing oaks remain in the traditional Hall parkland, while Ash, Sycamore and Horse Chestnut are the most widely distributed species across the conservation area, with some surviving elms and protected verges along the conservation area adjoining Langar Lane.

The churchyard and many of the village's gardens and verges also contribute positively to public open space and the fields and paddocks visible from the public realm add to its rural character.

New planting is largely Oak and Lime both resilient to the climate and locality. Examples are along the Millennium Walk to the old church from New Road and new planting along the paddock attached to Post Office Farmhouse.



Figure 19 – Hall Lane leading in to the centre of the village.



Figure 20 – Millennium Walk leading up to the listed St Mary's ruin

There has been some loss of mature trees particularly around modern developments, however the sylvan nature of the conservation area remains a strong key feature.

The CBNP has also designated several public open spaces, (the Village Hall Paddock, the Smiteside Cricket Ground and St, Mary's Churchyard) this offers them strong protection from future development.

The organic growth of the village has created small paddocks right within the centre of the village retaining an openness and..... Which is a key feature to Colston Bassett.



Figure 20 – The village hall paddock looking towards the Martins Arms Public House and Restaurant



Figure 21 – The village hall paddock looking towards the Village Hall

The Smite wildlife corridor has also been noted as of significant importance to the character of the village, with of various types of pollution on this, and other wildlife habitats, important to be explored going forward.

These pictures are taken after a period of little rain. In times of heavy rainfall the river is prone to flooding, mostly to the north over farmland but also at some low points the road network.



Figure 22 – The River Smite looking West from the Smite bridge



Figure 22 – The River Smite looking East from the Smite bridge

The most significant trees, hedges, open spaces, grass verges and gardens are marked on the Townscape Appraisal map.

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>Protected positive open spaces and trees :</p> <p>The paddock to the right of the Village Hall.</p> <p>Cricket pitch and surrounding area.</p> <p>St. Mary's Church and the surrounding areas including the trees.</p> <p>The tree lined roads, lanes, including trees in gardens and other hedges which contribute to the street scene and act as biodiversity corridors</p> <p>Views along the River Smite as you pass over the bridge, getting glimpses of the stretch of the water course through woodland and the River Smite Biodiversity Focus Area (wildlife corridor) (see Figure 17 and Figure 18).</p> <p>The network of public footpaths and bridleways</p>	<p>Loss of mature trees (due to end of life, disease or otherwise).</p> <p>No fixed structure plan to plant new trees for the future</p> <p>The village doesn't have a defined building character or material palette unlike some conservation villages.</p> <p>It relies more on traditional form, layout and space to create its outstanding sylvan atmosphere.</p>
Opportunities – what could make the open spaces, trees, and landscape better?	Threats - what would make an open spaces, trees and landscape worse?
<p>Continue to plant replacement trees.</p> <p>Retention of significant views and maintain their character.</p> <p>Encourage walkers and cyclists to visit and use the public footpaths and bridleways.</p> <p>Redevelopment of sites as 1960's (modern at the time) properties are replaced</p>	<p>Loss of mature trees (due to disease, end of life or otherwise), without the need for replacement slowly erodes the sylvan character.</p> <p>Re development of sites as 1960's (modern at the time) properties are replaced.</p> <p>Loss of woodland & protected views</p> <p>It should be recognised that the village is a very desirable place to live in the Vale of Belvoir and as such there will always be a demand for extension, improvement and new housing as people look to</p>
Works to Trees	'improve' their standard of living.
<p>You must contact the Local Planning Authority (LPA), Rushcliffe Borough Council, before any works (cutting OR pruning) are carried out to trees within the Colston Bassett Conservation Area</p> <p>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).</p> <p>You can use a Standard notification forms (a section 211 notice) to inform us of the works you would like to undertake.</p> <p>This flow chart outlines the decision-making process regarding works to trees.</p>	

4.4 Public Realm

The public footpaths and bridleways in England are primarily historic rights of way, remnants of a network established over centuries as people travelled to fields, neighbouring villages, and local markets. Colston Bassett has a relatively good network of public footpaths, which are well-utilised by residents. These paths are valued not only for recreational purposes, contributing significantly to physical and mental health and wellbeing, but also for their socio-historical importance.

The village serves as a popular meeting point for walkers and cyclists from outside the Parish, providing crucial support to community assets such as the Martins Arms pub (see Figure 31). Underlining how the local footpath network enriches both the community's quality of life and its historical heritage.

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

Significant walls and hedges are marked on the Townscape Appraisal map.



Figure 23 – Lias limestone wall along Hall Lane



Figure 24 – Estate railings and recent Beech hedge



Figure 25 – The high hedges along Bunnison Lane



Figure 26 – Estate railings along Churchgate

5. Buildings of the Conservation Area and Key Characteristics

5.1 Building Types and Activity

Colston Bassett has traditionally been predominantly agricultural in nature, with its landscape and community life shaped by farming and rural activities. This agricultural heritage and estate ownership has significantly influenced the village's development and character, contributing to its distinct rural charm and identity.



Figure 25 – The Farmhouse, School Lane.



Figure 25 – Post Office Farmhouse, Churchgate.



Figure 25 – Church Farm, Bakers Lane



Figure 30 – Larger cottages, both which have been extended over time.

There is hierarchy of Cottages relating to the agricultural activity. Much building was carried out in the middle of the nineteenth century a prosperous time for farming.



Figure 31 – Smaller worker's cottages, two have been extended, one has work underway

Most of the local farms used to directly support the award-winning CB Stilton Dairy (see Figure 00), the changing economy agriculture means that just Home farm supports milk production now.

Colston Bassett Dairy has been making traditional Stilton and Shropshire Blue cheeses for over one hundred years. The farming co-operative, which was first established in 1913, is still in operation today, continuing to make cheese in the traditional way, originally using milk from surrounding local farms – all within 1.5 miles of the dairy in the Vale of Belvoir.

Colston Bassett Stilton was named as one of the top three Best British Cheese Brands in the Guild of Fine Food's prestigious 'Best Brands' survey, six times between 2013 and 2020. This recognition of the traditional practices and taste of the cheese contributes to the village's intangible heritage and place identity, particularly from the perspective of those outside of the borough.

Colston Bassett Dairy stands as the tangible constituents of the processes associated with the cheese making. While the activities which are involved in the production of the cheese are significant, so are the buildings which help tell the story of the processes involved.



Figure 26 – Colston Bassett Dairy

Within the village, there are various amenities and activities situated within and adjoining the village Conservation Area.

The Martins Arms offers food , drink and the opportunity to stay in the village. St John's Church (see Figure 00) and St Mary's Church (see Figure 0) both offer additional visitor opportunities for visitors, walkers and cyclists alike.

The Martins Arms public house and restaurant is under new ownership. It is a very important social hub for the village and the owners have plans to provide some local food shopping opportunities in the near future.

Activity areas include the Village Hall and adjoining paddock (used for Concerts, Entertainments, Talks, Parties, Exercise Classes and regular Sunday breakfasts), and the Smiteside Cricket & Croquet Club fields.

Many walks cross the surrounding farmland following historic desire lines into the village. Bridle paths connect Kinoulton and Cropwell Bishop to the Colston Bassett.

The absence of a village shop / Post Office limits the free-standing functionality of the village and raises a demand to maintain transport links. The bus service remains a vital link, especially for many older residents, but is otherwise largely under-utilised due to offering an infrequent bookable service, with no service at weekends.

Both bridges in the village are significant, constructed in the late 18th century, the Grade II China Bridge over the River Smite on Washpit Lane in the North of the Conservation Area is an exemplary historic structure of coursed squared stone featuring a brick vault. Its design includes swept sides and a distinctive hump-backed profile, supported by a single-span depressed arch. The bridge is adorned with three-course brick voussoirs, highlighting its historical craftsmanship and architectural significance.

Smite bridge

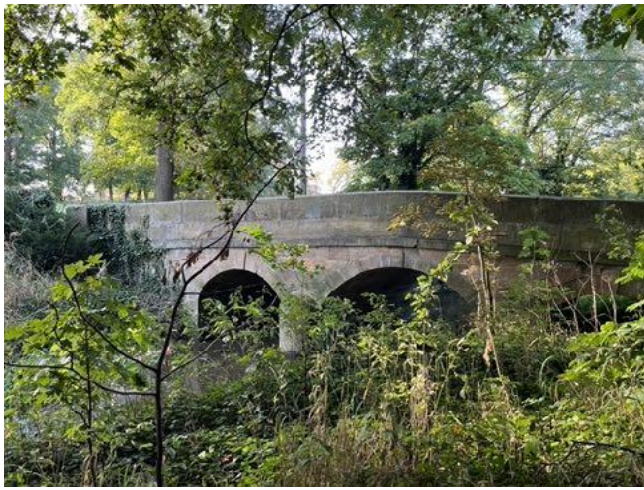


Figure 30 – Smite bridge on Hall Lane



Figure 30 – Larger cottages, both which have been extended over time.

Area types

1. Village centre: public buildings (parish hall, Martins Arms public house and school) centred around Market cross. Smite bridge, residential properties and churchyard. Red brick or stone with some painted brick and render. Walls, hedges and estate railings as boundaries. Groups of mature trees throughout.
2. Working farms: farmhouses and agricultural buildings, Colston Bassett dairy and paddocks. Strong rural character provided by hedge rows and grass verges, some brick walls along Bunnison Lane.
3. Colston Hall grounds; narrow drives leading to various large modern detach properties. Stone walled tradesman entrance to the Hall. Very strong sylvan character throughout.
4. Colston Hall; gardens and buildings of the Hall and the converted Mews in a similar Italianate style. White rendered buildings.
5. Surrounding farmland; arable and pasture land traversed by the river Smite and one of its tributaries. Country lanes lined with verges, hedgerows and mature trees. Picturesque ruin of St Mary's church, some farm buildings and the Old Vicarage (1834).
6. New development: Agricultural land earmarked for new housing development.

5.2. Key Characteristics and Building Materials

1. Key Characteristics:

Materials:	Key Characteristics / Architectural Features:
Walls: Many buildings of differing local multi red brick, a proportion of rendered and white painted brickwork buildings. Some new development still in brick. The church is built in stone.	What appears as the historic heart of the village. Strong rural character and 'Traditional village ' feel.
Roofs: Many traditional buildings in clay pantiles , more important buildings with slate roofs and some plain tiles	All former agricultural buildings converted to residential
Windows: Many traditional timber windows replaced by uPVC copies. There are some York sliding sash windows	
Doors: Generally traditionally styled timber, some partly glazed. Few original doors.	

2. Key Characteristics:

Materials:	Key Characteristics / Architectural Features:
Walls: traditional farm buildings and houses in multi red brick. Modern agricultural sheds are generally profiled metal sheeting to roof and walls.	This area includes two farms, both have fine original buildings which are partially obscured by more modern agricultural sheds.
The cheese dairy is an exception, a modern production facility that has modern brick walls that reflect the character of the area.	The 3 storey Manor House, one of the oldest buildings in the village is dominant in this area.
Roofs: Traditional buildings (including farm buildings and houses) generally pantiled, the grander Manor House has a slated roof.	
The cheese dairy concrete pantiles	
Windows: All the houses in this area are traditional, windows are generally timber casement with horizontal glazing bars	
Doors: Generally traditionally styled timber, some partly glazed. Few original doors.	

Materials:

Walls: The few traditional buildings have local multi red brick. The majority of the buildings are no older than 60 years and range from stone, render and brick.

Roofs: There is a real variety from zinc standing seam, flat roof to slate or concrete tiles.

Windows: generally larger openings with fewer glazing bars as improved technology allowed this.

Doors: Wide range of different styles

Key Characteristics / Architectural Features:

Large detached properties with diverse architectural modern styles set in a mature green landscape .

4. Key Characteristics:

Materials:

Walls: All the walls are white rendered in both buildings.

Windows: All windows timber, generally sash windows as the buildings are higher status.

Doors: Timber of traditional design

Roofs are slate where pitched with many lead flat roof areas on the hall itself.

Key Characteristics / Architectural Features:

All buildings are original with some historic adaptations and in a Georgian Italianate style

5. Key Characteristics

Materials:

Walls: The St Mary's church was constructed in stone. The former hunt kennels /riding centre and the old Vicarage are all traditional buildings in local brick

Roofs: All these buildings have slate roofs being closely relating to the Estate.

Windows:

All windows timber, the higher status Vicarage having sash windows

Doors: Timber of traditional design

Key Characteristics / Architectural Features:

The ruin of St Mary's stands near the top of a small hill making it a focal point in this area.

This area also includes the old rectory, a listed building with some more contemporary outbuildings.

All other buildings are in a traditional style and dispersed in the countryside around the village.

Undeveloped paddock and arable land reserved for new development

Fine hedge boundaries and some mature trees to be retained

5.2.5 Key Characteristics SWOT Analysis

Strengths – what is it about most existing buildings that looks good?

The Martins Arms pub is really the image of the village that people know, it is well known destination throughout the borough.

Older cottage style, farmhouses etc Victorian and Georgian style.

Traditional roof pitches largely pantile or slate around 40 degree pitch.

Steeper roofs on some older properties (MANY PREVIOUSLY THATCHED, eg Martins)

Simple styles and form based upon construction technique and availability of materials at the time.

CB Hall, The Mews, The Lodge all reflect same classical architecture as part of the Hall Grounds

Spaces between buildings – sense of space throughout the village.

Older properties which have been preserved externally whilst modernised internally – many examples in the village

Weaknesses - what is it about most existing buildings that does not look good?

Subjective Interpretation of “harm” and “preserve and enhance” can lead to differing views within the council itself, residents and a client’s design team for any development.

Modernisation and refurbishment of properties that gradually degrades the essential character of the property

Opportunities - what could make existing buildings (or new builds) look good and contribute to the character of the area?

We must accept that the village will evolve as it has done for more than 200 years, it is how that is managed with rapid advances in building technology and construction.

As those unlisted/or not assigned undesignated heritage asset properties are proposed for re-development, replace with sustainable design, and create the listed buildings/heritage assets of the future.

Any development in rural centre, Harby Lane, Church Gate, Bunnison Lane to retain rural look and feel.

Threats - what could make existing buildings (or new builds) look worse and detract from the character of the area?

Because of the desirability of the village there will always be a strong market for any residential development, this is a threat and an opportunity.

5.3 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.

Names and details of the Listed Buildings and structures in Colston Bassett Conservation Area (correct as of January 2024) 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 30 –The Martins Arms - Grade II listed

The Martin's Arms Inn, originally a farm and alehouse that brewed its own beer, was renamed in honour of the local Squire during a period of significant expansion. This early 18th-century building features later rear wings and a 19th or 20th-century addition to the left. Constructed of painted brick, it has a steeply pitched slate roof with brick-coped gables on square brick kneelers. The structure includes an end stack and an off-centre ridge stack, with pantiles on the rear wings. The building has two storeys and an attic, with a three-bay facade showcasing tripartite casements with glazing bars, all featuring segmental heads and raised sills. Historically, the pub was part of the Estate until it was sold in 1990. The current owners continue its legacy within the community.

5.4 Listed 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