



Rushcliffe  
Borough Council

# Langar Conservation Area Appraisal and Management Plan

May 2009



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

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## **PART 1 CHARACTER APPRAISAL**

### **1 Introduction and summary**

#### **1.1 The Langar Conservation Area**

This small Conservation Area contains 20 Listed Buildings or structures and was first designated in 1990 as part of the Borough Council's proposals to create ten new Conservation Areas.

Grade II Listed 18th and early 19th century Langar Hall, with its stuccoed walls looks out across parkland to the west and down the Lime avenue southward towards Cropwell Road. Within its grounds is the splendid and stately cruciform 13th century church of St Andrew - sometimes referred to as "The Cathedral of the Vale". Within the churchyard are three groups of Listed headstones and one tomb, marking 38 graves in total and dating from 1713 to 1816.

Other notable Grade II Listed Buildings are the school and school-house, dated 1842, the Unicorn's Head public house of 1717. Langar House, set in grounds behind high walls and ornamental iron gates is Grade II\* (two star) and was the former Rectory of the Reverend Thomas Butler and birthplace of novelist Samuel Butler, author of 'Erewhon' and 'The Way of All Flesh'.

#### **1.2 Key characteristics**

- Simple 'H' shaped plan form of three roads with large areas of open space and widely spaced buildings.
- Together, Langar Hall and St Andrew's Church are a clear focal point.
- Farming is still an important occupation within the Conservation Area.
- Hedgerows and grass verges provide strong rural approaches to the village and an avenue of Lime trees frames the drive to Langar Hall.  
Brick walls (the most significant of which are listed) used to delineate spaces.

#### **1.3 Key issues**

**Agriculture** – Steel framed barn opposite the Old School is an eyesore. If it is no longer in agricultural use it could be replaced with a building which is more sympathetic to the Conservation Area's character. New agricultural buildings are felt to be overly large and out of sympathy with the character of the village.

**Highways and Transportation** – Speed of traffic along Cropwell Road creates dangerous conditions for pedestrians especially in the absence of a pavement. This is regrettable as the views towards the Church and Hall from the Road are important.

**Public Realm** – Red dog waste bins are garish in colour. Green would be more appropriate.

**Buildings at risk** – The gateway and walls to the enclosure south of Langar Hall and the Chest Tomb of the Crosland Family in St Andrew's churchyard are both listed buildings currently on Nottinghamshire County Council's Buildings at Risk Register.

## **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 Langar 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 Langar the boundary has been revised in order to create a more rational boundary and include areas which contribute to the village's historic or architectural character. The changes have resulted in the western boundary now following the edge of Langar Hall's parkland, the southern boundary following the watercourse of Stroom Dyke eastwards until Harby Lane and the inclusion of all the properties on Main Street and Earl Howe Crescent.

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

Langar is situated approximately 4 miles to the east of the Fosse Way on the northern edge of the Vale of Belvoir Character Area. The surrounding countryside consists of arable and pasture land traversed by small watercourses such as Stroom Dyke (which runs past the village to the south). The neighbouring villages of Barnstone and Colston Bassett are ½ mile to the north east and 1½ miles to the south west respectively. Langar airfield and Langar Industrial Estate lie about 1 mile to the south on the border with Leicestershire.



The view northwards from Langar Hall towards Wiverton Hall.

## 4 Historic development and archaeology

The Domesday Book of 1086 records two mills and a church in Langar in which William Peverel, owner of the major estate there, had half a share. The present church of St Andrew's is in the early English style of circa 1200. There was a previous church in Langar dedicated to St Ethelburga. In Saxon times, Langar was a place of pilgrimage, where, as Vatican archives reveal, "great multitudes resort" to seek release from their sins. Archaeological excavations, approximately one mile south of the present church, have revealed traces of a medieval building, which is probably the site of the original priory.

Since Richard I granted Gerard de Rodes the Lordship of the Manor in the 12th Century, a succession of four different families have owned the Langar estate. The de Rodes were soldiers in the service of King John, a visitor to Langar in 1215. During the late 13th Century the estate passed to the Tibetots who went on crusades with Edward III. In 1373 Margaret Tibetot married Richard Le Scrope. He was descended from a large and powerful family which owned huge estates in the north of England. The Scropes built a new stone house on the hill, described by historian Leland in 1540 as "embattled like a castle".

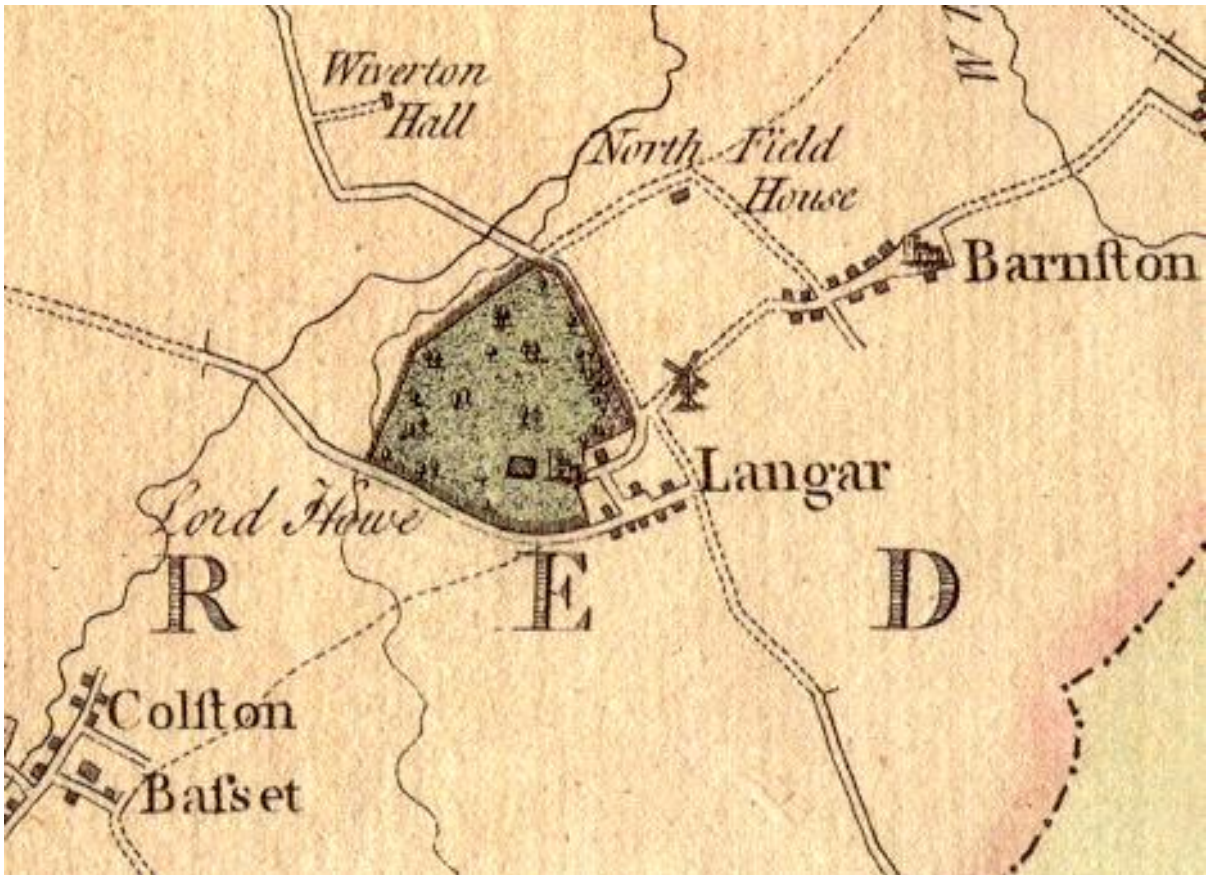
Langar's last Lord Scrope, Emanuel, was created Earl of Sunderland by Charles I, but as a royalist his properties were sequestered during the Civil War. The 10,000 acre estate was inherited by his illegitimate daughter Annabella who married Gloucestershire politician, John Howe in 1677. That same year, Thoroton wrote that Langar Hall and "nearly the whole of the parish had lately become the estate of Mr Howe, who made a convenient park of the closes around the mansion and stocked it with deer." A contemporary illustration shows the three-storey mansion with tall chimneys. The Howe descendants included the celebrated Admiral, Richard 1st Earl Howe, hero of the 1794 battle now known as the Glorious First of June, when Howe's fleet clashed with a similar-sized French force off the coast of France. Howe's ships captured six of the enemy and sent two more to the bottom of the sea, without incurring a single loss.

The present Hall was constructed by John Marriott in 1837 and was later bought by Annie Bayley and has remained in the family ever since. One descendant, Geoffrey Huskinson, replanted the garden in the valley below the house where a network of medieval fishponds can still be seen today. Huskinson was a former Notts. County Cricket Club President and during Test Matches, cricketers often stayed at the Hall as his guests. Geoffrey Huskinson's daughter, Imogen Skirving, now runs the building as a hotel and restaurant

Although Langar's housing stock has been greatly increased by infill development since the 1950s, the basic plan form and extent of the village has remained essentially unaltered since the medieval period.

The oldest part of the settlement stands around the Cropwell Road/Main Street Junction where most of the village's traditional cottages and farmhouses are situated and the Unicorns Head public house dominates the streetscene. Built in 1717, it originally served as a farmhouse and alehouse with its own brewery, identified by its unusual three-tier chimney. One of the earliest innkeepers was Robert Simon. He died in 1732 when the pub was known as The Feathers – named after the arms of the Howe family, which included a plume of five ostrich feathers. The inn acquired its present name around 1825 when John Wright, the new Lord of Manor, was granted a coat of arms featuring a unicorn's head. During the 19th century, the pub became a coaching inn and stables were provided at the rear of the building. The village green which the Unicorns Head overlooks was once much larger, occupying the area which is now a tarmac car park.

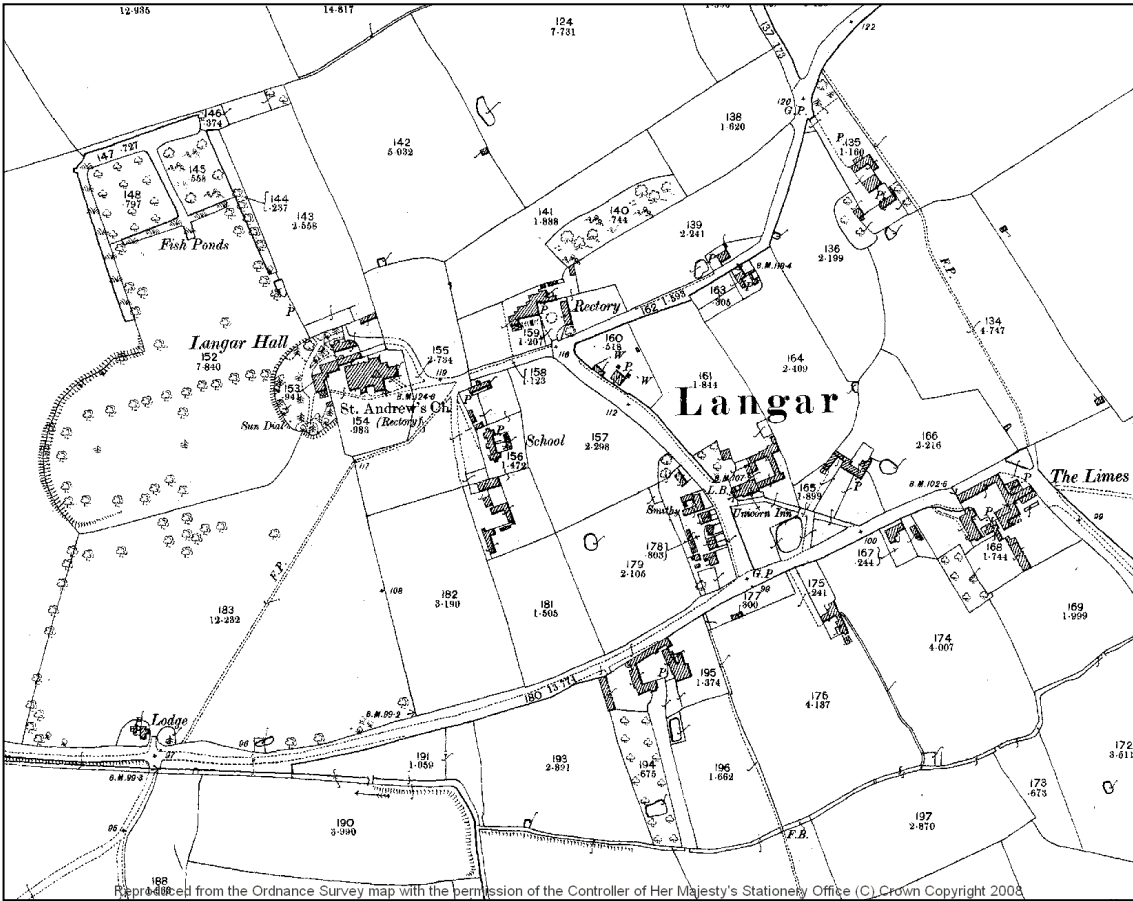
(Principal source: <http://www.wivertonchurches.org.uk/standrews/standrews.htm>)



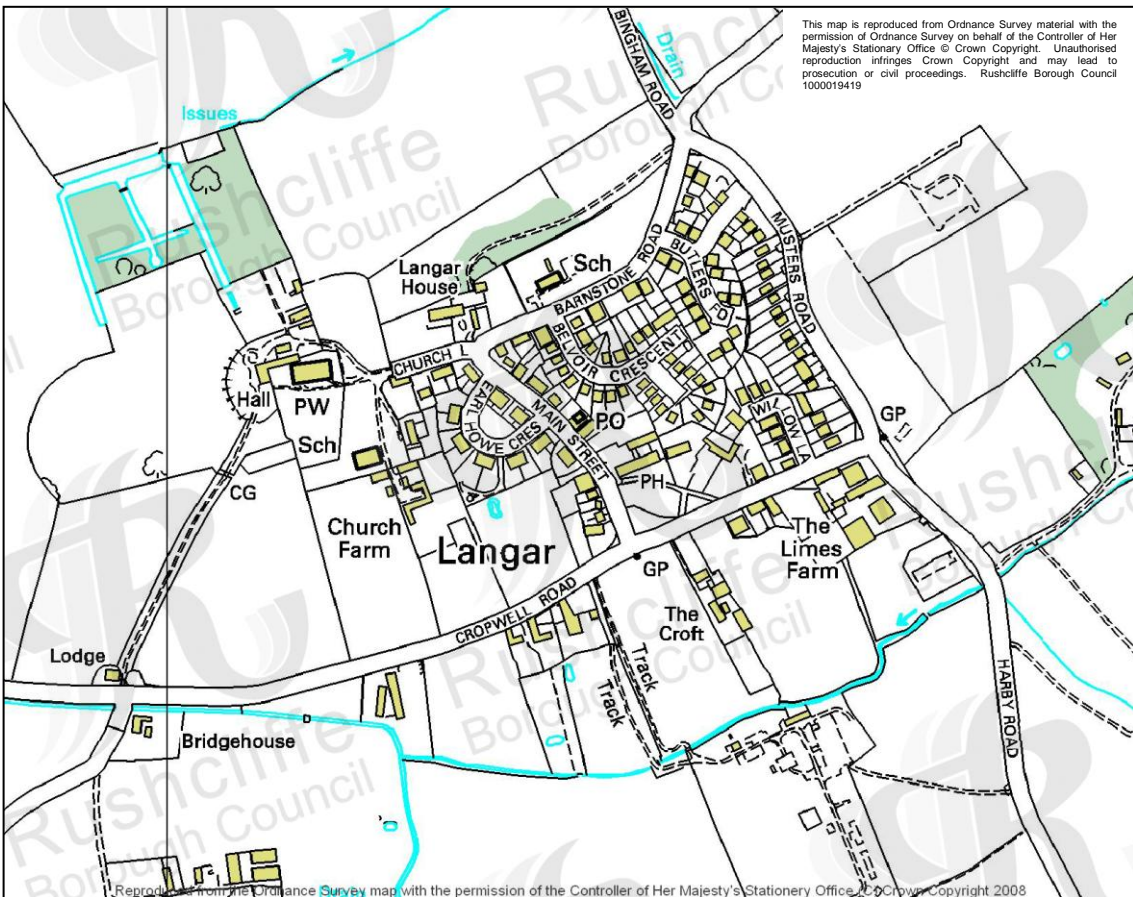
hapman 1774. Note the simple road layout and cluster of buildings around the junction of Main Street and Cropwell Road. Also note the square plan form and westerly position of Langar Hall.



Ordnance Survey 1816. Langar Hall has been rebuilt as a smaller building closer to the church.



Ordnance Survey 1900. Langar Hall (as it stands today) is now a rectangular building facing in a westerly direction. At this time the present day Muster's Road is still no more than a track. Note also the new schoolhouse on Church Lane built in 1842.



Langar village today. Note how 20<sup>th</sup> century infill development has occupied the land between Main Street and Muster's Road but the old road network still remains.



## 5 Spatial analysis

### 5.1 Plan form and layout

Langar has a simple layout of four principal roads. The first of these is Cropwell Road which runs roughly east-west along the south of the main built up area of the village. On the southern side of the road are a number of farm houses with their associated agricultural buildings. At its eastern end, Cropwell Road forms a T junction with Musters Road, which effectively forms the eastern boundary of the village. Access to the centre of the village is via Main Street which heads northwards from Cropwell Road and then turns westwards into Church Lane. The majority of the housing in Langar, which is mostly modern and detached, is concentrated to the west of Main Street with older properties situated along Cropwell Road, Main Street and Church Lane. Church Lane itself leads to an open area around Langar Primary School, St Andrew's Church and the rear access to Langar Hall. Finally, running south westwards from the Hall is a drive lined with Lime trees which meets Cropwell Road at the village's westernmost extent. Most of the buildings in the village have their principal elevations fronting the highway but some are set in their own grounds and face onto private gardens.



Approaching Langar from the west along Cropwell Road (left) and looking north along Main Street (right).

### 5.2 Landmarks, focal points and views

Langar Hall and St Andrew's Church are the village's most significant landmarks and are visible in views from Cropwell Road and Church Lane. The Unicorn's Head Public House and Langar House also feature heavily in the streetscene with the former being in a prominent position at the entrance to the village and the latter closing the view northwards along Main Street. The open nature of the Conservation Area and the limited number of buildings affords good views of the surrounding countryside and parkland. One of the finest views looks northwards from the grounds of Langar Hall to Wiverton Hall (approximately 1½ miles away) which stands out as a feature in the landscape (see p. 5).

The Townscape Appraisal map in Appendix 2 illustrates these key views and other views which link the village to the adjacent countryside.



St Andrew's church tower as seen from Cropwell Road (left) and Langar Hall (right).



The Unicorns Head from Cropwell Road (left) and Langar House from Main Street (right).

### 5.3 Open spaces, trees and landscape

The Langar Conservation Area incorporates large areas of open space between buildings with the parkland of Langar Hall and the churchyard of St Andrew's providing some of the most attractive open spaces. The green at the Main Street/Cropwell Road junction is also significant in the streetscene and frames views towards the Unicorn's Head pub. Around the agricultural buildings to the south of Cropwell Road there are a number of hedge lined paddocks and small fields which contribute positively to views south of the village. Hedgerows and grass verges can also be found lining the approaches to the village and groups of mature trees are a particular feature of the parkland around Langar Hall.

Areas of open green space which make a positive contribution to the character of the Conservation Area are shown on the Townscape Appraisal map in Appendix 2.



The green at the Main Street/Cropwell Road junction (left) and St Andrew's churchyard (right).



Views over Langar Hall's parkland.

## 5.4 Public realm

The highways and pavements in Langar are all surfaced with asphalt but the frequent use of hedgerows, tree lines and grass verges as boundary treatments maintains the rural character of the village. Other boundary treatments include brick walls of varying heights (which are even used as a field boundary in one instance), metal fences and timber fences.

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



Metal railings and Lime trees along the drive to Langar Hall (above) and the brick boundary wall of Langar House (right).

## 6 The buildings of the Conservation Area

### 6.1 Building types

The older buildings in Langar consist of a mixture of small cottages, two modest country houses (Langar Hall and Langar House), 17<sup>th</sup> and 18<sup>th</sup> century farmhouses with their associated ranges of outbuildings, an 18<sup>th</sup> century coaching Inn with brewhouse and stables (The Unicorn's Head), a Victorian school and a 13<sup>th</sup> century cruciform church (St Andrew's). Many of these can be seen on the historical maps shown in section 4. More modern structures within the Conservation Area include a handful of 20<sup>th</sup> century houses, and a variety of agricultural buildings.



Badger Cottage, Main Street (left); Langar Primary School, Church Lane (centre); barn at The Limes Farm, Cropwell Road (right).

### 6.2 Listed Buildings

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

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



St Andrew's church, Grade I (left) and The Limes Farmhouse, Grade II (right)



Church Cottage, Grade II (left) and Langar House, Grade II\* (right).

### 6.3 The contribution of unlisted buildings

The Langar 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.

Around 15 unlisted cottages, farmhouses and outbuildings have been identified as having a positive impact on the character of the Conservation Area. The majority of these date back to the 18<sup>th</sup> and 19<sup>th</sup> centuries.



Langar Hall Lodge (left), cottages along Main Street (centre), buildings at Church Farm (right).

## 6.4 Building materials and local details

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

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

**Walls:** Orange/red brick with some buildings having decorative string courses, ashlar details and blue brick accents. There are also examples of rendered (Langar Hall and Lodge) and earlier stone walls (e.g. St Andrew's church).

**Roofs:** Dominated by orange clay pantiles and plain tiles with a few examples of Welsh slate. Gable ends are plain close verge, where the tiles run to the edge of the brick gables, or have parapets. Brick chimneys in a variety of styles, sizes and positions are prominent roofline features on many of Langar's buildings.

**Windows:** Georgian timber sliding sashes, timber casements in a variety of configurations and some ashlar mullioned casements. Many create a symmetrical façade and have glazing bars. Arched brick lintels are most prominent and pitched roof dormers are a common feature.

**Doors:** Painted or varnished timber in a wide variety of styles including part glazed, plank and batten and panelled. Substantial porches are a common feature. Some larger buildings have ashlar door surrounds.



Slate roof, ochre coloured render, symmetrically arranged Georgian sash windows with slim glazing bars and ashlar detailing around the doorway. (Langar Hall).



Orange clay pantile roof with timber casement dormer windows (Church Cottage). The steep roof pitch indicates that the building was originally thatched before the pantiles and dormers were added in the 19<sup>th</sup> century.



Ashlar mullioned casement window, ashlar gable copings and kneelers and blue brick headers (Langar Junior School).



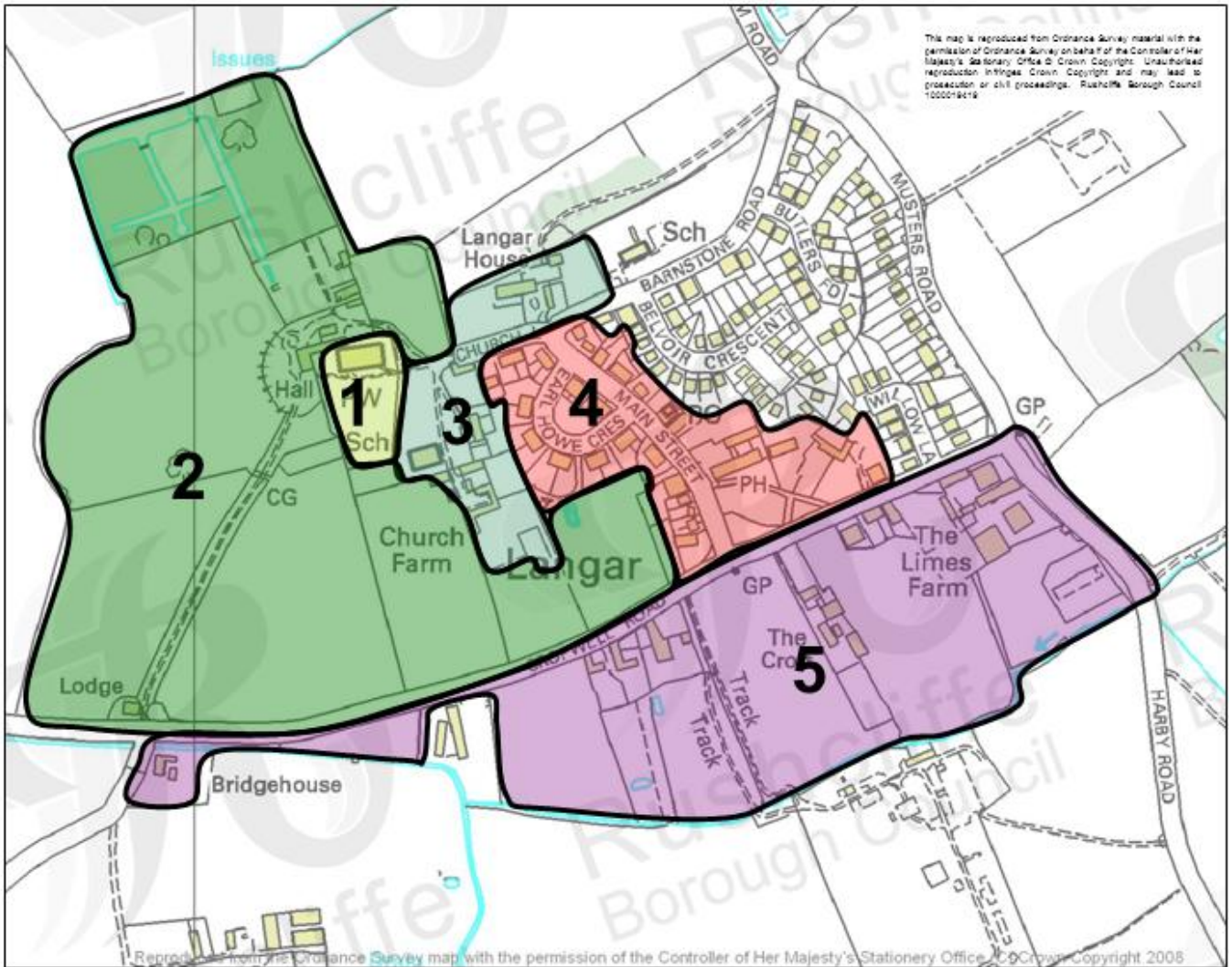
Three stage reducing chimney stack on the brew-house of the Unicorn's Head.



Clay plain tile roof, with parapet gables. Brickwork string course and brick porch. Timber Yorkshire sliding sash windows with segmental headers and arched brick lintels (The Unicorn's Head).



## 7 The Character of the Conservation Area



1. St Andrews churchyard encircled by brick wall with stone coping. Numerous listed grave stones and tombs, cruciform church of St Andrews.
2. Langar Hall and parkland. Gardens, pasture land and paddocks with metal fence and brick wall boundaries. Hedgerows and grass verges lining Cropwell Road. Groups of mature trees including a Lime tree avenue along gravel drive to Langar Hall. Ochre coloured render to exterior walls of Hall and Lodge.
3. Church Lane. Late 17<sup>th</sup> century Langar House set in private grounds behind high brick walls. Langar C of E Junior School buildings, cottages and farmhouse. Informal planting of small trees and shrubs. Church car park.
4. Village centre. Dominated by Unicorn's Head Public House. Small village green and pub car park. Row of traditional cottages along Main Street and 20<sup>th</sup> century housing development on Earl Howe Crescent.
5. Farm houses and agricultural buildings set among small fields and paddocks. Bordered by a stream, hedgerows and trees to the south. Hedgerows and grass verges along Cropwell Road and Musters Road.

## 8 SWOT Analysis

A SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) exercise was undertaken by the Parish Council which asked 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.

**Table 1: SWOT Analysis**

|                      |   |
|----------------------|---|
| <b>Strengths</b>     | <ul style="list-style-type: none"><li>• Hall and Church provide strong visual focal point.</li><li>• Traditional character of red brick cottages and houses.</li><li>• Far reaching views over surrounding countryside.</li></ul> |
| <b>Weaknesses</b>    | <ul style="list-style-type: none"><li>• Poor pedestrian access along Cropwell Road.</li><li>• Red dog litter bins are too garish.</li><li>• Speeding traffic along Cropwell Road.</li></ul>                                       |
| <b>Opportunities</b> | <ul style="list-style-type: none"><li>• Create a footpath along Cropwell Road to provide safer pedestrian access to Hall grounds.</li><li>• Replace barn opposite the Old School with a more sympathetic building.</li></ul>      |
| <b>Threats</b>       | <ul style="list-style-type: none"><li>• Large agricultural buildings are not sympathetic to village character.</li><li>• Heavy traffic along Cropwell Road.</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 Statement 5 “Planning for the Historic Environment”

English Heritage “Management of Conservation Areas”

- 3.2 The County Structure Plan contains the following policy:

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

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

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

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

### **EN2 – CONSERVATION AREAS**

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

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

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

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

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

### **3.4 Village Design Statements**

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

## 4.0 Development in Conservation Areas

### 4.1 Article 4 Directions.

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

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

### 4.2 Building Design

Extensions to buildings in Conservation Areas should respect

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

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

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

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

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

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

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

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

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

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

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

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

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

#### 4.3 Materials

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

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

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

#### 4.4 Boundary Treatment

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

#### 4.4.1 Types of boundary

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

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

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

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

#### 4.5 Landscaping

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

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

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

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

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

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

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

## **6.0 Management of Public Realm**

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

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

are applied within Conservation Areas.

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

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

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

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

## **7.0 Monitoring**

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

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



# APPENDICES

## Appendix 1 – Listed Buildings and Structures

**LANGAR HOUSE , CHURCH LANE, NG13 9HG** *Grade: II\* Date Listed: 12/02/1952 GRID REFERENCE: SK7225934714*

**GARDEN BOUNDARY WALLS TO WEST AND SOUTH OF LANGAR HOUSE, CHURCH LANE, INCLUDING GATEWAY TO WEST** *Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK7224134718*

**CHURCH COTTAGE , CHURCH LANE, NG13 9HG** *Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK7221034649*

**LANGAR HALL INCLUDING EAST WEST RANGE ADJOINING AND TO NORTH EAST , CHURCH LANE, NG13 9HG** *Grade: II Date Listed: 12/02/1952 GRID REFERENCE: SK7209034653*

**GATEPIERS TO ENTRANCE DRIVE OF LANGAR HALL , CHURCH LANE, NG13 9HG** *Grade: II Date Listed: 01/12/1965 GRID REFERENCE: SK7214234675*

**CHURCH OF ST ANDREW , CHURCH LANE, NG13 9HG** *Grade: I Date Listed: 01/12/1965 GRID REFERENCE: SK7212734652*

**CHURCHYARD WALL ALONG EAST SIDE OF YARD , CHURCH YARD** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK7215734650*

**HEADSTONES IN CHURCHYARD OF CHURCH OF ST ANDREW IN ANGLE OF SOUTH TRANSEPT AND CHANCEL , CHURCH LANE, NG13 9HG** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK7214134646*

**HEADSTONES IN CHURCHYARD OF CHURCH OF ST ANDREW SOUTH OF NAVE , CHURCH LANE, NG13 9HG** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK7213434633*

**CROSLAND CHEST TOMB IN CHURCHYARD OF CHURCH OF ST ANDREW APPROXIMATELY 5 METRES SOUTH OF THE WEST END OF THE NAVE , CHURCH LANE, NG13 9HG** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK7211634630*

**HEADSTONES IN CHURCHYARD OF CHURCH OF ST ANDREW, AGAINST WEST CHURCHYARD WALL SOUTH OF CHURCH , CHURCH LANE, NG13 9HG** *Grade: II Date Listed: 23/06/1989 GRID REFERENCE: SK7210334626*

**SCHOOL HOUSE , CHURCH LANE, NG13 9HG** *Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK7222234594*

**GATEWAY AND WALLS TO ENCLOSURE SOUTH OF LANGAR HALL BETWEEN CHURCHYARD AND CROPWELL BISHOP ROAD , CHURCH LANE, NG13 9HG** *Grade: II Date Listed: 01/12/1965 GRID REFERENCE: SK7216834560*

**THE LIMES FARMHOUSE , CROPWELL BISHOP ROAD** *Grade: II Date Listed: 25/09/1979 GRID REFERENCE: SK7258934537*

**BOTTOM HOUSE FARMHOUSE , CROPWELL BISHOP ROAD** *Grade: II Date Listed: 01/11/1974 GRID REFERENCE: SK7236434426*

**BARN COURT, CROPWELL BISHOP ROAD** *Grade: II Date Listed: 01/11/1974 GRID REFERENCE: SK7233634417*

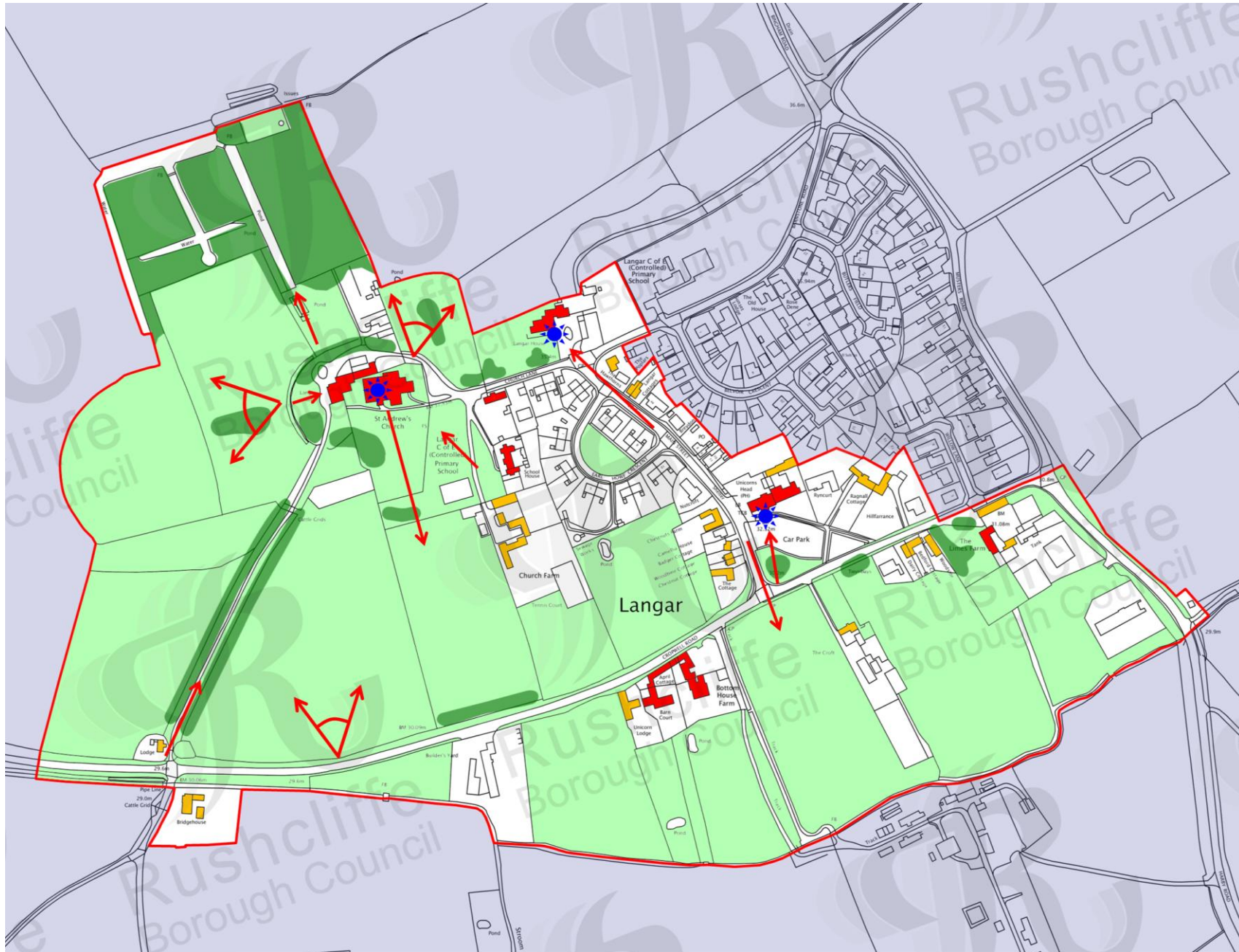
**FORMER STABLE RANGE IMMEDIATELY NORTH OF BOTTOM HOUSE FARMHOUSE INCLUDING GARAGE TO NORTH , CROPWELL BISHOP ROAD** *Grade: II Date Listed: 01/11/1974 GRID REFERENCE: SK7235334443*

**FORMER CATTLESHEDES ALONG NORTH SIDE OF FARMYARD AT BOTTOM HOUSE FARM , CROPWELL BISHOP ROAD** *Grade: II Date Listed: 01/11/1974 GRID REFERENCE: SK7233534441*

**THE UNICORNS HEAD PUBLIC HOUSE , MAIN STREET, NG13 9HE** *Grade: II Date Listed: 20/08/2004 GRID REFERENCE: SK7241834573*

**K6 TELEPHONE KIOSK OUTSIDE THE UNICORNS HEAD , MAIN STREET, NG13 9HE** *Grade: II Date Listed: 17/10/2005 GRID REFERENCE: SK7240434556*

## 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
-  Listed Building
-  Key unlisted Buildings
-  Positive open spaces
-  Wooded areas
-  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:

