



Rushcliffe
Borough Council

Hawksworth Conservation Area Appraisal and Management Plan

February 2010



RUSHCLIFFE - GREAT PLACE • GREAT LIFESTYLE • GREAT SPORT

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PART 1 CHARACTER APPRAISAL

1 Summary

1.1 Key characteristics

- Red brick and pantiled buildings throughout the village.
- Large properties set within walled gardens.
- 19th century W.B. Stubbs Engineering Works in the north of the village.
- Norman church with 19th century brick tower.
- Brick and stone walls define property boundaries along the highways.
- Hedgerow and grass verge lined approaches and individual and groups of trees throughout the Conservation Area.
- Paddocks and small fields on the outskirts of the village provide a more traditional rural setting than intensively farmed arable land.

1.2 Key issues

Boundary treatments – poor maintenance of Holly hedge along Main Road

Highways and Transportation – speeding traffic passing through the village

2 Introduction

2.1 The Hawsworth Conservation Area

The boundary of this small Conservation Area encloses 6 Listed Buildings and most of the village. Its character is formed by the composition of the buildings, trees, brick and stone enclosure walls and open spaces. The rich farmland and adjacent fields make a considerable contribution to the village scene. The tall landmark of the church, the tower of Top Farm, other farm buildings and trees provide an attractive scene on approaching the village.

The predominant building materials are red brick and pantiles, though the whitewashed houses on Town Street provide an interesting yet harmonious contrast. The Grade II Listed mid 17th century Hawsworth Manor forms an important terminal view at the end of Town Street.

The lower stages of the church tower are 13th century Early English while the remainder was progressively rebuilt throughout the first half of the 1800's. The tower incorporates a Norman tympanum (a semi-circular frieze which usually adorns the space above a door) and a large section of an Anglo-Saxon decorated cross shaft.



The Norman tympanum on the south wall of the church tower

2.2 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 Hawsworth 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 Hawsworth the boundary was expanded to include a paddock at Top Farm which makes an important contribution to the rural setting of Town Street. Several small revisions to the boundary were also carried out in order to make it more up to date and rational.

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

2.3 The planning policy context

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

The village of Hawksworth is situated in the north east of the Borough in the South Nottinghamshire Farmlands Character Area and the surrounding flat landscape has been divided into large arable fields. The A46 runs approximately 3 miles to the west and the neighbouring villages of Thoroton and Scarrington are situated 1 mile to the south east and 2 miles to the south west respectively. Two small watercourses run past Hawksworth to the east (Back Dyke) and west (Car Dyke).

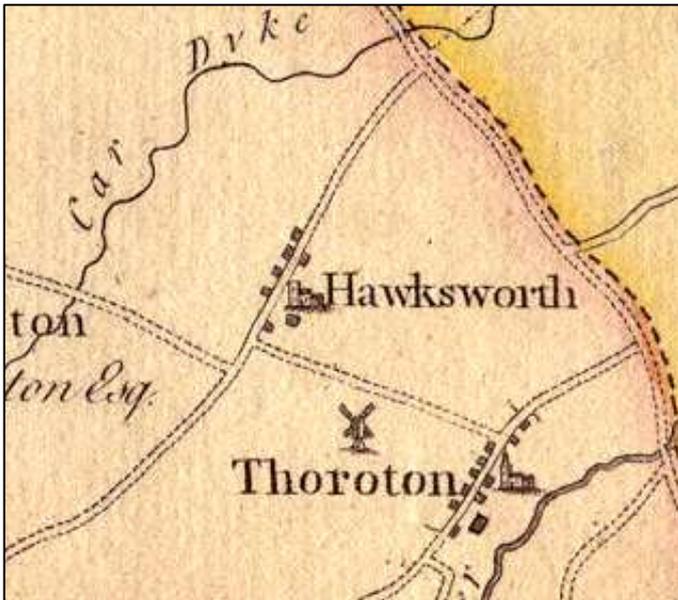


The flat agricultural landscape to the north of Hawksworth.

4 Historic development and archaeology

Records of Hawksworth's early history are very limited but the finding of a Neolithic axe head at Glebe Farm in 1916 provided tantalising evidence of early human activity. Archaeological records similarly provide the first evidence of permanent settlement which can be traced though the presence of earthwork features dating to the early medieval period. Hawksworth is recorded in the Domesday Survey of 1086 under the name of Hocheword. The Survey contains no mention of there being a church in the village and it is thought that a Saxon stone cross (the shaft of which still survives) was used to mark an open-air preaching site before the building of the church. The lower stage of the church is early English 13th century but the brick tower is of late 17th century construction and the nave and chancel were rebuilt in the early 19th century. The south wall of the tower incorporates a Norman stone tympanum (a decorative semicircular feature found over an entrance), no longer in its original position over the western doorway. The inscription upon it reads: "Walter and his wife, Cecelina, caused this Church to be made in honour of Our Lord and of Saint Mary the Virgin, and of all God's Saints likewise."

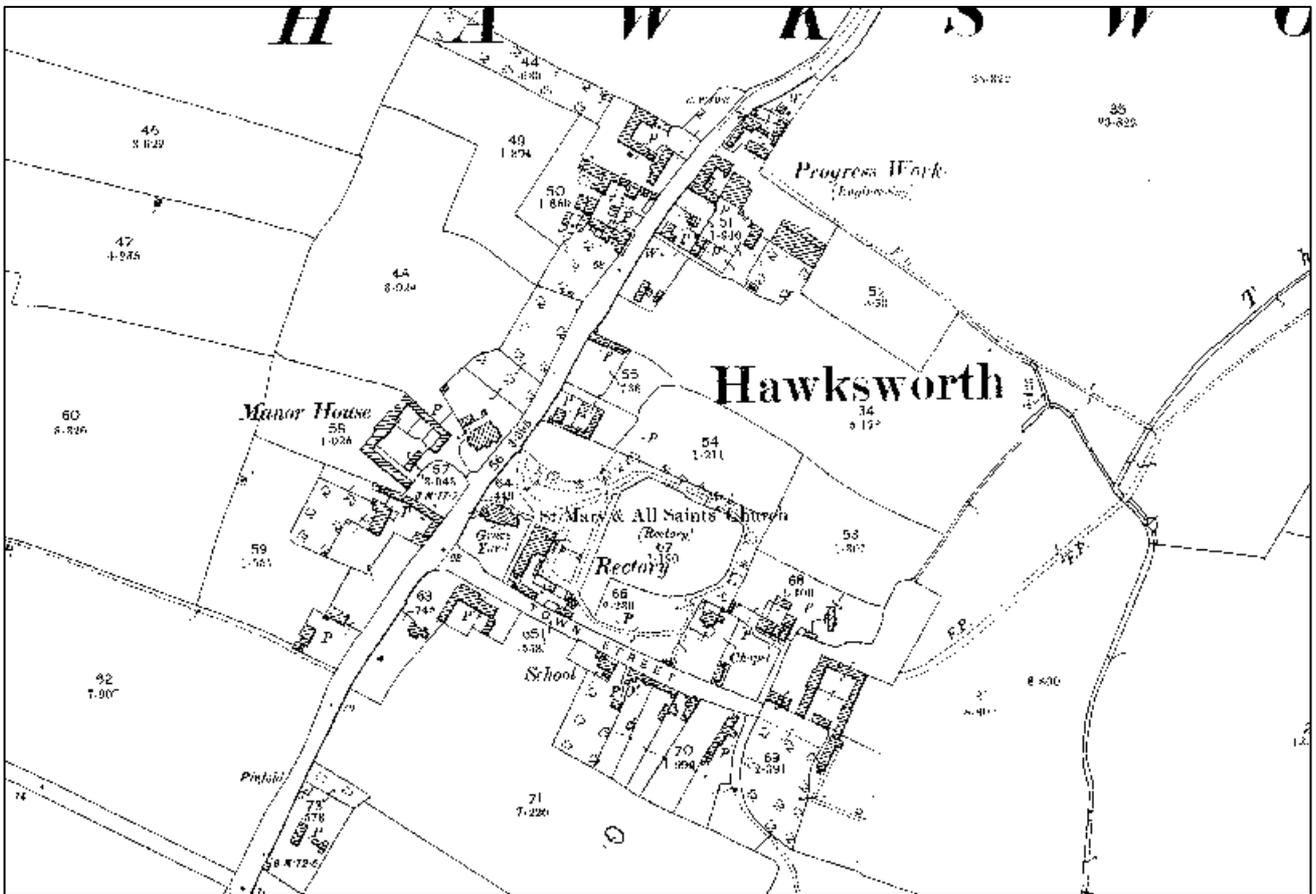
The parish register dates from 1554. Hawksworth was enclosed in 1761 when 150 acres were allotted in lieu of tithes. Later developments in the village's built form include the establishment of the W. B. Stubbs Progress Works in 1836, a National School built in 1844 and a Wesleyan Chapel built in 1883.



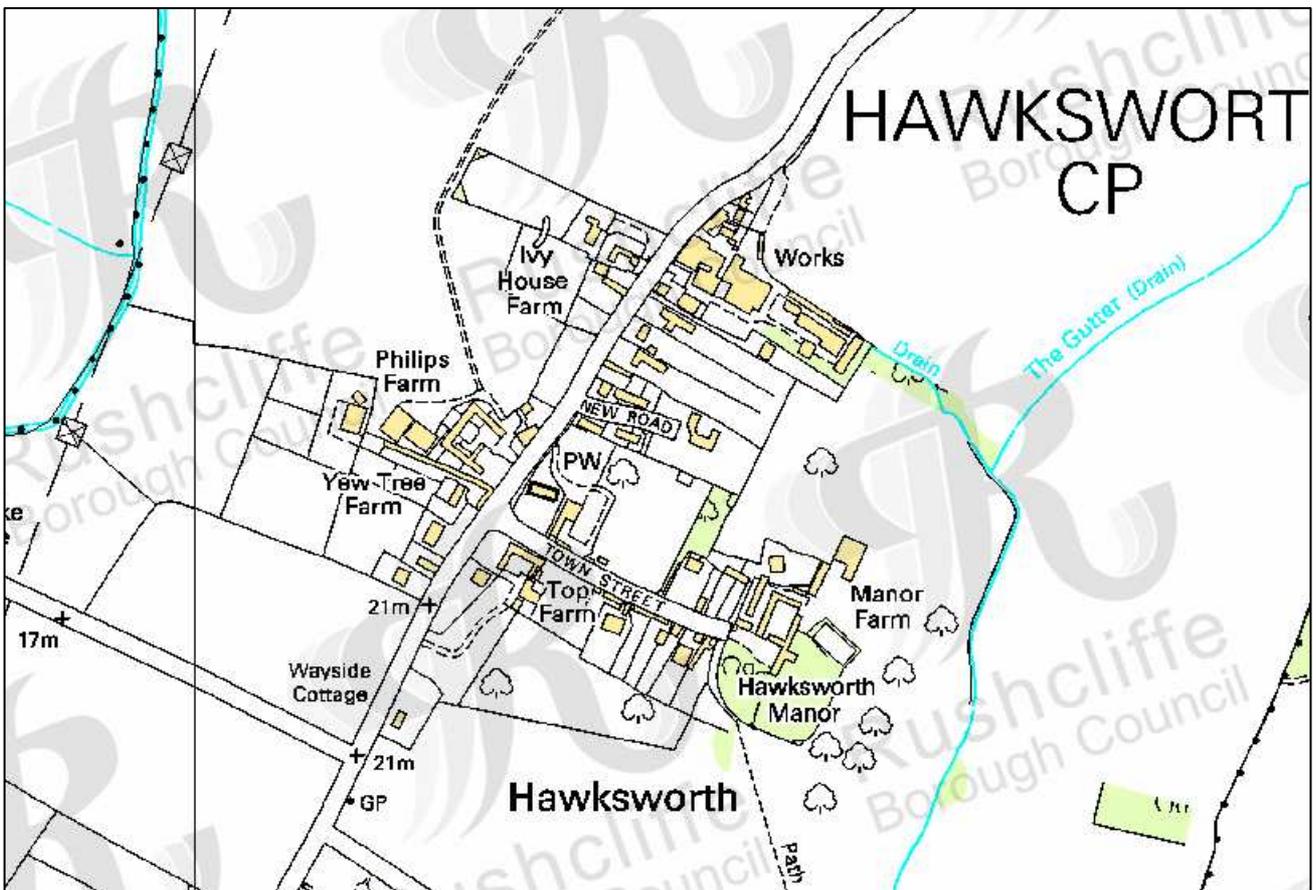
Left: Chapman's map of 1774.



Right: Sanderson's map of 1815 shows the basic layout and the position of buildings in the village.



Ordnance Survey map of 1900.



Hawksworth in 2009

5 Spatial analysis

5.1 Plan form and layout

The buildings in Hawksworth are mostly positioned along two roads, Main Road which runs south west (towards Scarrington) to north east (towards Sibthorpe) and Town Street which stretches eastwards from Main Road for approximately 200 metres before terminating at Hawksworth Manor. The only other adopted road in the village is New Road which, as its name suggests, was established as recently as the 1970s. This small cul-de-sac also runs eastwards from Main Road from a point between Ivy Cottage and Church Cottage. The larger properties in the village tend to be set in private grounds while the smaller cottages and farmhouses are normally situated closer to the highway. Converted farm buildings are a particular feature along the western side of Main Road and many of the village's buildings have elongated plan forms which are sometimes arranged so as to form courtyards.

5.2 Landmarks, focal points and views

The village's most obvious landmarks are the church of St Mary and All Saints and the tower of Top Farm which stand in prominent positions at the intersection of Main Road and Town Street. The church tower is a dominant feature particularly in views from the south. The vista along Town Street is a particularly pleasing one with the cottages, walls, grass verges and hedgerows framing views of Hawksworth Manor at the eastern end. There are also some particularly fine views over open countryside. From a point at the entrance to Top Farm's grounds on Main Road for example, one can appreciate views over open countryside of the church spire at St Helena's in Thoroton.

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



Views towards St Mary and All Saints' along Main Road and eastwards along Town Street (note the tower of Top Farm on the right of the picture).

5.3 Open spaces, trees and landscape

Throughout the village there are attractive open spaces which contribute to views of positive buildings and allow for views of the surrounding countryside. On the approaches to the village hedgerows combine with grass verges and occasional trees to provide a rural character. The churchyard and grounds of Hawksworth Place are particularly prominent at the centre of the

village and include a number of attractive mature trees and well kept lawned areas. Similarly the grounds to the rear of Hawksworth Manor and the paddocks around Top Farm, Ivy House Farm and Yew Tree Farm help to link the village's spaces to the surrounding countryside.



Mature trees in the churchyard (left) and the public footpath which runs alongside the boundary of Hawksworth Manor (right).

5.4 Public realm

Boundary treatments in Hawksworth are a mixture of stone and brick walls of varying heights, hawthorn and privet hedges, wooden fencing and metal railings. Grass verges are to be found throughout the village alongside the highways. Roads are surfaced with asphalt but private drives are often surfaced with gravel giving a more informal, rural feel.



Brick wall and gateposts at Top Farm (left) and a hedgerow boundary at Laburnum Cottage (right).

6 The buildings of the Conservation Area

6.1 Building types

The older buildings in Hawsworth mainly consist of a mixture of farmhouses, cottages, Georgian houses, converted barns and outbuildings. Many of these can be seen on the historical maps shown in 4.1.

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:

<http://www.rushcliffe.gov.uk/conservation/listedbuildings/>

A complete list of Listed Buildings and structures in Hawsworth is provided in Appendix 1 and their positions are shown on the Townscape Appraisal in Appendix 2.



Clockwise from top right: St Mary and All Saints (grade II*), Hawsworth Manor (grade II), Hawsworth Place (grade II) and Yew Tree Farm (grade II).

6.3 Key unlisted buildings

The Hawksworth Conservation Area includes a large 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.

Key unlisted buildings with a particularly significant historic or aesthetic value are identified on the Townscape Appraisal in Appendix 2 and examples of these are shown in the photographs below. However it must be stressed that many buildings within a Conservation Area can make a positive contribution for a number of reasons such as the quality of materials, detailing, group value, contribution to the public realm, providing variety and/or contrast, boundary treatment, roofline, present function or link with previous functions.



From left to right: cottages on Town Street, stable block at Hawksworth Place, Bumblebee Hall, Town Street.



From left to right: Ivy Cottage, Main Road, Church Cottage, New Road and Lilac Cottage, Main Road.

6.4 Building materials and local details

Building materials were largely locally sourced. Bricks for example, were not transported far from where they were made, with each village having its 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: Predominance of 18th and 19th century orange/red brick in a variety of different bonds and patterns. The handful of earlier stone walled buildings have all been altered or extended in some way using brick. White painted rendered or stuccoed walls are also a common feature.

Roofs: Dominated by orange clay pantiles with a few examples of plain tiles and slate. Gable ends are mostly plain close verge where the tiles run to the edge of the brick gables but there are

a handful of buildings with parapet gables. Brick chimney stacks are most often built into gable walls but ridge stacks are also common.

Windows: A mixture of types with Yorkshire sliding sashes and side hung timber casements being the most common. Other types include Georgian sliding sashes (e.g. Hawksworth Place), iron casements with lozenge glazing bars (Hawksworth Manor), bow fronted shop windows (The Old Post Office) and small barn windows. Many of these create a symmetrical façade and have glazing bars. Arched brick lintels are most prominent.

Doors: Timber in a variety of types including plank and batten, six panelled and part glazed. Most have iron door furniture and several properties have hoods or porches.



The Old Post Office: bow fronted shop windows on ground floor, part glazed timber door with arched brick lintel, iron letterbox and handle, pantiled roof and white painted brick walls



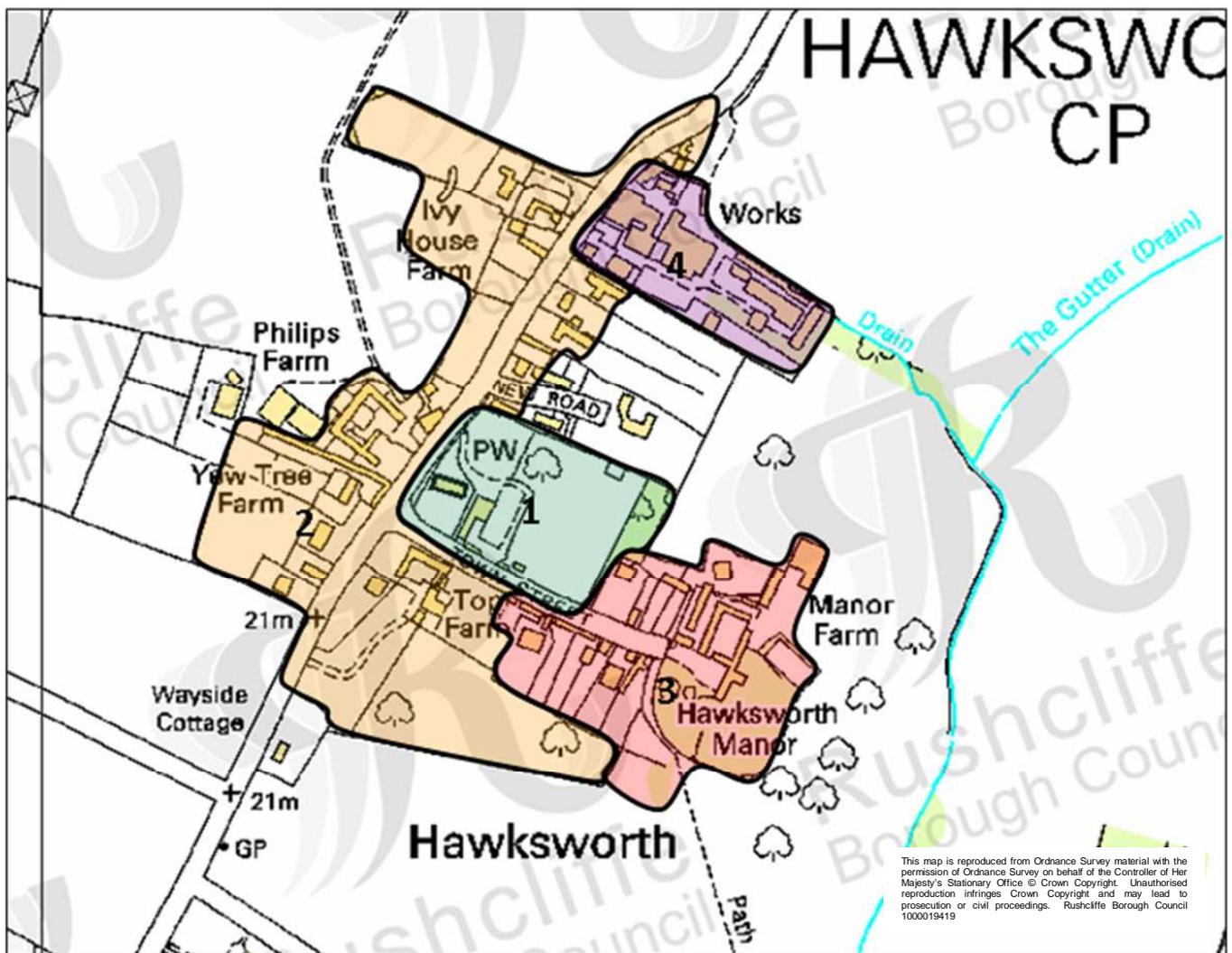
Hawksworth Manor: iron casement windows with lozenge glazing bars, coursed rubble walls with dressed stone quoins and later brick additions.



Bumblebee Hall: timber Yorkshire sliding sash windows, Flemish bond patterned brickwork, pantiled roof and decorative arched brick lintels to ground floor window openings.



Ivy House Farm: rendered walls, side hung timber casement windows, pediment hood over doorway, pantiled roof and gable chimney stacks.



- 1 Church and Hawksworth Place.** Church and early 19th century country house set in extensive grounds and encircled by a stone wall with gateposts and iron gates. Groups of mature trees and gravel driveway.
- 2 Main Road.** Detached and semi detached properties and converted farm buildings. Grass verges, hedges and walls along frontages. Paddocks and large gardens provide rural character and views of surrounding countryside.
- 3 Town Street.** Semi detached and detached cottages and former village shop fronting onto the highway with substantial rear gardens. Wesleyan chapel and 17th century Hawksworth Manor set in private grounds with associated ranges of farm buildings. Stone walls and hedgerow boundaries and groups of mature trees.
- 4 W. B. Stubbs Progress Works.** Engineering works with nineteenth century original buildings and modern industrial sheds which are adequately screened by vegetation.

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 was;
- 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.

Strengths	<ul style="list-style-type: none">• A cohesive small community• Tasteful development• Small compact village form• Church is an attractive central focal point• Attractive streetscenes
Weaknesses	<ul style="list-style-type: none">• Cars travelling too fast through the village• "Stone Croft" in its present format• Poor management of Holly hedge along Main Road
Opportunities	<ul style="list-style-type: none">• Traffic management• Better maintenance of hedgerows to maintain open views
Threats	<ul style="list-style-type: none">• Future unsympathetic development

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

YEW TREE FARMHOUSE AND ADJOINING GARDEN WALL, MAIN ROAD *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7521643458*

CHURCH OF ST MARY AND ALL SAINTS, MAIN ROAD *Grade: II* Date Listed: 01/12/1965 GRID REFERENCE: SK7528343457*

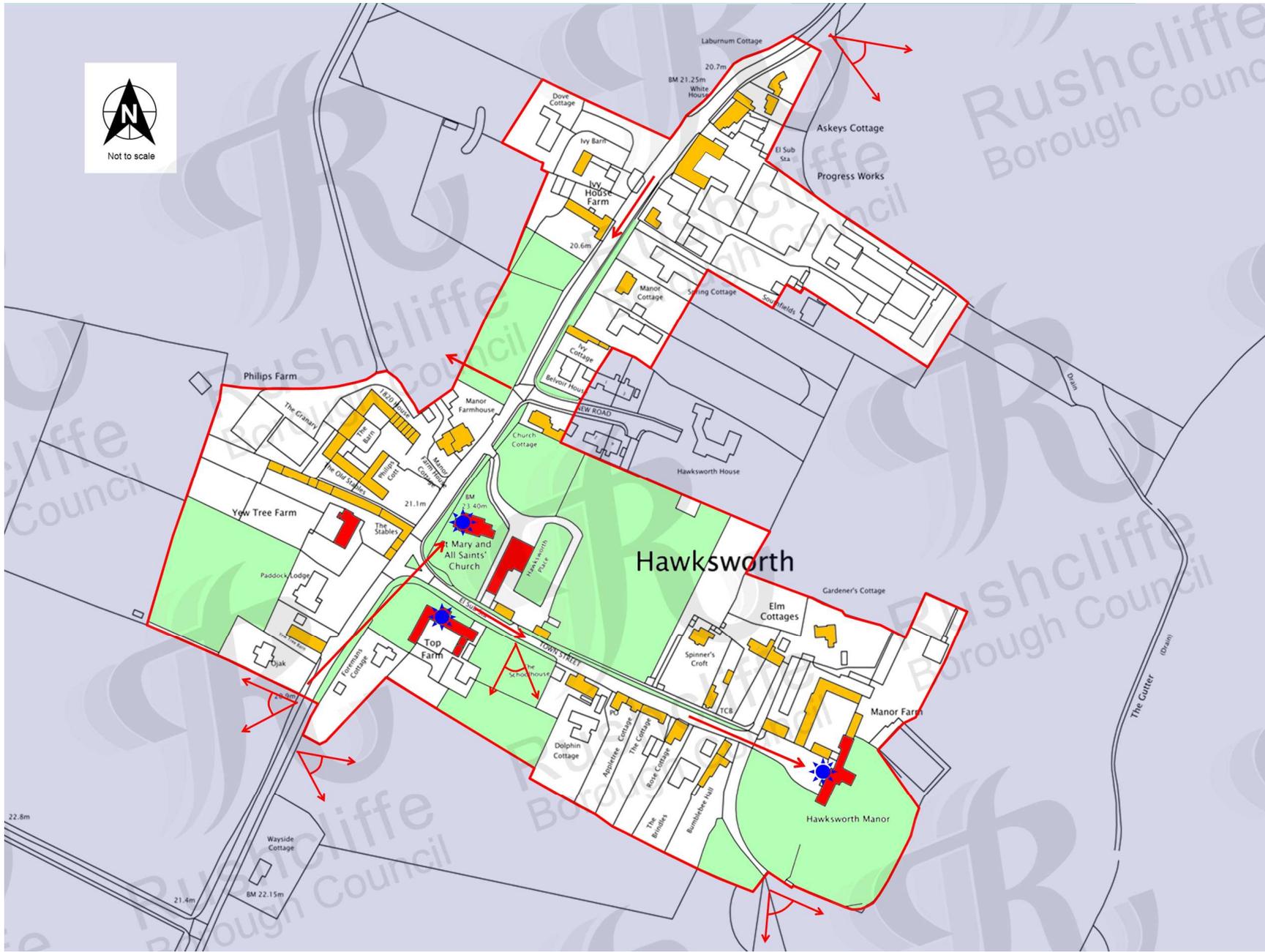
HAWKSWORTH PLACE AND ADJOINING GARDEN WALLS, TOWN STREET, NG13 9DB *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7532143423*

BOUNDARY WALLS AT TOP FARM, TOWN STREET, NG13 9DB *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7524543424*

MODEL FARM BUILDINGS AT TOP FARM, TOWN STREET, NG13 9DB *Grade: II Date Listed: 14/11/1986 GRID REFERENCE: SK7527443372*

MANOR AND ADJOINING PIGEONCOTE, TOWN STREET, NG13 9DB *Grade: II Date Listed: 16/06/1986 GRID REFERENCE: SK7549143320*

Appendix 2 – Townscape Appraisal



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

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

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Appendix 3 – Works within Conservation Areas that require permission

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

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

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

