



Rushcliffe
Borough Council

Sutton Bonington Conservation Area Appraisal and Management Plan

December 2010



RUSHCLIFFE - GREAT PLACE - GREAT LIFESTYLE - GREAT SPORT

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PART 1 CHARACTER APPRAISAL

1 Introduction and summary

1.1 The Sutton Bonington Conservation Area

The Sutton Bonington Conservation Area contains 25 Listed Buildings, and was the first Conservation Area in Rushcliffe, originally designated in 1968, before being revised in 1976. Sutton Bonington Conservation Area's appeal lies in the interplay between its informally arranged historic buildings, its distinctive plan form and the integration of its rural character within the village core. Gentle curves in the predominantly linear plan form reveal a pleasing sequence of views from the more built up southern approach, through the two former village hearts, with picturesque rural scenery between, and on to the rural landscape to the north. The northern approach allows clear appreciation of Sutton Bonington's location on the edge of the Soar valley, and of the Conservation Area's integration within the rural landscape.

1.2 Key characteristics

- The Conservation Area appears as an integral part of its rural landscape setting. This is clearly evidenced from the banks of the River Soar, from where the village appears as a small historic settlement surrounded by and including within it trees and open countryside.
- The presence of two principal churches in a rural village is a unique feature and evidence of Sutton Bonington's evolution from the two separate settlements of Sutton and Bonington.
- The spire of St. Michael's Church is an important landmark, visible from various points within the Conservation Area, and also from the surrounding countryside, and from the banks of the River Soar.
- The linear and gently winding pattern derived from the Sutton Bonington's location on the edge of the River Soar floodplain has led to Main Street providing the dominant route throughout the Conservation Area, with small lanes leading off, giving a well-defined hierarchy. This is further emphasised by the fact that, with the exception of St. Anne's Church, all of the Conservation Area's important buildings front Main Street.
- Old hierarchies and functions of the 17th, 18th and 19th centuries are clearly evident, from workers' cottages, framework knitters' cottages, forges, farmhouses and farm outbuildings, rectory, schoolhouse up to churches and the Hall.
- The Hall, grounds and associated buildings retain a strong presence within the Conservation Area, reflecting the influence of its owners and its importance to the village.
- A wide variety of historic buildings and views of open countryside can be seen in combination as one progresses through the Conservation Area, providing an interesting and attractive streetscape enhanced by the wide range of plot sizes, including large gardens, as well as open spaces within the Conservation Area. Many different kinds of view are offered, from glimpses of open countryside between houses to long vistas and panoramas.

1.3 Key issues

- Loss and threat of loss to mature trees when new development is located too close to them.
- Development of open space and back gardens within the Conservation Area

- Parking problems. These include parking on grass verges by the Pasture Lane shop, and potential increases in student parking when the University of Nottingham begins charging for parking on the Sutton Bonington campus.
- Threat of increased urbanisation of the surrounding countryside
- Noise and pollution issues from traffic and the potential of increased use as a short cut to surrounding traffic networks
- Unsympathetic design of development within the Conservation Area

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 architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (PPS 5). The main purpose of a Conservation Area Appraisal is to define the special interest of an area in order to manage change in a way that preserves that special interest.

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 Sutton Bonington a number of small revisions were carried out to correct previous anomalies and create a more logical boundary. These changes and a detailed analysis of the village's characteristics are shown on the Townscape Appraisal Plan in Appendix 2.

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

2.2 The planning policy context

This appraisal provides a firm basis on which applications for development within the Sutton Bonington 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.

Sutton Bonington is situated right on the western edge of Rushcliffe, approximately ½ mile to the east of the River Soar in rolling farmland to the south-west of Nottingham. The village is built along the slope rising up from the valley of the River Soar. The surrounding countryside consists primarily of pasture and arable fields lined with large hedgerows and a generous scattering of trees. The M1 motorway is located approximately 2 miles to the west of Sutton Bonington.

Sutton Bonington Conservation Area's visual integration into its landscape setting is one of its key characteristics. Lack of modern development to the east and west has resulted in the Conservation Area retaining its traditional relationship with the surrounding countryside. Views into the Conservation Area from public footpaths around the village, from the northern and southern approaches, and from the river and its flood plain show the Conservation Area as a small traditional settlement surrounded by and incorporating trees, fields and hedges.



Above and below: Fields of pasture surrounding Sutton Bonington





Above: Sutton Bonington Conservation Area's integration with its landscape setting, as illustrated in this view from the surrounding fields, is a key characteristic.



Above: Arable land to the south of the Conservation Area.



Above: Field of pasture at the northern end of the Conservation Area.

4 Historic development and archaeology

Originally two separate settlements, Sutton to the south and Bonington to the north are listed in the Domesday Book of 1086 as 'Sudtone' and 'Bonitone' and probably date back to Anglo-Saxon times. The two rural farming communities developed around their respective churches, the 12th century Church of St Anne in Sutton and 13th century Church of St Michael in Bonington. The two settlements gradually grew together during the medieval period to create one linear village with the name of 'Sutton Bonynton' by 1340. Sutton means 'south farm' while Bonington is likely to have meant 'Buna's farm'.

Up until the 17th century, farming was the main occupation for the inhabitants of Sutton Bonington. The 17th century saw the introduction of the framework knitting trade, an important East Midlands industry, to Sutton Bonington and it became a major occupation alongside farming, with the village containing up to 50 framework knitting workshops. Examples of these workshops still survive today.

The arrival of the Midland Railway in 1840 provided alternative employment in the 19th century, as did the Hathern Station Brick and Terracotta Works, located ½ mile to the south of Sutton Bonington. The relocation of the Midland Agricultural College (now the University of Nottingham Faculty of Agricultural Science) from New Kingston to the northern edge of Sutton Bonington in 1915 also provided alternative employment, and remains a major employer to this day.

The geographical size of the village changed very little between 1815 and the early 20th century, when development extended out of the area currently comprising the Conservation Area, down Park Lane to the south. This was followed by development to the east of Park Lane in the late 20th century, forming the estate of Orchard Close, Willow Poole Lane, Shepherd's Close, Charnwood Avenue and Charnwood Fields. In the early 21st century, open land extending from the Rectory to Main Street has been developed for housing.

The north/south aligned linear plan form is the result of several historic and geographical factors. It is likely that traditional road edge development followed the primary routes to and from Kegworth and Zouch/Normanton, with farmhouses fronting the main streets with farmland behind. Expansion to the east and west was constrained by the need to be above the River Soar flood plain to the west, and the steep rise of the valley to the east. The introduction of the Midland Railway in 1840 century, the take up of land by St. Anne's Manor in the late 19th century, and the slope of the land further constrained development to the east. Significant 20th century development to the south of the Conservation Area has continued Sutton Bonington's distinctive linear plan form.

The majority of the buildings in the Conservation Area were built in the 17th, 18th and 19th centuries and display fine examples of Georgian, Victorian, Queen Anne and timber-framed buildings. Sutton Bonington is characterised by the mixture of detached houses, cottages, terraced buildings, farmhouses and former agricultural buildings along the winding linear Main Street.

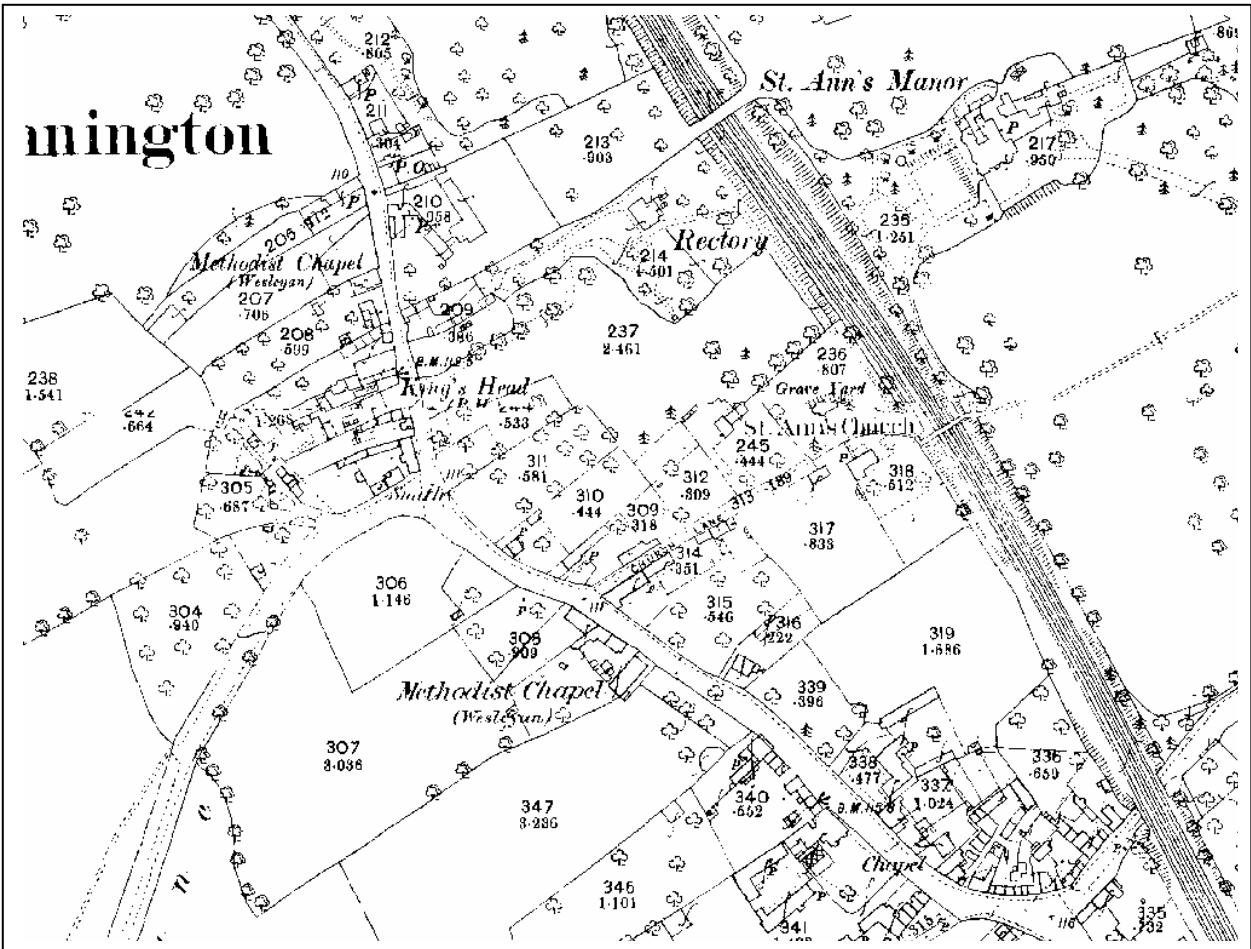
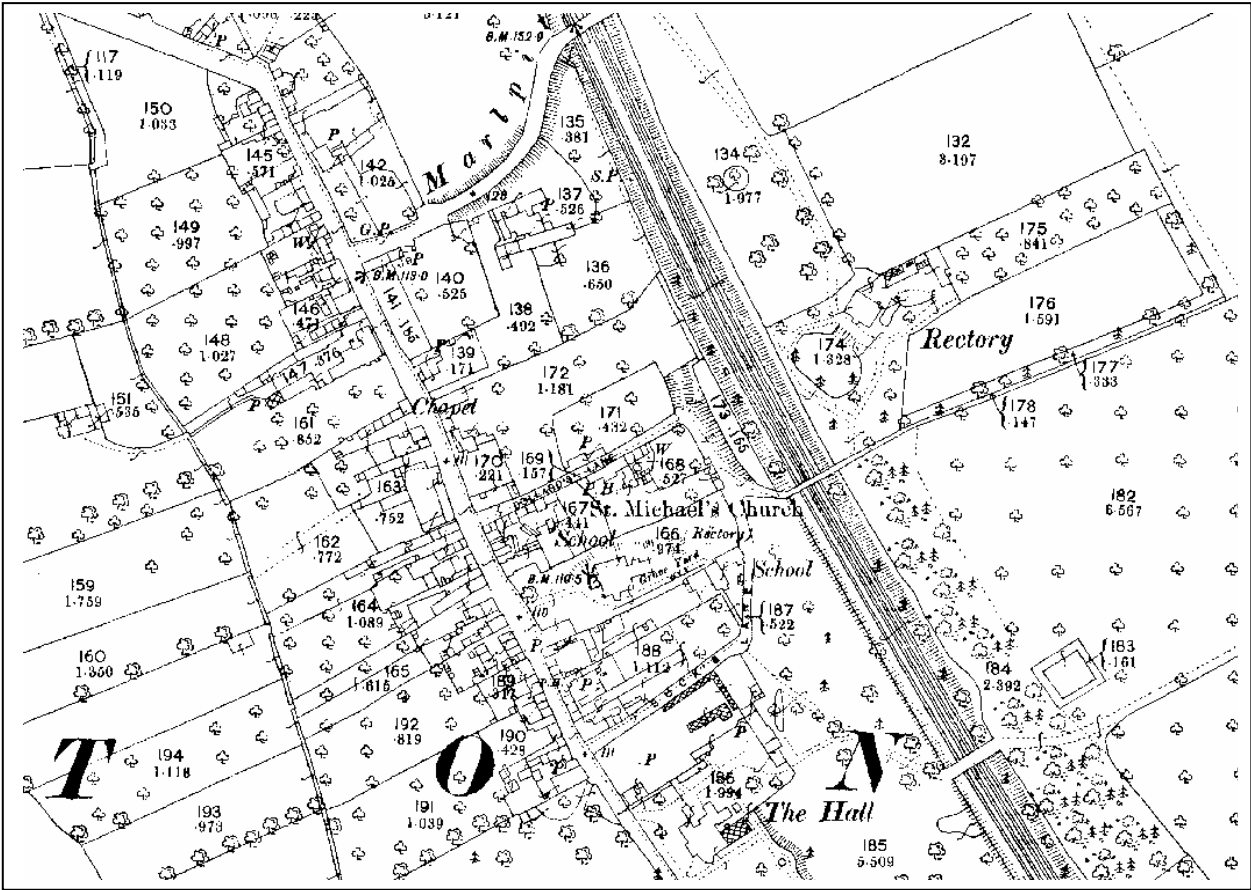
Historically, Sutton Bonington has been well served by local amenities including 2 Church of England churches, a Baptist church, 3 Methodist churches, 3 schools, a village hall, 4 public houses, 3 butchers, 2 bakeries, post office, general store, grocer, fish & chip shop, sweet shop, Union Jack Temperance Hall & Coffee House, library, garage, 3 blacksmiths, saddler, wheelwright, basket-maker, cobbler, plumber, bricklayer, lime burner, saw pit and a canal. The village also had a number of clubs providing music, dance, drama and sport. Today, the 2 Church of England churches, Baptist church, one Methodist church, 1 school, village hall, library, 2 pubs, post office and general store still survive, while additional amenities include a clothing shop, salon, Caravan Club site and children's playground.



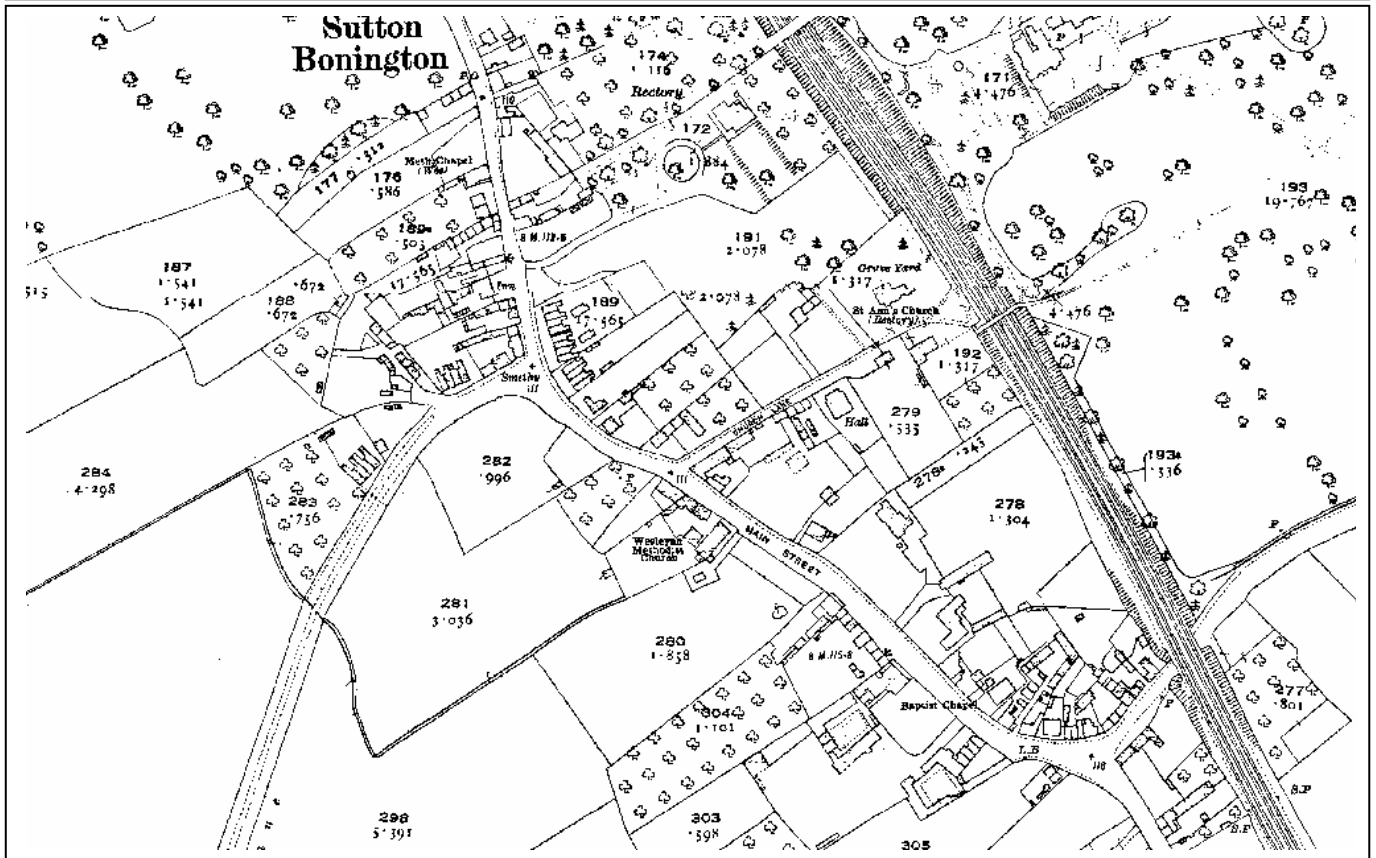
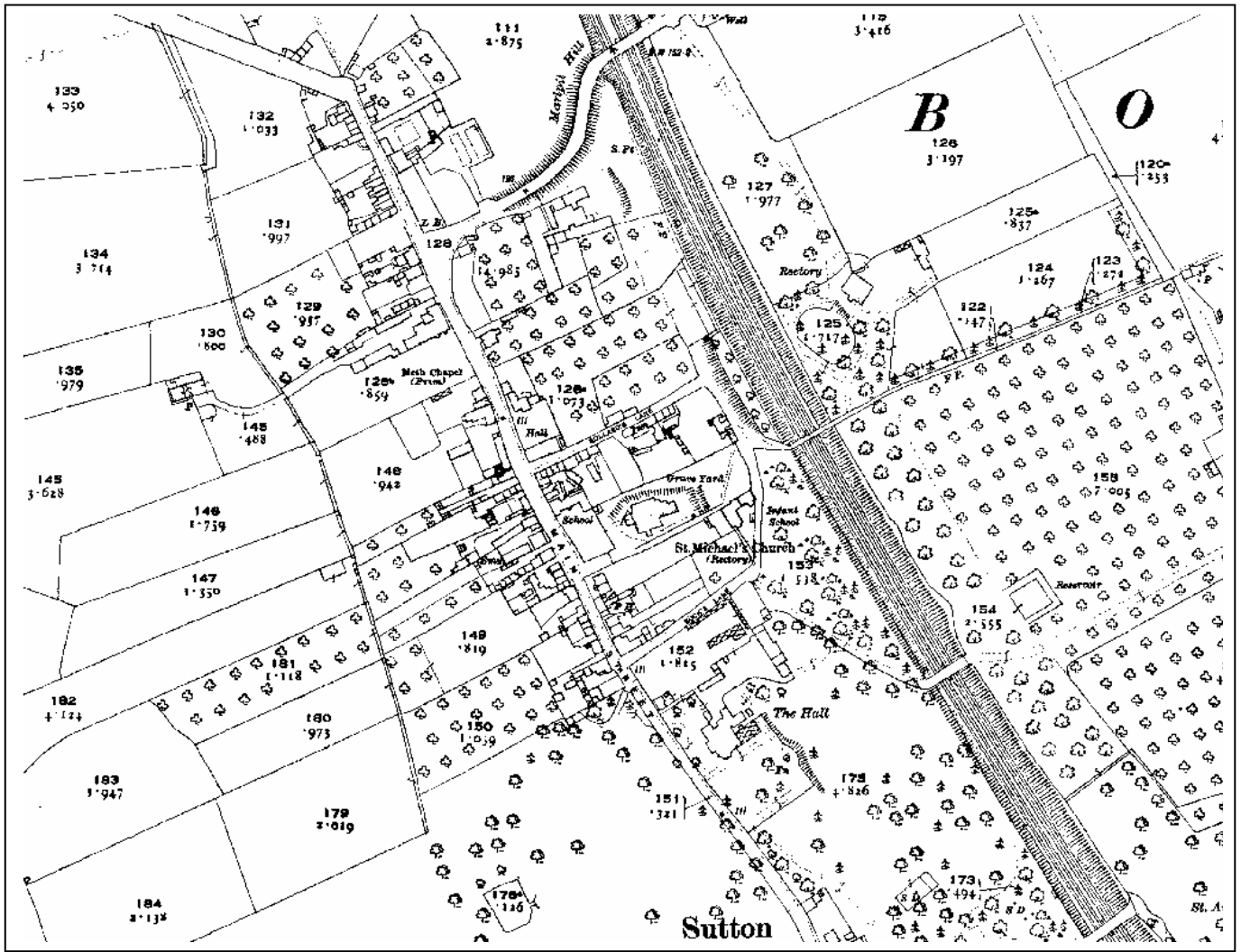
Sutton Bonington in 1815. The geographical layout and linear plan form of the village as seen today is already evident.



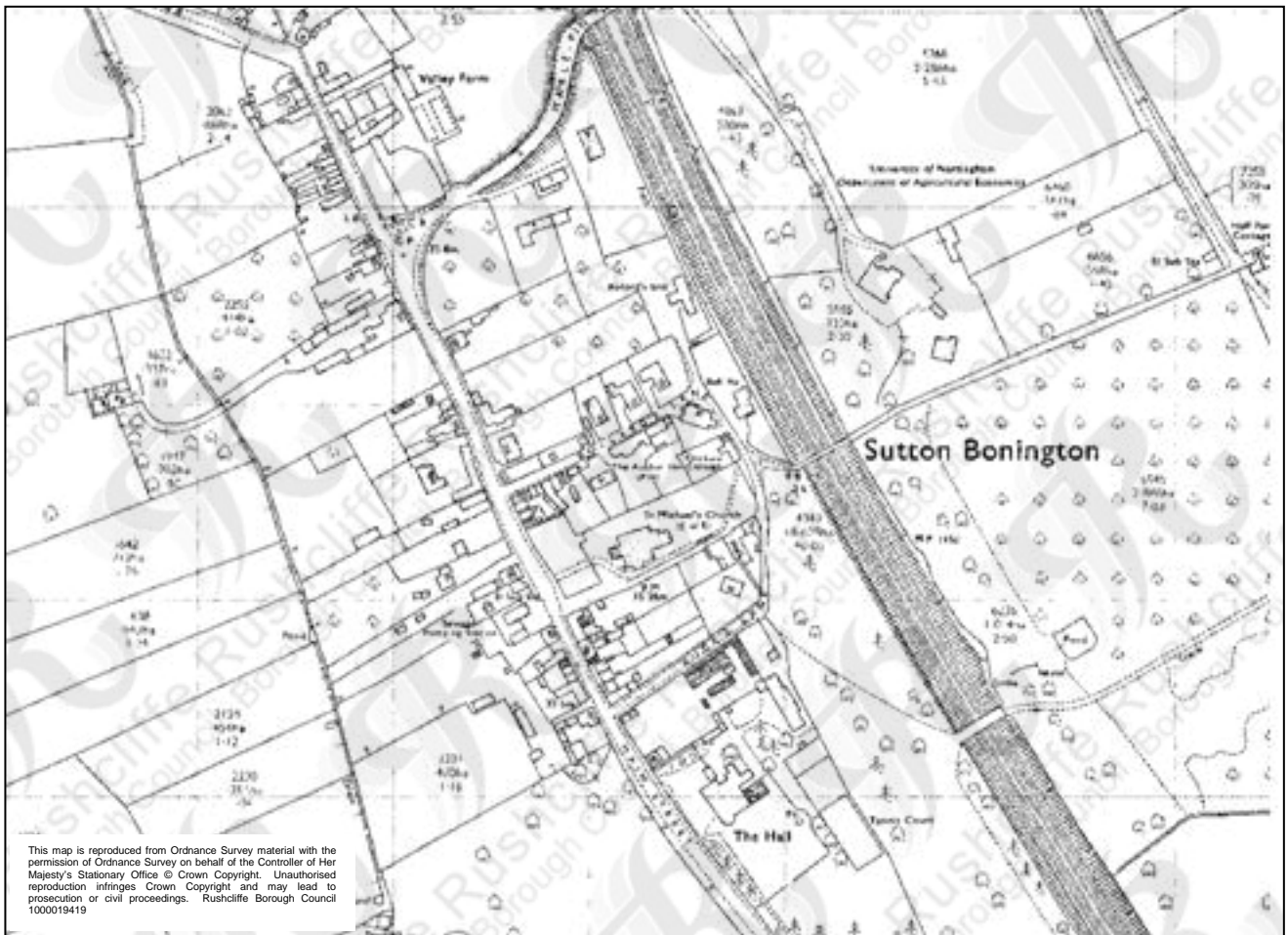
Sanderson's Map of Sutton Bonington in 1836



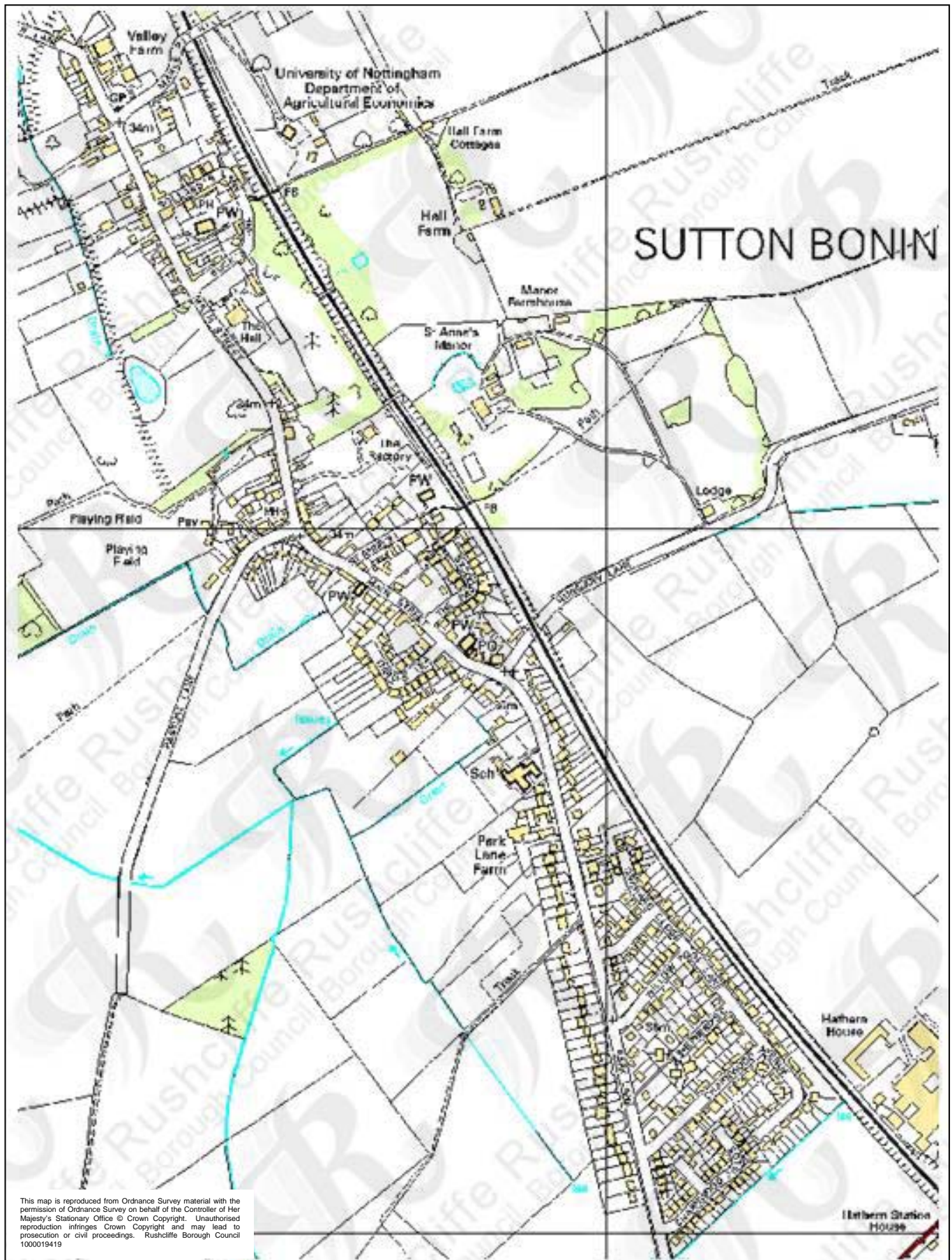
Sutton Bonington in 1880. North part (top), south part (above). The Midland Railway line can be seen to the east of of the village.



Sutton Bonington in 1915. North part (top), South part (above)



Ordnance survey map of 1970. North part (top), south part (above). Development is particularly evident in the southern part of the village.



Sutton Bonington today. Again, development is most evident in the southern part of the village, particularly the extensive 20th century development to the south down Park Lane.

5 Spatial analysis

5.1 Plan form and layout

The historic street pattern of Sutton Bonington consists of a gently winding linear principal thoroughfare on a north/south alignment (Main Street, with Marle Pit Hill at the north and Park Road at the south). A number of minor lanes and culs-de-sac branch off Main Street throughout the village, the largest of which are Soar Lane at the northern end which heads north-west towards the river Soar, Pasture Lane which heads south-west, and Hungary Lane at the southern end which heads east across the railway. The historic linear plan form has been reinforced by the prevention of expansion by the river to the west and by the slope of the valley and, later, the railway, to the east. 20th century development to the south of the Conservation Area has continued the linear plan form.

The historic buildings in the village are scattered along Main Street and the adjoining lanes. Many of the buildings are positioned straight onto the pavement, particularly those which are older, while later buildings are often set back with small front gardens. Some larger properties are set back in moderately-sized plots, while others are orientated side-on to the road, with the side facade built onto the pavement. With the exception of the two principal churches, St. Michael's and St. Anne's, the Conservation Area's most important buildings are located on Main Street, while the minor lanes contain smaller, more modest buildings. Thus a clearly defined hierarchy is still evident. Modern infill development is predominantly set back from the road.



Building positioning and alignment (left to right): A cottage built side-on to the road; 3-storey Georgian farmhouse built straight onto the street (left side of right-hand photo) and later Victorian terraced housing set behind small front gardens (right side of right-hand photo).

5.2 Landmarks, focal points and views

Sutton Bonington's most distinctive landmark is the 13th century church of St Michael in the north of the village. The church features strongly in views throughout the northern half of the village and glimpses of the spire can be spied from almost every direction. The church of St Anne with its tiny lych gate in the southern part of the village is a hidden architectural gem which provides some intriguing glimpses on the approach along St Anne's Lane.

The White House on Main Street is also particularly distinctive in views around the village, while the red brick 86 Main Street and 10 & 12 Main Street act as visual stops on the view down Main Street from the south. The gently winding nature of Main Street provides a series of glimpses and views along its course.

Attractive views across the village and surrounding countryside can be seen from many points within the Conservation Area, including the railway bridge at the northern end of the Conservation Area, Soar Lane, the western edge of the Conservation Area from Pasture Lane and along Hungary Lane at the southern end of the Conservation Area. Views of the surrounding countryside can also often be glimpsed between buildings throughout the village.



Above (left to right): The approach to the church of St Anne with its lych gate; view down Main Street from the north with the spire of St Michael's.



Above (left to right): Church of St Michael viewed from Bucks Lane from the south; Bucks Lane from the east; Main Street from the north.



Above (left to right): 86 Main Street acting as a visual stop on the view down Main Street from the south; view down Main Street from the south towards St Michael's church.



Above (left to right): view down Park Lane towards 10 & 12 Main Street, acting as a visual stop; the White House viewed from the east down Main Street; view down the central, rural section of Main Street from the south;



Above: View across Sutton Bonington from the railway bridge at the northern end of the Conservation Area.

5.3 Open spaces, trees and landscape

Sutton Bonington Conservation Area is surrounded by a verdant landscape of fields bordered by large hedgerows and trees, all of which is easily accessible by public footpath. Two fields at the northern end of the Conservation Area reinforce the village's connection with its agricultural heritage and its integration within its landscape setting. The grounds opposite The Hall on Main Street provide a green open space in the centre of the village, and also serve as a reminder of the historic importance of the Hall.

The area at the junction of Pasture Lane and Main Street provides an important public space near one of the village shops, and may be considered to be a social focal point within the Conservation Area. The children's playground off Main Street is contributes important public open space in the Conservation Area, as do the churchyards of St. Michael and St. Anne. The widened grass verges around many of the road junctions create pleasant open spaces and soften the built up areas. The generous number of mature trees and abundant vegetation within and surrounding the Conservation Area contributes to its green and leafy character, and form an important visual backdrop to its landscape setting, while the hedgerow and tree lined grass verges on the approaches add to the Conservation Area's rural feel.



Above: public open spaces, clockwise from top left: widened grass verge at junction of Hungary Lane, Main Street and Park Road; public seating area at junction of Pasture Lane and Main Street; playground, Main Street; St. Michael's churchyard.



Above, open spaces within the Conservation Area. the grounds of The Hall (left); view across one of the northern fields (right).

5.4 Public realm

The high quality of the public realm contributes significantly to the character of the Conservation Area is high. Traditional brick wall boundaries, trees and hedges create attractive boundaries between public and private space throughout the Conservation Area. The high red brick walls surrounding the Hall and the Dower House are significant features within the Conservation

Area. More modest buildings tend to have lower brick walls that allow views of front gardens, the houses behind, and glimpses of open fields behind houses. Some former agricultural buildings present high walls of weathered red bricks directly onto the footpath, adding to the coherence of the street scene. While boundaries also receive a number of other treatments, including black metal railings and wooden fences, the predominance of traditional red brick unifies the varied street scene. A notable exception is the use of stone walling to the boundary of the Hall grounds, and to the northern fields.

In general, the visual impact of cars within the public realm is discreet. The roads are predominately surfaced with asphalt and are flanked by asphalt pavements, grass or a mix of the two. In places the buildings back directly onto the road. Driveways are surfaced with a variety of materials including asphalt, gravel and paving. Two of the village shops have retained their original shop fronts. The village also contains some attractive street furniture on Main Street including a listed red telephone box, two red post-boxes, a cast-iron signpost and some traditional street lamps, all of which make a pleasing contribution to the streetscape.

Below: Clockwise from left: high wall surrounding the historic Hall at the heart of the Conservation Area; agricultural outbuildings presenting a blank weathered brick wall to Main Street; low brick wall defining private/public realm of pair of semi-detached dwellings on Main Street.



Below: the use of stone boundary treatment for green open spaces. Left: Stone boundary wall of the Hall grounds, fronting Main Street; stone field boundary at northern end of Conservation Area.





Above (left to right): The combination of grass and asphalt pavements on Main Street; the original shop front on the Post Office.



Above (left to right): attractive red post box; traditional street lamp; cast iron sign post; Listed red telephone box.

6 The buildings of the Conservation Area

6.1 Building types

A wide range of building types, sizes, heights and ages provide variety and incident throughout the Conservation Area, Srea. There are good examples of workers cottages, terraced houses, substantial and mid-sized Georgian and Victorian houses and farmhouses, and traditional agricultural buildings and outbuildings throughout the Conservation Area.

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.

Sutton Bonington Conservation Area contains 25 Listed Buildings or structures, all of which are grade II Listed, apart from the Church of St. Anne, the Church of St. Michael, and The Hall which are all grade II* listed. A complete list of these buildings and structures is provided in Appendix 1 and all are shown on the Townscape Appraisal plan in Appendix 2.

The oldest buildings in the village are the two churches of St Anne (12th century) and St Michael (13th century). Both churches retain features from the 13th, 14th & 15th centuries, although they both underwent various restorations during the 19th century. The grade II listed house at 1 Soar Lane is an interesting example of a timber-frame building with herringbone brick infill and a first floor jetty. It dates from 1661. The long first floor windows were inserted to light the framework knitting workshop housed in the building during the height of the framework knitting industry.

The Grade II* listed Queen Anne style Hall was built in 1702. It retains a strong presence at the heart of the Conservation Area, where its grounds, high boundary walls and associated buildings (including the impressive listed stable block) provide a strong reminder of the historic importance of the Hall and its owners to the village.



Listed Buildings: Church of St Michael, Main Street (left); Church of St Anne, St Anne's Lane (above, right). Both are Grade II* listed.



The Grade II* listed Hall, above, and its Grade II listed stable block right.



Above: partly 17th century timber framed jettied buildings on Soar Lane (left) and the corner of Main Street and Bucks Lane (right).



Above (left to right): The 18th century White House, Main Street, is a distinctive landmark feature; The Dower House, Main Street, with its high wall, trees and large garden to the side makes a significant contribution to the character of the Conservation Area.



Above (left to right): This late 18th century Grade II house on Main Street is one of few traditional two and a half storey buildings within the Conservation Area; the Grade II listed 86 Main Street abuts the southern end of the front boundary wall to the The Hall.



118 Main Street (above left) with attached former outbuildings which are said to contain some butchery fittings; and dovecote barn (above right), also on Main Street link today's Conservation Area with its working heritage.

6.3 The contribution of unlisted buildings

The Sutton Bonington Conservation Area includes a great number of unlisted buildings that make a positive contribution to the character and appearance of the Conservation Area. Planning guidance stresses the importance of protecting such buildings.

Much of the special interest of the Sutton Bonington Conservation Area is derived from the mix of detached dwellings, terraced houses, workers cottages, outbuildings and traditional agricultural buildings. Nearly all of the buildings in the Sutton Bonington Conservation Area make a positive contribution for a range of reasons, including the quality of materials, detailing, group value, contribution to the public realm, provision of variety and/or contrast, relationship to landscape or neighbouring buildings, active frontage, boundary treatment, roofline, present function or link with previous functions. Some key unlisted buildings are identified on the Townscape Appraisal in Appendix 2. These make a particularly significant contribution to the character and appearance of the Conservation Area.



Above (left): Terraced housing on Main Street; (right) 3 storey Georgian terrace on Main Street.



Above: Wesleyan Chapel; Victorian workshops and outbuildings; the former Plough Inn – indications of past and present functions link the buildings and Conservation Area to its heritage



Left: This fine example of Victorian terraced housing on Soar Lane retains its original windows, doors and bootscrapers.
 Above, right: well-preserved pair of semi-detached houses in St. Anne's Lane with horizontally sliding sash windows and Flemish bond brickwork.



Above (left to right): large farmhouse, Marle Pit Hill; The Anchor pub with terraced cottages behind, Bollard's Lane.



Above (left to right): large detached house, Buck's Lane; workers' cottages, Main Street; distinctive Victorian corner building, Main Street.

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, leading to interesting village specific sizes, colours and styles. Roofs would have been made from local materials such as thatch, stone and clay.

Walls of traditional buildings in Sutton Bonington Conservation Area are predominantly made of red brick, though white-painted brick and render can be found, as well as occasional stone buildings. A variety of brick bonds can be found throughout the Conservation Area, though Flemish bond brickwork is the most prolific. Detailing is varied, primarily provided by variations of the dentil course, although occasionally string courses, patterns in blue brick or yellow and red brick checkerboard patterns are also evident. On the whole however, the vast majority of traditional buildings are relatively restrained in their use of such features. Missing-brick pattern ventilation holes are also occasionally found on former agricultural buildings.

Roof materials are predominantly slate or clay pantile, while plain tiles are occasionally used. 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 made of red brick and are generally simply designed and positioned on the roof ridge or built into the gable walls. Occasionally roof ridges are finished with decorative ridge tiles. Rainwater goods are traditionally of cast iron.

Windows are predominately painted timber casements or vertically sliding sashes with slim glazing bars. A relatively high proportion of Yorkshire horizontally sliding sliding sash windows survive, adding to the special interest of the area. Arched brick lintels are common, and some examples of chamfered and ashlar lintels also exist.

A variety of door treatments contribute a delightful individuality to the Conservation Area. These range from simple architraves on the more modest cottages, to more elaborate door surrounds. Features on the more significant buildings included panelled reveals, reeded surrounds and door hoods borne upon decorated brackets. Glazed overlights add to the appeal of many of the Conservation Area's 18th and 19th century houses. Simple arched or chamfered lintels mark the doorways of more modest buildings.



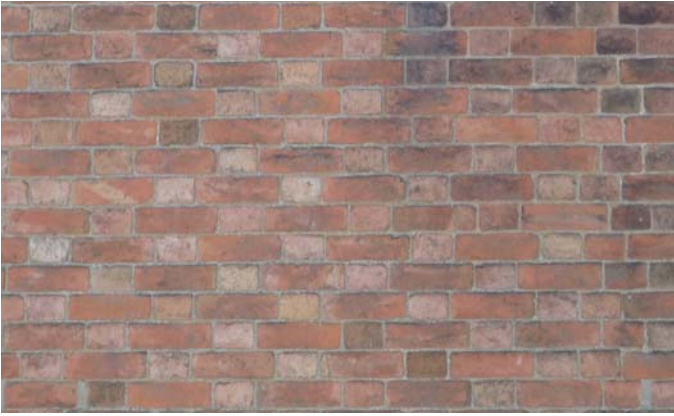
Above: Variations of eaves detailing found within the Conservation Area.



Above (left to right): flower patterned and jutting string courses; arched brick lintel; chamfered brick lintel.



Above (left to right): Yorkshire (horizontally sliding) sash window; vertical sash window; missing brick ventilation patterning.



Above (left to right): Flemish bond brickwork with contrasting coloured 'headers' to produce chequerboard pattern; red pantile roof.



A variety of attractive door treatments add to the character of the Conservation Area. Above, left: the pediment containing the family coat of arms and the ashlar moulded door surround befit the importance of The Hall; right, panelled reveals, glazed overlight and Decorative brackets enhance the doorway of the White House.

7 The character of the Conservation Area

The Sutton Bonington Conservation Area may be spatially divided into two broad character areas. The first consists of the two former village cores adjacent to the two principal churches. This contains a variety of informally arranged houses, cottages, terraces and outbuildings generally fronting Main Street or the small lanes running off it. The built up areas are softened with grass verges, front gardens, trees and hedges, and open spaces through which views to the surrounding countryside may be seen.

Towards the margins of the village cores, the buildings are slightly more scattered and agricultural outbuildings fronting Main Street are easily identifiable. Fields, farmhouses, cottages, hedgerows and trees intersperse to create a verdant, semi-rural landscape.

Beyond the boundary of the Conservation Area, but adding to its setting and character, are the outlying pasture and arable fields bordered by large hedgerows and trees.

8 SWOT Analysis

The following is the result of a SWOT analysis carried out by residents at a public consultation meeting, with additional contributions from the Sutton Bonington Parish Council.

Table 1: SWOT Analysis	
Strengths	<ul style="list-style-type: none"> • Integration within its landscape setting • Mature trees and large gardens • Integrity of historic character and plan form • Predominantly linear plan form, with sustained interest and variety along the length of the Conservation Area • Clearly defined hierarchy of streets – main buildings are on Main Street, and side streets are readily identifiable as secondary • Open spaces in between the buildings within the built-up core of the Conservation Area allowing the buildings to be seen clearly and allowing views and glimpses across open lands • Uniformity of materials – mainly red brick and tile • Lack of ostentation in building design • The Hall, its grounds and associated buildings • Two principal churches demonstrate Sutton Bonington's evolution from two separate settlements • Linkages over the railway, and impact of the railway on the Conservation Area • Range of views, from glimpses to panoramas and vistas • Visibility of St. Michael's spire, particularly from banks of the river • Approaches to the Conservation Area, particularly from the north where its location on the edge of the Soar Valley and its rural setting can be most fully appreciated
Weaknesses	<ul style="list-style-type: none"> • Parking on grass verges on Pasture Lane by shoppers • Unsympathetic use of materials on garden walls • Unsympathetic modern development
Opportunities	<ul style="list-style-type: none"> • Enhance frontage of St. Michael's Church. • Create a layby in Pasture Lane for parking so that grass verges are not damaged • Promote the Conservation Area and raise awareness of what can be done within it and how to do it sensibly
Threats	<ul style="list-style-type: none"> • Loss of mature trees when new development is built too close to them • Development of open space within the Conservation Area and in back gardens • An increase in parking by students from the Sutton Bonington campus when the University introduces parking charges

9 Management Plan for Sutton Bonington Conservation Area

The Generic Management Plan for Conservation Areas in Rushcliffe sets out broad guidelines for all Conservation Areas. The key issues facing Sutton Bonington identified by the SWOT analysis may be addressed by these guidelines.

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

OLD SCHOOL HOUSE AND ATTACHED OUTBUILDINGS, 17 BUCKS LANE

Grade: II Date Listed: 17/02/1984 GRID REFERENCE: SK5048625436

65 MAIN STREET

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5054425017

119 MAIN STREET INCLUDING SHOP OCCUPIED BY JOHN W WOOD, BUTCHER

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5040025341

PEEL COTTAGE, MAIN STREET

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5038125381

BARN AT 143A MAIN STREET

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5034125462

143 MAIN STREET AND ATTACHED COTTAGE AND CHAPEL

Grade: II Date Listed: 13/10/1966 GRID REFERENCE: SK5033025490

THE WHITE HOUSE, 145 MAIN STREET AND ATTACHED WALL AND RAILINGS

Grade: II Date Listed: 13/10/1966 GRID REFERENCE: SK5029925536

PIGEONCOTE AT 145 MAIN STREET

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5026225534

THE HOLLIES, 153 MAIN STREET

Grade: II Date Listed: 13/10/1966 GRID REFERENCE: SK5028925570

40 MAIN STREET

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5065224957

THE DOWER HOUSE, 76 MAIN STREET

Grade: II Date Listed: 15/06/1976 GRID REFERENCE: SK5054325141

78 AND 80 MAIN STREET

Grade: II Date Listed: 15/06/1976 GRID REFERENCE: SK5054125153

FRAMEWORK KNITTER'S WORKSHOP AT 80 MAIN STREET

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5054925177

82 AND 84 MAIN STREET

Grade: II Date Listed: 15/06/1976 GRID REFERENCE: SK5052225200

86 MAIN STREET

Grade: II Date Listed: 15/06/1976 GRID REFERENCE: SK5052625205

THE HALL, 88 MAIN STREET

Grade: II* Date Listed: 13/10/1966 GRID REFERENCE: SK5046825299

STABLE BLOCK AT THE HALL, 88 MAIN STREET

Grade: II Date Listed: 13/10/1966 GRID REFERENCE: SK5050125350

HALL COTTAGE, 90 MAIN STREET

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5043425319

1 BUCKS LANE

Grade: II Date Listed: 14/05/1952 GRID REFERENCE: SK5041725354

92 MAIN STREET

Grade: II Date Listed: 13/10/1966 GRID REFERENCE: SK5041225357

CHURCH OF ST MICHAEL, MAIN STREET

Grade: II* Date Listed: 13/10/1966 GRID REFERENCE: SK5042825428

118 MAIN STREET AND ATTACHED OUTBUILDING

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5034825494

CHURCH OF ST ANNE, ST ANNE'S LANE

Grade: II* Date Listed: 13/10/1966 GRID REFERENCE: SK5074425044

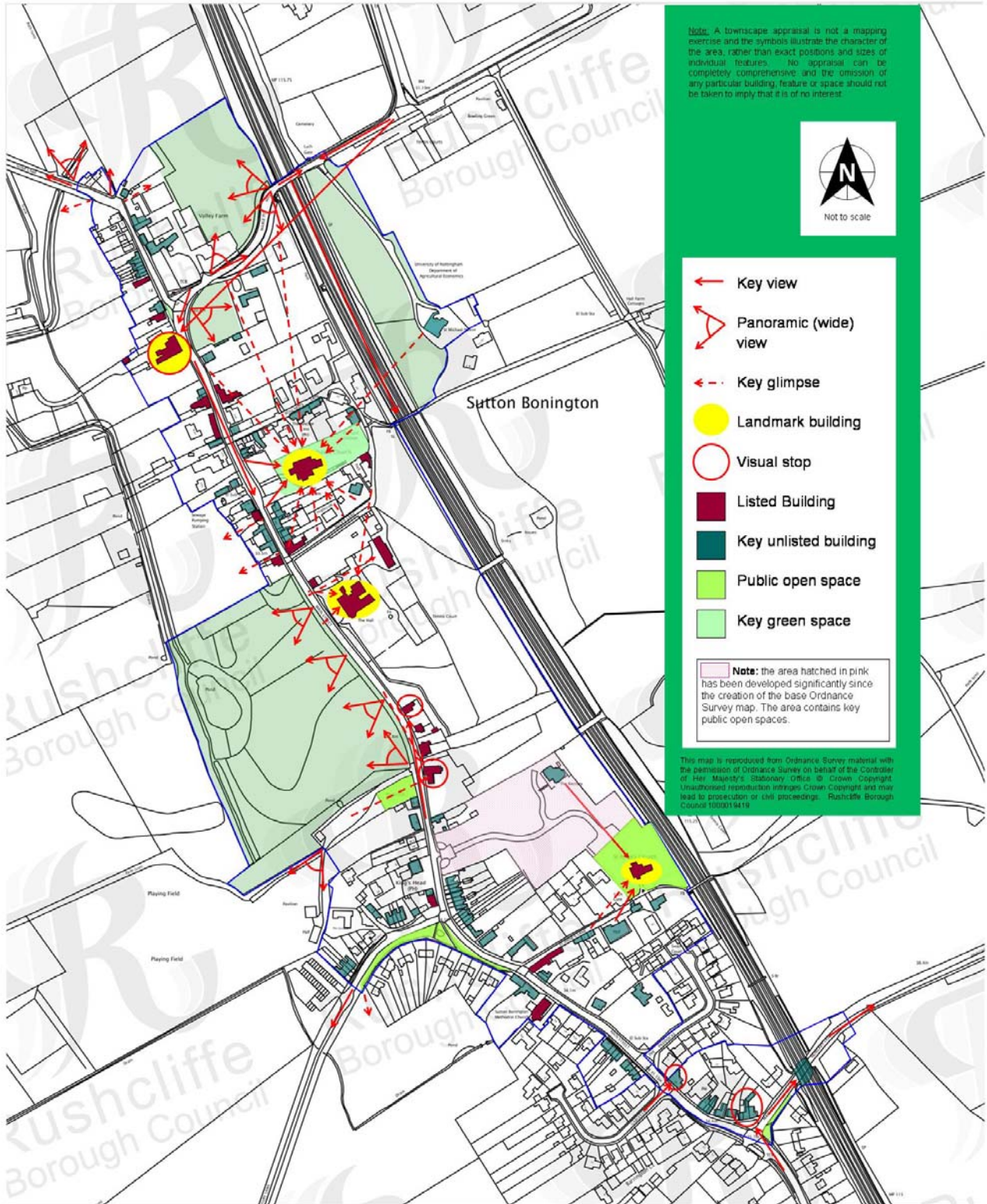
1 SOAR LANE

Grade: II Date Listed: 13/10/1966 GRID REFERENCE: SK5026925603

K6 TELEPHONE KIOSK, MARLE PIT HILL

Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5030125594

Appendix 2 –Townscape Appraisal



Appendix 3 – Works within Conservation Areas that require permission

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

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

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

