



Rushcliffe  
Borough Council

# Wysall Conservation Area Appraisal and Management Plan

September 2010



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

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## **PART 1 CHARACTER APPRAISAL**

### **1 Introduction and summary**

#### **1.1 The Wysall Conservation Area**

The Wysall Conservation Area includes the majority of the village's built-up area. It contains 5 Listed Buildings, and was designated in 1990 as part of proposals approved at Planning Committee to create ten new Conservation Areas. Wysall's appeal lies in the interplay between its informally arranged historic buildings, varied traditional boundary treatments, attractive grass verges, and groups of mature trees. The subtle curves in the village's linear plan form reveal a pleasing sequence of views from the rural northern approach, through the tree shaded Main Street and on to the picturesque churchyard of Holy Trinity in the south.

#### **1.2 Key characteristics**

- A typical Nottinghamshire village with an informally arranged collection of mostly 18<sup>th</sup> and 19<sup>th</sup> century traditional buildings and later infill development.
- The churchyard of the medieval Holy Trinity Church is the village's principal focal point.
- Tree lined Main Street runs north south and forms the principal thoroughfare.
- On the fringes of the village views over open countryside combine with grass verges and hedgerows to provide attractive rural approaches.

#### **1.3 Key issues**

**Community facilities** – lack of shop, threat of closure to the Public House.

**Boundary treatments** – prominent brick wall on west side of Main Street is threatened through disrepair.

**Development** – New houses on Widmerpool Road are felt by many residents to be unsympathetic to the character of the village. Further three storey development would harm the readability and understanding of Wysall's historic character. Traditionally only the key high status buildings were three storeys tall.

**Highways and transportation** – speeding cars and lorries passing through the village, cars parked on Keyworth Road create a safety hazard, noise from low flying aircraft.

**Public realm** – Proliferation of street signs.

## **2 Purpose and context**

### **2.1 The purpose of a Conservation Area character appraisal**

Local Planning Authorities have a duty to designate as Conservation Areas any 'areas of special historic or architectural interest the character or appearance of which it is desirable to preserve or enhance'. (PPS 5). This Appraisal aims to describe Wysall as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces.

In 2005, Rushcliffe Borough Council followed government advice by looking more closely at the architectural and historic features within each Conservation Area and how their special character could be preserved or enhanced. The appraisal process has also provided an opportunity to evaluate the appropriateness of the Conservation Area's boundary and make changes where necessary. In the case of Wysall a number of small revisions were carried out to correct previous anomalies and create a more logical boundary.

The survey and analysis work within the appraisal sections of this document highlight the particular features and characteristics of Wysall that are worthy of preservation. Work on previous Conservation Areas has identified characteristics which are common throughout Rushcliffe. These have been fed into a generic Management Plan for the Borough which states why these features and characteristics should be preserved or enhanced and how this could be achieved. This document should be used by residents and professionals both as a source of information and as a guide.

### **2.2 The planning policy context**

This appraisal provides a firm basis on which applications for development within the Wysall Conservation Area can be assessed. It should be read alongside the wider development plan policy framework produced by Rushcliffe Borough Council and other National Planning Policy Guidance documents. The relevant documents include:

- Rushcliffe Borough Non-Statutory Replacement Local Plan 2006
  - Policies EN2, EN3 (Conservation Areas)
  - EN4, EN5 (Listed Buildings)
  - EN6 (Ancient Monuments)
  - EN7 (Archaeological importance)
- Planning Policy Statement 5 (PPS 5): Planning for the Historic Environment (2010)
- Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development (2006)
- By Design: Urban Design in the Planning System – Towards Better Practice (2000)
- Rushcliffe Residential Design Guide Supplementary Planning Document (2009)

### 3 Location and landscape setting

Rushcliffe Borough forms the southern tip of Nottinghamshire which borders Leicestershire. It is predominantly a rural Borough that contains a mixture of city suburbs, market towns and villages. Rushcliffe is located about half a mile South of Nottingham city centre, with the River Trent forming the majority of its northern boundary and the River Soar defining its western boundary.

The Fosse Way (A46), a distinctive Roman Road, runs through the centre of the Borough and leads to Newark in the North and Leicester in the South. In the northern half of the Borough, the A52 forms Nottingham's primary transport link to Grantham and the East of England. Junction 24 of the M1 and East Midlands Airport are located about 1 mile from the western border.

Wysall is situated approximately 3 miles to the west of the Fosse Way in the gently undulating valley of the Kingston Brook, which winds its ways past the village to the south. The surrounding countryside consists primarily of large arable fields lined with hedgerows. The neighbouring villages of Costock and Widmerpool are situated 2 miles to the west and 1½ miles to the east respectively.



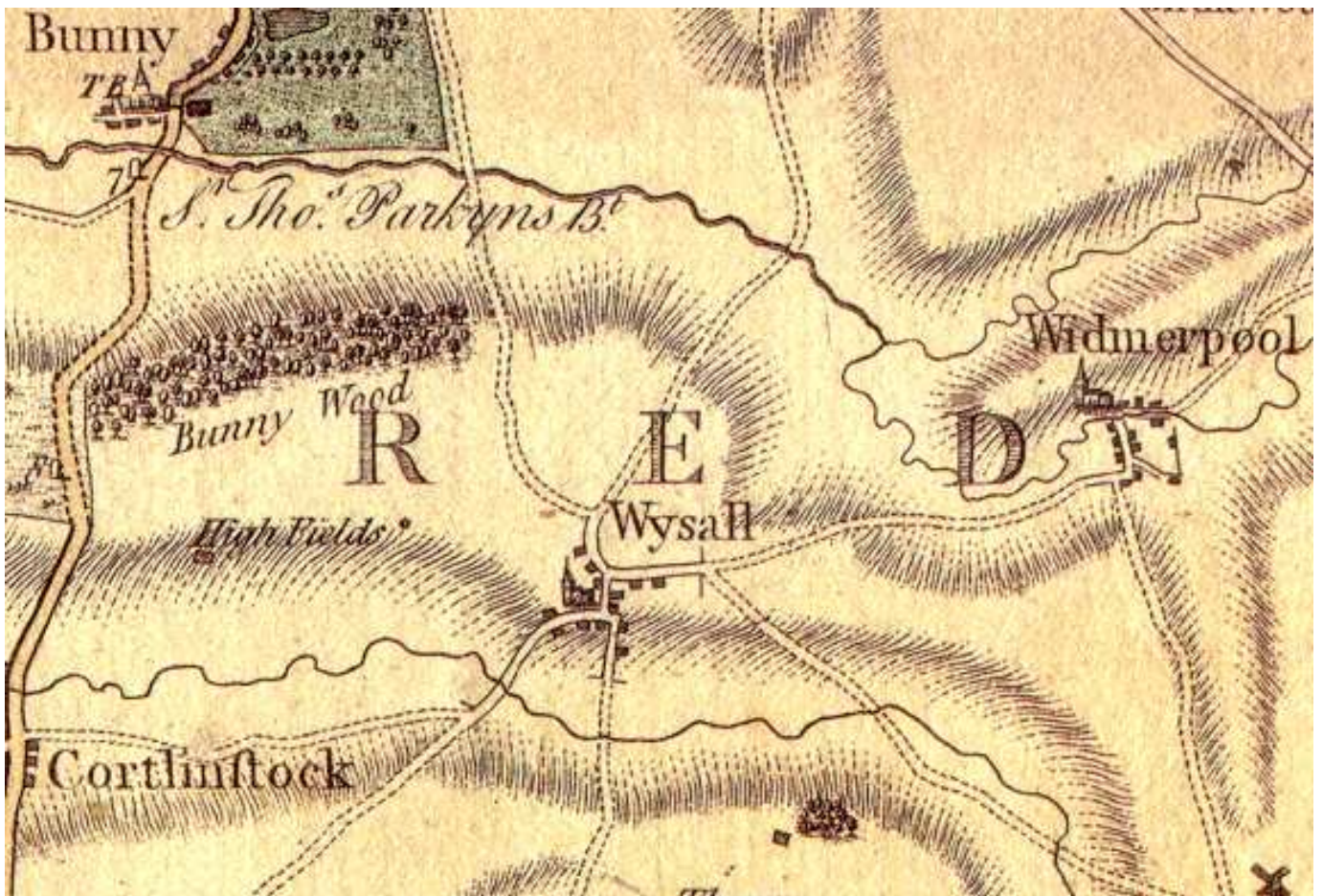
The rolling landscape of arable fields and hedgerows around Wysall

## 4 Historic development and archaeology

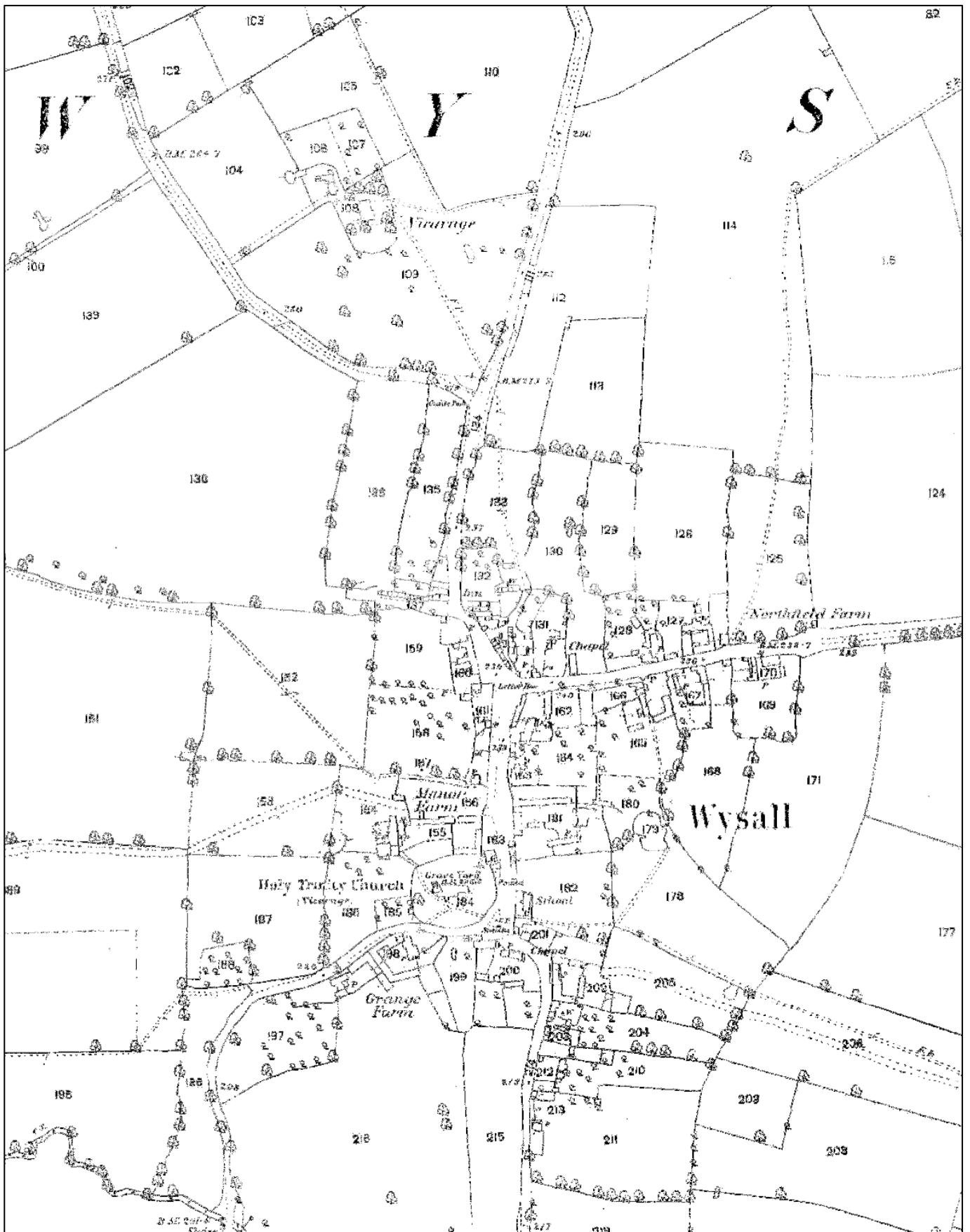
The village of Wysall, listed in the Domesday book of 1086 as Wysoc, existed until the latter half of the 20<sup>th</sup> century as a largely self contained community devoted to agriculture. The village did not share in the 19<sup>th</sup> century growth of the framework knitting industry which took hold in many neighbouring settlements and the built form of the village remained characterised by farmhouses, worker's cottages and agricultural buildings, many of which survive to this day.

The oldest building in the village is the mainly 14<sup>th</sup> century church of Holy Trinity. The building incorporates Norman stonework in the north wall and its 13<sup>th</sup> century tower and spire still dominate the skyline of the village. Other notable buildings are the part Elizabethan timber framed Manor House which dates from the 16<sup>th</sup> and 17<sup>th</sup> century, and the red brick and pantile cottage on Widmerpool Road known as The Nook, the end gable wall of which is inscribed "1718" in blue bricks.

Towards the end of the 19<sup>th</sup> century the village community was served by a number of amenities including a schoolhouse (built in 1871), blacksmith, wheelwright, joiner, bootmaker, cheesemaker, grocery shop, butcher and public house. The early 20<sup>th</sup> century added a hairdressing salon, a garage and a post office. However by 1985 the vast majority of these amenities had been lost and today the only one that remains is the Plough Inn Public House. This building was originally a pair of cottages which were joined together to form a hostelry in 1790. Today the majority of Wysall's 300 or so inhabitants commute out of the village for work and school.



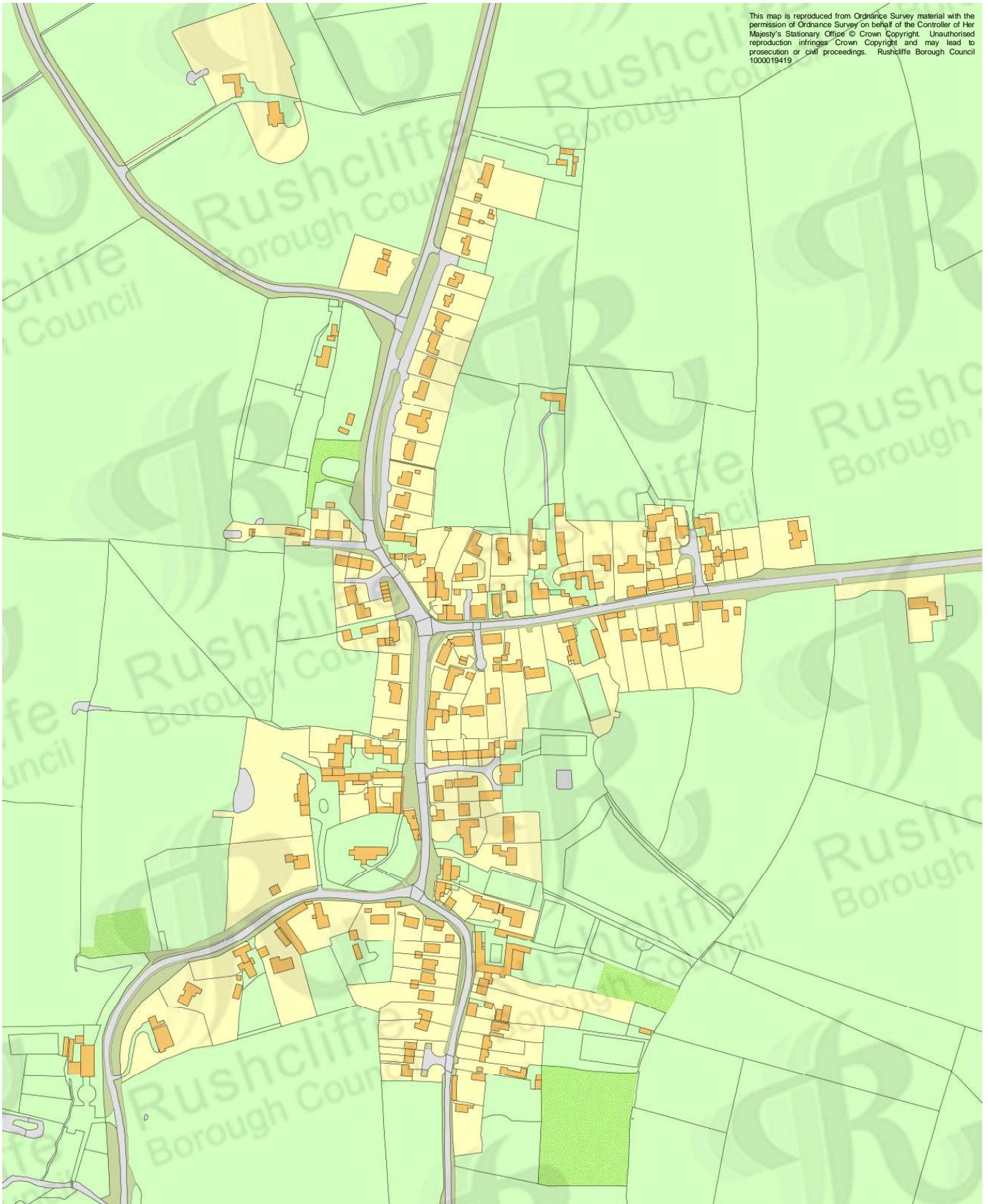
Chapman's map of 1774 demonstrates how the layout of Wysall's roads and the distribution of its buildings have changed little over the centuries.



Ordnance survey map of 1880







Wysall today. Notable expansions of the village envelope have occurred along the east side of Keyworth Road and the west side of Wymeswold Road while other 20<sup>th</sup> century development has generally taken place as infill within the village.

## 5 Spatial analysis

### 5.1 Plan form and layout

Wysall's historic street pattern consists of a linear central thoroughfare running north-south (Main Street, Keyworth Road and Wymeswold Road) and three smaller roads branching off to the north west (Bradmore Road), east (Widmerpool Road) and south west (Costock Road). A number of small cul-de-sacs can also be found throughout the village where modern infill development has taken place. Most of the historic buildings in the village are concentrated around Main Street, Wymeswold road and Widmerpool Road. Traditional cottages and farmhouses tend to be either set back behind front gardens or wide grass verges or positioned close up against the edge of the highway. Barns and outbuildings are more sporadically arranged while the larger houses of Manor Farm and The Old Vicarage are situated in private grounds.

### 5.2 Landmarks, focal points and views

Wysall's most striking landmark and principal focal point is the 13<sup>th</sup> century church and churchyard of Holy Trinity in the south of the village. In the north of the village the junction of Main Street, Keyworth Road and Widmerpool Road forms a secondary focal point with its attractive arrangement of buildings and wide grass verges. The church tower features strongly in views along Costock Road and Wymeswold Road and views over surrounding countryside can be gained from many places on the edges of the built up area. Also of note is a glimpse from Main Street of the picturesque 16<sup>th</sup> century Manor House which acts as a visual stop at the end of Manor House Drive.



Above: the churchyard of Holy Trinity (left) and the church tower seen from the Costock Road approach to the village (right).



Above left: The junction of Widmerpool Road and Main Street in the north of the village. Above right: The Manor House acts as a visual stop at the end of Manor House Drive when seen from Main Street.

### 5.3 Open spaces, trees and landscape

Wysall is surrounded by an open landscape that is easily accessible by public footpaths, but within the village itself the churchyard is the only significant area of open green space. The wide grass verges found throughout Wysall help to soften the built up area and create a distinctly rural feel on the approaches to the village where they are found in conjunction with hedgerows and mature trees.



Above left: Trees and wide grass verge along the west side of Main Street. Above right: Trees, hedgerows and grass verges along Keyworth Road.



Above left: Copper beech and hawthorn hedges, grass verges and mature trees along the Costock Road approach to the village from the south west. Above right: Headstones in the churchyard of Holy Trinity.

## 5.4 Public realm

The boundary treatments in the Conservation Area are extremely varied and include brick and stone boundary walls of various heights, beech, privet, yew and hawthorn hedges, timber picket fences, iron railings and metal fencing, grass verges and properties which front directly onto the highway. The roads in the village are paved with asphalt and flanked by grass verges and/or a narrow pavement. Private drives and minor roads are sometimes surfaced with gravel which creates a more informal rural character. The public realm also includes some attractive traditional street furniture such as the two cast iron signposts and the red telephone box on Main Street which make a pleasing contribution to the streetscene.



Examples of boundary treatments in Wysall (clockwise from top left): iron railings and dwarf wall; privet hedge; brick wall with gate piers and stone copings; iron estate fencing with informal shrub planting; stone and brick wall with privet hedge above; painted stone and brick wall.



Public realm features (from left to right): gravel road surface and privet hedge boundaries along Keyworth Road; K6 telephone box on Main Street; one of two cast iron road signs in the village at the junction of Main Street and Widmerpool Road.

## 6 The buildings of the Conservation Area

### 6.1 Building types

Wysall's building stock exhibits a wide variety of architectural styles from different periods in its history. Pre 1900 cottages and farmhouses can be found in a very wide variety of sizes but they generally have an elongated plan form and are almost all two storeys in height. Other traditional building types include a number of barns and outbuildings acting as reminders of Wysall's agricultural past, a Wesleyan Chapel and a Victorian schoolhouse which is now the Village Hall. Much of the infill development in the village dates from the mid twentieth century. Buildings from this period are mostly detached bungalows or dormer bungalows set back behind front gardens. More recently built properties include semi detached and terraced houses of varying sizes, most of which are two storeys in height.



Examples of building types in Wysall (clockwise from top left): two storey cottage with simple rectangular plan form (Disney House, Main Street); farmhouse with attached barns (Pear Tree Farm, Wymeswold Road); Cottages on Main Street one of which served as the village Post Office (The Cottage and The Old Post Office); 20<sup>th</sup> century bungalow and two storey house set back from the highway behind front gardens (The Bungalow and Manor Farm House, Main Street) traditional barn with elongated plan form (Grange Farm, Costock Road); informally arranged outbuildings (The Nook, Widmerpool Road).

### 6.2 Listed Buildings

Buildings on the Government's List of Buildings of Special Architectural or Historic Interest are called "Listed" buildings and are protected by law. Consent is required from Rushcliffe Borough Council before any works of alteration, extension, or demolition can be carried out. Further information can be found in Rushcliffe Borough Council's publication *Listed Buildings in Rushcliffe*, which is also available online at [www.rushcliffe.gov.uk/doc.asp?cat=9564](http://www.rushcliffe.gov.uk/doc.asp?cat=9564).

Wysall contains five Listed Buildings, four of which are Grade II Listed (Manor House Farmhouse, Manor Farmhouse, The Nook and Rectory Farmhouse) and one of which is Grade I Listed (Holy Trinity Church). Further details of these buildings are provided in Appendix 1 and all are shown on the Townscape Appraisal plan in Appendix 2.



Top left: begun by the Normans, the Grade I Listed Holy Trinity Church has seen additions and alterations over many centuries and was substantially restored in 1874. Top right: the Grade II Listed Manor House Farmhouse is a rare example of Elizabethan timber framing. Bottom left: mid 17<sup>th</sup> century Rectory Farmhouse (Grade II). Bottom right: The Nook, a picturesque cottage of orange/red brick and pantiles. The east gable wall is inscribed 1718 in blue bricks and the steeply pitched roof was originally thatched.

### 6.3 The contribution of unlisted buildings

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



From left to right: The Plough Inn Public House on Keyworth Road is an important community facility; Homestead and Brynstone Cottage in their prominent position at the junction of Main Street and Widmerpool Road; the Wesleyan Chapel of 1881 was built to replace an earlier Victorian structure. It is now a private dwelling.



From left to right: Trinity Cottage has its principal elevation facing northwards onto Main Street's wide grass verge; the historic Wyn Lodge on Main Street has an elongated plan form and white painted stone and brick walls; the Victorian schoolhouse of 1871 now serves as the Village Hall.



From left to right: originally a smithy, Youngs Forge is an attractively proportioned house of Flemish bond brickwork which stands directly opposite the churchyard on Main Street; Pear Tree Farmhouse stands imposingly on a bend in Wymeswold Road; the rustic charm of this barn on Costock Road acts as a strong reminder of Wysall's agricultural heritage.



From left to right: the Old Rectory standing in its picturesque private grounds to the north of the village; Whitehouse stands set back from Wymeswold Road behind a copper beech hedge; Glen Torrance and Tynelea, a good example of pair of 1930s semi detached houses on Wymeswold Road.



## 6.4 Building materials and local details

Traditional building materials were largely locally sourced. Bricks for example, were not transported far from where they were made, with most villages having their own brick pit and yard. This led to interesting village-specific sizes, colours and styles of brickwork. Roofs would have been made from local materials such as thatch until clay pantiles became popular.

The traditional building materials within the Conservation Area are as follows:

Building walls are predominantly of orange/red brick but detailing varies considerably. Brick is sometimes used in conjunction with earlier sections of coursed rubble stone or ashlar finishings. Flemish bond and stretcher bond brickwork are the most commonly found but there are also rare examples of English Bond. Detailing is restricted to occasional dentil courses, string courses and blue brick courses but the vast majority of traditional buildings are relatively restrained in their use of such features. Wysall also has a significant proportion of buildings which are painted white or rendered and painted.

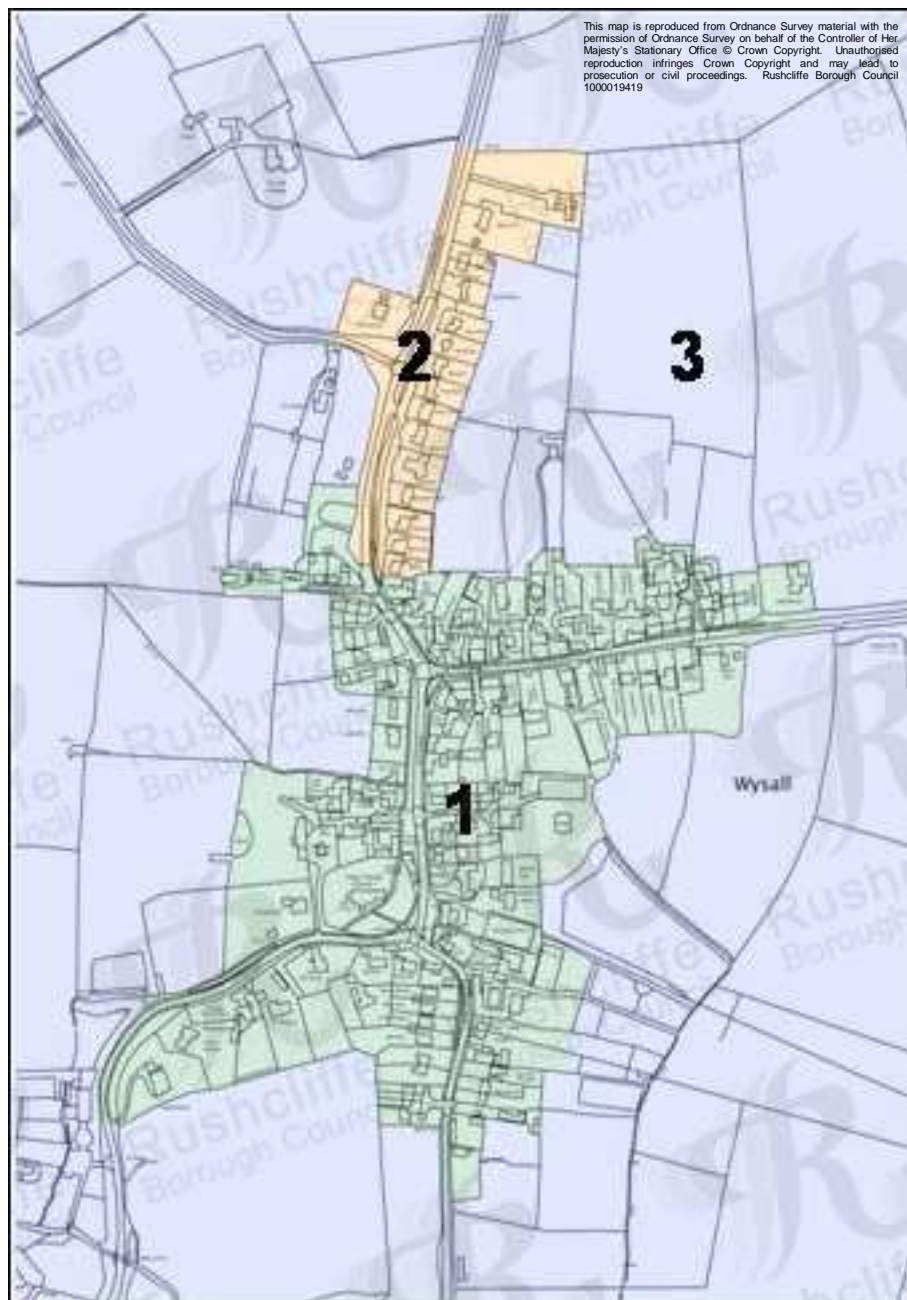
The roofs are predominantly clay pantiles (particularly in the case of former farm outbuildings) and Welsh slate with a small number of plain-tile roofs. Thatched roofs would once have been common and although thatch has long since been replaced with other materials, some buildings still retain the steeply pitched roofs which would have been needed to ensure adequate water run-off. Chimneys are generally simply designed and positioned on the roof ridge or built into the gable walls. Rainwater goods are traditionally of cast iron.




Windows are dominated by painted timber casements with many creating symmetrical façade and having glazing bars. There are a few examples of other window types including Yorkshire sliding sashes, Georgian style sashes, stone mullioned casements, leaded glass and gothic tracery. Arched brick lintels are most prominent but some examples of ashlar lintels also exist.

Doors in the Conservation Area are a mixture of timber four and six panelled, plank and batten and part glazed examples. Glazed overlights are a common feature and are often seen in conjunction with classical style timber canopies. Timber framed or brick porches are also found throughout the village.

## 7 The character of the Conservation Area

### 7.1 Character areas



-  **1. Historic Core:** Informally arranged historic cottages, farmhouses, barns and outbuildings intermingled with later 20<sup>th</sup> century infill development with a more regimented layout. Grass verges help to soften built up area and churchyard provides the village's key focal point.
-  **2. Keyworth Road:** 20<sup>th</sup> century ribbon development consisting of detached properties set back from the main road along a parallel driveway. Grass verges, hedgerows and trees are a key feature of the Keyworth Road approach to the village.
-  **3. Surrounding landscape:** Arable fields bordered by hedgerows. Standing in private grounds to the north west of the village is The Old Vicarage, an imposing Victorian property.

## 8 SWOT Analysis

*Note: In order to complete the appraisal process, a SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) exercise will be undertaken at the community consultation event and incorporated below. It is important that the Parish Council and village residents are given a chance to contribute towards this. It is proposed that a questionnaire will ask residents:*

- *To identify what the special character of the village is;*
- *If anything had a negative impact on this character;*
- *If there are any opportunities to further improve this special character;*
- *If there is anything that could threaten the special character of the village.*

<b>Strengths</b>	<ul style="list-style-type: none"> <li>• Community spirit</li> <li>• Existing historic buildings</li> <li>• Attractive surrounding landscape</li> <li>• Low building density and spacious character</li> <li>• Landmark three storey buildings</li> <li>• Public House</li> <li>• Traditional front doors and canopies on historic buildings</li> </ul>
<b>Weaknesses</b>	<ul style="list-style-type: none"> <li>• Unsympathetic recent development</li> <li>• Cars parked on Keyworth Road</li> <li>• Speeding traffic</li> <li>• Noise from aeroplanes</li> <li>• Lack of village shop</li> <li>• Proliferation of street signage</li> <li>• Poor condition of prominent brick boundary wall on west side of Main Street</li> </ul>
<b>Opportunities</b>	<ul style="list-style-type: none"> <li>• Maintain Public House as community facility</li> </ul>
<b>Threats</b>	<ul style="list-style-type: none"> <li>• Further three storey development</li> <li>• Loss of the Public House as a community facility</li> <li>• Further disrepair to the boundary wall on west side of Main Street</li> </ul>

## **PART 2 GENERIC MANAGEMENT PLAN FOR CONSERVATION AREAS IN RUSHCLIFFE**

### **1.0 Introduction**

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

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

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

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

### **3.0 National and Local Policies and guidance**

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

Planning Policy Guidance Note 15 “Planning and the Historic Environment”

English Heritage “Management of Conservation Areas”

- 3.2 The County Structure Plan contains the following policy:

## **POLICY 2/12 HISTORIC CHARACTER**

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

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

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

### **EN2 – CONSERVATION AREAS**

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

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

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

### **EN3 – DEMOLITION IN CONSERVATION AREAS**

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

### **3.4 Village Design Statements**

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

## 4.0 Development in Conservation Areas

### 4.1 Article 4 Directions.

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

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

### 4.2 Building Design

Extensions to buildings in Conservation Areas should respect

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

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

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

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

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

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

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

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

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

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

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

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

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

#### 4.3 Materials

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

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

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

#### 4.4 Boundary Treatment

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

#### 4.4.1 Types of boundary

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

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

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

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

#### 4.5 Landscaping

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

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

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

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

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

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



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

## **6.0 Management of Public Realm**

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

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

are applied within Conservation Areas.

6.2 Grass verges can also be lost during road or pavement improvement schemes and kerbstones may be added. They can also come under threat from property owners seeking to create hard-standings for off-street parking. The loss of grass verges, and the cumulative effect that this has over time, can result in the gradual deterioration of the special character of a Conservation Area. Such works will be resisted.

6.3 The quality and design of street surfaces and street furniture can also have a major impact on the character of the Conservation Area. Where historic or traditional street surfaces and street furniture have survived, these should be preserved and maintained. Any streets or public spaces in poor condition can have a negative impact on the Conservation Area and may need to be improved. Materials should be carefully selected to ensure that they complement and enhance the character of the Conservation Area.

6.4 Any surfaces, whether public or privately owned, that are in a severe state of disrepair and/or have a negative impact on the Conservation Area should be a priority for improvement works.

6.5 The public footpaths and other rights of way within and adjacent to the Conservation Area play a vital role in allowing people to enjoy and experience the area. It is important that these paths are well maintained, clearly marked and made accessible.

## **7.0 Monitoring**

7.1 This Management Plan will be reviewed in accordance with a programme to be agreed in the light of the emerging Local Development Framework and government policy and best practice guidance at the time.

7.2 This review could involve residents and/or members of a residents’ conservation group or conservation advisory committee under the guidance of the Borough Council. By this means, the local community would become more involved in the process, thus raising public awareness of and commitment to conservation issues.

# APPENDICES

## Appendix 1 – Listed Buildings and Structures

### **CHURCH OF HOLY TRINITY, MAIN STREET, NG12 5QS**

Grade: I Date Listed: 13/10/1966 GRID REFERENCE: SK6042227130

### **MANOR FARMHOUSE, MAIN STREET, NG12 5QS**

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK6037227181

### **MANOR HOUSE FARMHOUSE, MAIN STREET, NG12 5QS**

Grade: II Date Listed: 29/09/2005 GRID REFERENCE: SK6053427194

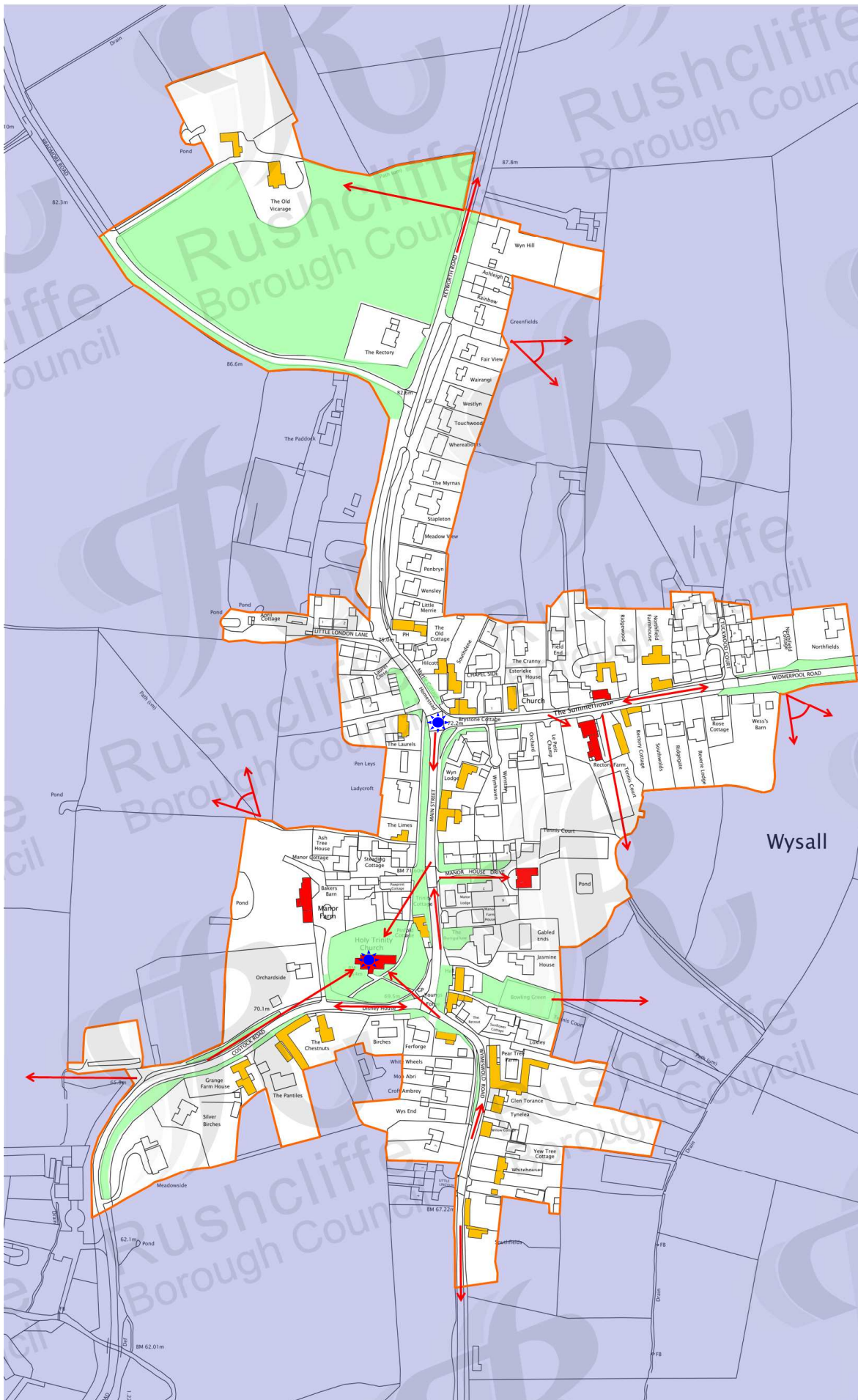
### **RECTORY FARMHOUSE, WIDMERPOOL ROAD, NG12 5QW**

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK6058627304

### **THE NOOK, WIDMERPOOL ROAD, NG12 5QW**

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK6056527337

# Appendix 2 – Townscape Appraisal



Note: A townscape appraisal is not a mapping exercise and the symbols illustrate the character of the area, rather than exact positions and sizes of individual features. No appraisal can be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

-  Important vista
-  Panoramic (wide) view (medium to long distance)
-  Listed Building
-  Key unlisted Buildings
-  Positive open spaces (landscape)
-  Focal point or visual stop
-  Conservation Area boundary



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### Appendix 3 - Works within Conservation Areas that require permission

This page illustrates examples of extra consents required in Conservation Areas. If in any doubt over any consent which may be required, please contact Planning and Place Shaping.

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

#### In addition to general control of development, you will need permission for the following:

