



Rushcliffe
Borough Council

Keyworth

Conservation Area Appraisal and Management Plan

October 2010



RUSHCLIFFE - GREAT PLACE • GREAT LIFESTYLE • GREAT SPORT

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PART 1 CHARACTER APPRAISAL

1 Introduction and summary

1.1 The Keyworth Conservation Area

This small Conservation Area was designated in October 1999 and lies at the heart of the village. It comprises mostly of the retail and commercial core, and is focused on the church and the historic properties found along Main Street. The townscape is dominated by the unusual 15th century lantern tower of the Grade I, 14th century church of St Mary Magdalene. The village's transformation from an agriculturally based economy, through the 19th century framework knitting industry to its current role as an important local retail centre for 7,500 people can be traced within the remaining spaces and buildings.

1.2 Key characteristics

- The tower of the 14th century Church of St. Mary Magdalene is a prominent landmark and is visible from many points both inside and outside the Conservation Area boundary.
- The majority of the historic street pattern still survives.
- St. Mary Magdalene Church and the adjacent open space and retail centre provide a focal point for the town
- A good mix of building uses, styles, ages and materials provides variety and interest throughout the Conservation Area.
- A variety of attractive traditional boundary treatments enhances the public realm.
- Views over open fields from the fringes of the Conservation Area and views into the village from the surrounding landscape are an important reminder of Keyworth's rural heritage.

1.2 Key issues

- Unsympathetic development leading to loss of significant views.
- Pressure for large commercial development with potential for negative impact on the Conservation Area.
- Vacant premises becoming unsightly and reducing vitality of the village centre.
- Unsympathetic appearance of shops, street furniture and hard landscaping in The Square.
- Pavements and road surfaces in poor condition.

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 Keyworth 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 Keyworth it is proposed to include the village playing field to the north of the Old Rectory and a group of worker's cottages on Selby Lane. Both of these areas contribute to the historical context of the village. 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 Keyworth that are especially 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 sound basis for assessing the impact of new development on the character of Keyworth Conservation Area. 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.

Keyworth is situated approximately 6 miles to the south of West Bridgford on a small hill set among the undulating landscape of the South Nottinghamshire Wolds. The elevated position made the village an ideal location for windmills and for centuries Keyworth's economy was based around the milling of grain. The last of Keyworth's windmills stood on Selby Lane until its demolition in 1950 but the village logo (a blue and white windmill) commemorates this important aspect of its heritage.

The village has good transport links with the A606 Melton Road and Fosse Way passing close by to the east and the A60 Loughborough Road to the west.



The undulating landscape of the South Nottinghamshire Wolds seen from the southern end of Main Street.

4 Historic development and archaeology

The earliest documentary evidence for Keyworth is contained in the Domesday Book of 1086 when the village had a population of 80 people. However, archaeological evidence in the form of pre-Roman and Roman coins point to human occupation of the area going back at least a thousand years earlier. Until the Enclosure Act of 1794 the land around Keyworth was farmed under the open field system with a pattern of three large fields and an area of common pasture. Keyworth village itself was a small rural hamlet focused around the 14th century Church of St Mary Magdalene and the adjacent open area now known as The Square which contained the village cross, water pump and pinfold. Running southwards from the churchyard for around a quarter of a mile was a small street, then called Town Street. The farmsteads and cottages built alongside the street in a strip plot system are clearly shown on Sanderson's map of 1835 (below).



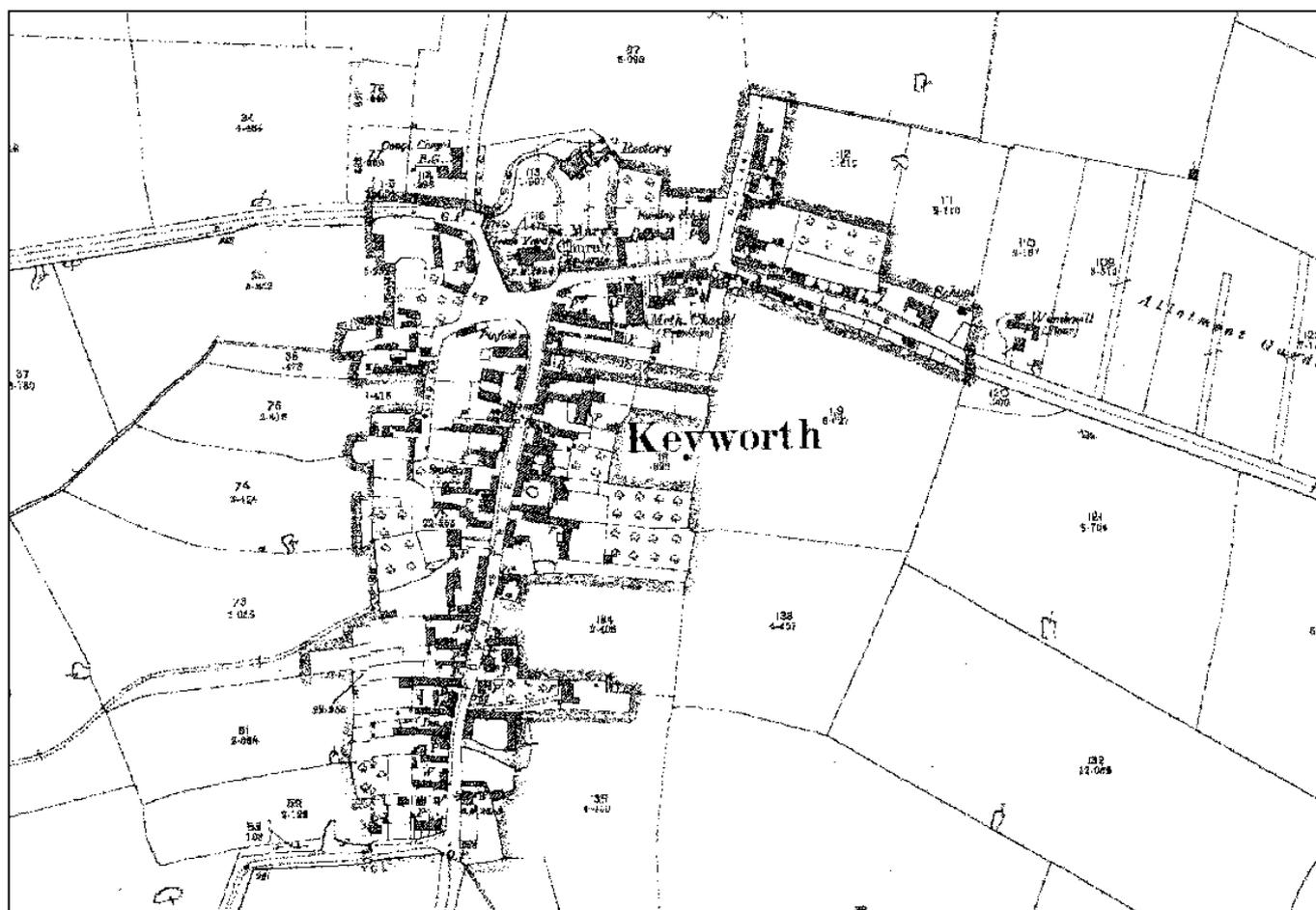
Extract from Sanderson's map of 1835

As the 19th century progressed the built form of Keyworth began to change rapidly. By the 1860s a growing framework knitting industry had become Keyworth's main source of employment and boosted the village population to 900 by 1881. According to the occupations recorded in the 1861 census Keyworth specialised in the manufacture of gloves rather than the more traditional cotton hose. The demand for well lit workshops and workers housing intensified the urban form as yards of 'frameshops' and workers dwellings sprang up between and behind the existing buildings on Town Street. This development also began to expand the limits of the village to the north and east along Nottingham Road and Selby Lane. From the 1870s however the large scale mechanisation of manufacturing led to a steady decline in this cottage industry.

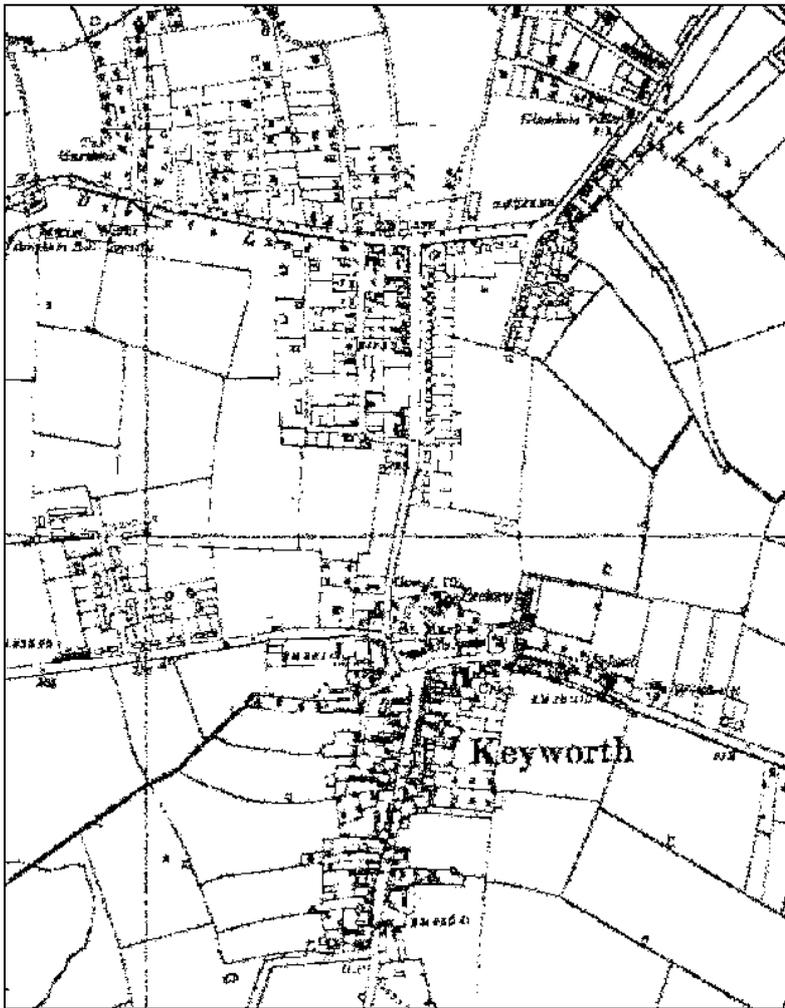
The last manufacturer in the village, Pike and Gun, closed in 1959 and today only two traditional workshop buildings with their typically large windows survive.

The religious life of the village has also been an influential factor in its development. The Non-conformist presence in Keyworth began with the establishment of the Independent Chapel on Nottingham Road in 1768 and continued when the first Methodist Chapel was built on Elm Avenue in 1828. The latter was replaced by a larger Methodist Church on Selby Lane in 1881. During the latter half of the 19th century the rapidly increasing support for Primitive Methodism gave rise to tension between Anglicans and Non-conformists in the village. In 1872 Selby Lane became the battleground in a bitter dispute when the establishment of a non-denominational Board school was met with strong opposition by the Anglicans who had built the first purpose built National school in the village in 1862 just a stones throw away. The dispute came to be known as 'The Battle of the Board'. Today the National school survives as the Parish Hall but the Board school was pulled down in 1985.

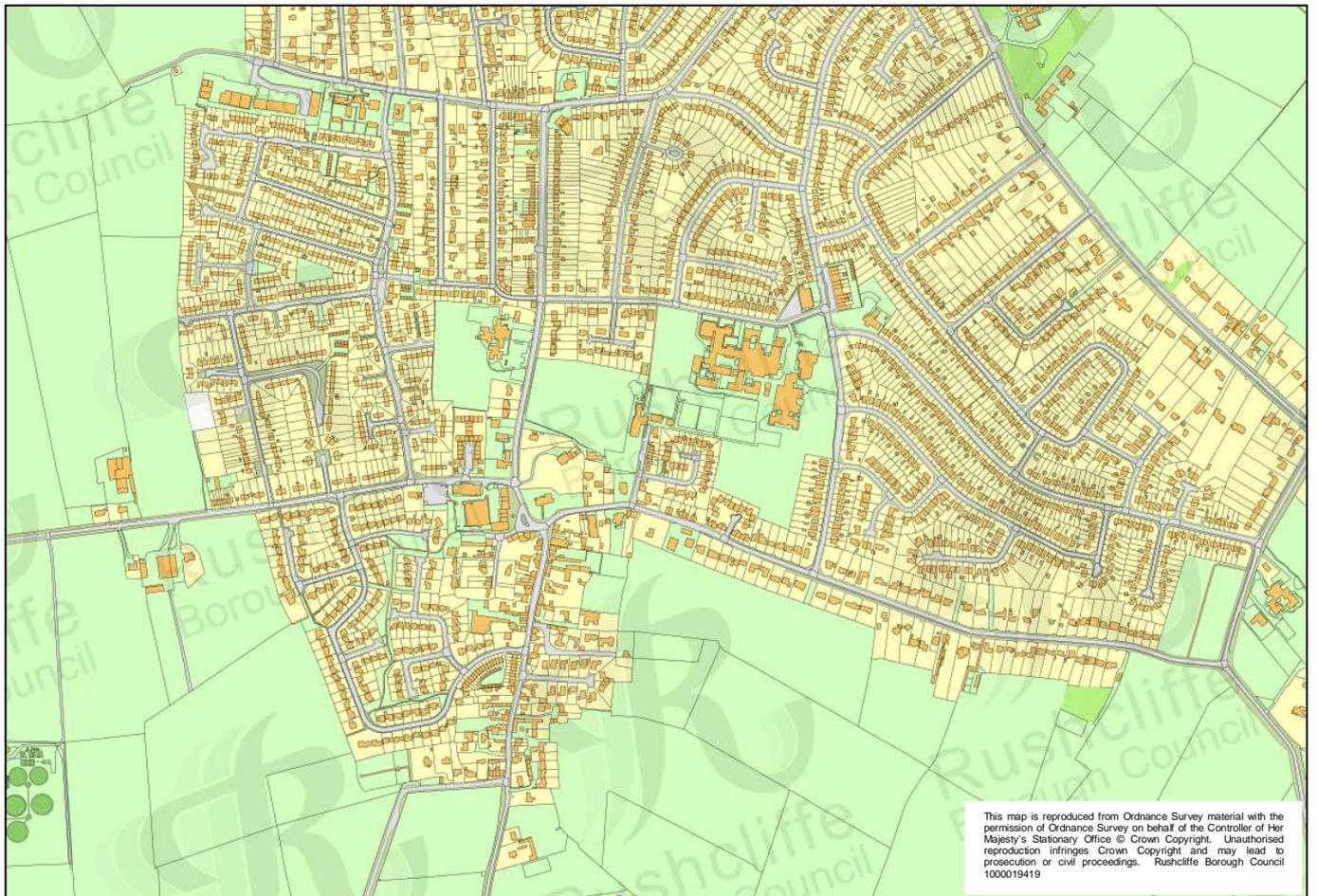
A significant change in the rural lifestyle of the locality occurred with the coming of the railway to the neighbouring village of Plumtree in 1880. The railway placed Keyworth within commuting distance of Nottingham but the inconvenience of travelling to work and the depression in agriculture and framework knitting led to a decline in the village population. The compact village structure therefore remained much the same well into the 20th century. In the 1960s over 800 dwellings were approved to the north of the historic core of the village in response to the development pressure emanating from Nottingham. The construction of large scale housing estates dramatically changed the village from one based in a rural economy, to an economy tied to the neighbouring cities.



Ordnance Survey map of 1900. The intensification of development to the rear of the building line on Town Street is clearly visible.



Left: Ordnance Survey map of 1940. New development is concentrated around the junction of Nottingham Road and Debdale Lane. The historic core of the village to the south has remained virtually unaltered.



Below: Present day Ordnance Survey map. The extent of 20th century housing development is clearly evident but the historic core of the village has remained open to the adjacent countryside to the east and south.

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5 Spatial analysis

5.1 Plan form and layout

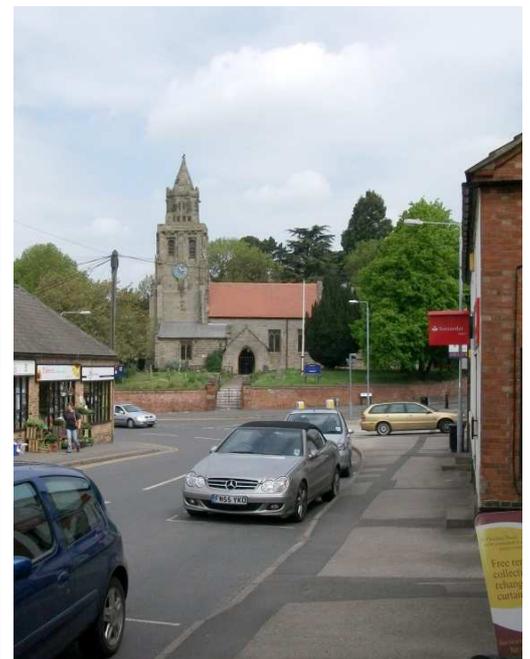
Keyworth's historic street pattern consists of a linear central thoroughfare with a north-south orientation (Main Street) and an open junction at its northern end (The Square). Running east and west from The Square are Selby Lane and Bunny Lane respectively. Keyworth's larger community buildings such as the churches and school are situated in the north of the Conservation Area while an informal mixture of traditional cottages farmhouses, barns and workshops closely line the edge of Main Street to the south.

5.2 Landmarks, focal points and views

Keyworth's most important landmark is the church of St Mary Magdalene which forms a visual stop at the northern end of Main Street and can be glimpsed in views throughout the Conservation Area and beyond its boundary. Views along Main Street are tightly framed by its buildings while views of the South Nottinghamshire Wolds can be seen from the south of the Conservation Area where the edge of the village remains open to the surrounding countryside. When approaching Keyworth along Wysall Lane, the southern edge of the Conservation Area can be seen among the landscape of pasture land and hedgerows to the south. Approaching from the west along Bunny Lane, the elevated position of Main Street allows a number of the Conservation Area's key buildings (most noticeably the church and 19 Main Street) to stand prominently on the horizon. Also noteworthy is the Selby Lane approach that provides views of the eastern edge of the Conservation Area with the church tower visible in the background.



The Churchyard of St Mary Magdalene from The Square



The church seen from Main Street



Above: the view looking north along Main Street where buildings closely line the highway.



Above left: the view westwards along Selby Lane with the church tower visible on the right of the picture. Above right: the southern edge of the village seen from Wysall Lane.



Above: the rooflines of buildings on Main Street as seen from Bunny Lane. The Church tower and 19 Main Street are especially prominent.

5.3 Open spaces, trees and landscape

In the north of the Conservation Area the village playing field, The Square and the churchyard create a feeling of spaciousness which is in sharp contrast to Main Street where the buildings closely line the edge of the highway and create a sense of enclosure. Trees are a prominent feature of the north of the Conservation Area where they frame views of the church and line Nottingham Road and the northern side of Selby Lane. Grass verges and hedgerows are limited to the southern tip of the Conservation Area where the urban character of Main Street gives way to the open countryside.



Above: The village playing field still retains the undulation of agricultural ridge and furrow (left); Selby Lane's brick walls are softened by a backdrop of trees (centre). Grass verge, hedgerow and trees along Wysall Lane mark the transition into open countryside at the southern edge of the Conservation Area (right)



Above: Boundary hedges, trees and shrubs along Nottingham Road create a leafy suburban character (left). The churchyard of St Mary Magdalene (right).

5.4 Public realm

The boundary treatments in Keyworth include combinations of orange/red brick walls of varied heights, locally produced iron railings and hedges. There are also a few examples of stone walls. In many cases, particularly along Main Street, the buildings themselves form the property boundaries by having their walls positioned directly against the pavement. Roads and pavements in the village are paved with asphalt but a number of private drives retain an informal character by being surfaced with gravel. Other notable public realm features include the two remaining finger post signs (at The Square and the Nottingham Road/Bunny Lane junction) and a K6 red telephone box on Nottingham Road.



Examples of boundary treatments in Keyworth (clockwise from top left): the blue lias dry stone wall which runs along the eastern side of Blind Lane; high brick walls along Selby Lane; a stretch of iron railings with fleur de lys finials on Main Street; a low brick wall with privet hedge over and buildings positioned against the pavement on Main Street.



Public realm features (from left to right): gravel surfaced driveway of Selby Lane; K6 telephone box and cast iron finger post sign on Nottingham Road; cast iron finger post sign in the centre of The Square.

6 The buildings of the Conservation Area

6.1 Building types

The majority of the Conservation Area's historic buildings are a varied mixture of eighteenth and nineteenth century cottages, farmhouses, former agricultural buildings, Georgian houses and framework knitter's workshops. These are generally one or two storeys in height with occasional three storey elements. There are also examples of public buildings in the shape of non conformist chapels, Victorian school buildings and a fourteenth century Church.

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.

Keyworth contains seven Listed Buildings, all of which are Grade II Listed apart from the Grade I Listed Church of St Mary Magdalene. Details of these buildings is given in Appendix 1 and their positions are shown on the Townscape Appraisal in Appendix 2.



Above left: the fourteenth century parish church of St Mary Magdalene is Keyworth's only Grade I listed building. The building was extensively restored in 1874 and 1884 and has an unusual fifteenth century octagonal lantern tower locally nicknamed the 'Keyworth Coffeepot'. Above right: the seventeenth century barn and adjoining nineteenth century cottage at 15 Main Street (both individually Grade II Listed). The barn has a series of diamond shaped ventilation holes and retains traces of an original timber frame construction built on a blue lias rubble plinth. The roof of the barn uses a combination of plain tiles (at the eaves) and clay pantiles while the cottage is roofed in a distinctive pattern of machine tiles.



Above left: 19 Main Street is an eighteenth century house built in the Georgian style with well set red brick walls, slate roof and a regular pattern of sash windows placed symmetrically around a central doorway with fanlight. Above right: 17 Main Street is a substantial early nineteenth century yeoman's house with a distinctive machine tile roof, red brick gable stack and symmetrical frontage.



Above left: The nineteenth century former framework knitter's workshop behind 4 and 6 Wysall Lane. The upper floor is accessed by a central stair and is lit by a range of windows across the side of the building. Above right: Martyn's Barn (named after farmer George Martyn of Bunny) is a seventeenth century timber framed barn with eighteenth century herringbone brickwork infill panels. The frame is built on a blue lias rubble plinth and the steep pitch of the pantile roof indicates that it was once thatched.

6.3 The contribution of unlisted buildings

The Keyworth Conservation Area includes a 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.



Above (from left to right): United Reformed Church on Nottingham Road; 43 Main Street; 3 Selby Lane



Above (from left to right): Primitive Methodist Chapel on Selby Lane; The Old Forge on Main Street; the Parochial Church Hall on Selby Lane



Above (from left to right): The Salutation Inn and 64 Main Street; 20 Main Street; terrace of cottages which once housed the workers of Attenborough's Yard on Main Street (nos. 48-58).

6.4 Building materials and local details

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

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

Building walls are predominantly of orange/red brick but blue lias limestone is also found, often used as a plinth. Some buildings are rendered and whitewashed, typical of the treatment of old, decaying brickwork. Flemish bond, sometimes using yellow brick headers to create a chequerboard pattern, and stretcher bond brickwork are the most commonly found but there are also rare examples of English Bond and herringbone bond. Apart from a few exceptions such as the village's church buildings, detailing is restricted to occasional eaves dentil courses, string courses and decorative brick air vents on former barns but the vast majority of traditional buildings are relatively restrained in their use of such features.



Above (from left to right): different colour shades give Flemish bond brickwork a chequered appearance; a rendered and whitewashed wall stands alongside orange brickwork with ashlar details; white painted brickwork.



Above (from left to right): timber framed wall with herringbone brick infill panels; English bond; Flemish bond with decorative blue brick courses, moulded bricks and ashlar dressings.

The traditional roofing materials are pantiles (particularly in the case of former farm outbuildings) plain tiles and natural slate (mostly on 19th century buildings). There are also a small number of decorative machine tile roofs. Brick chimneys are generally of a simple character and positioned on the roof ridge or built into the gable walls. Nineteenth century chimney pots with fluted tops, designed to allow good coal burning cross drafts survive on many Victorian buildings. Simpler eighteenth century hand made pots can also be found in smaller numbers.



Above (from left to right): Clay pantiles; clay plain tiles and parapet gable; slate roof, brick chimney stack and nineteenth century chimney pots.

Windows are a mixture of timber vertical sliding sashes (including margin light, sixteen pane and six pane varieties) and painted timber casements. In recent decades there has been a growing trend towards replacing timber windows with uPVC. Ashlar lintels and sills are common on nineteenth century buildings and arched brick lintels are also widespread.



Above (from left to right): six pane timber sash window with decorative ashlar lintel; sixteen pane timber sash with shutters; margin light timber sash; timber tripartite casement window with glazing bars and stone surround. All of these traditional window types are particularly difficult to replicate using modern materials and double glazing due to the very fine nature of the frames and glazing bars. Maintaining those original windows that survive in good condition is therefore of great importance to the character of the Conservation Area.

Doors are extremely varied in age and character but include six panelled and part glazed examples which are combined with details such as fanlights, door cases, brick porches and decorative stone lintels. More rustic plank barn doors with ironwork hinges can also be found on surviving agricultural buildings. Alongside several doorways boot scrapers are incorporated within a shaped stone surround or as positioned as free structures connected to the building with square headed nails.

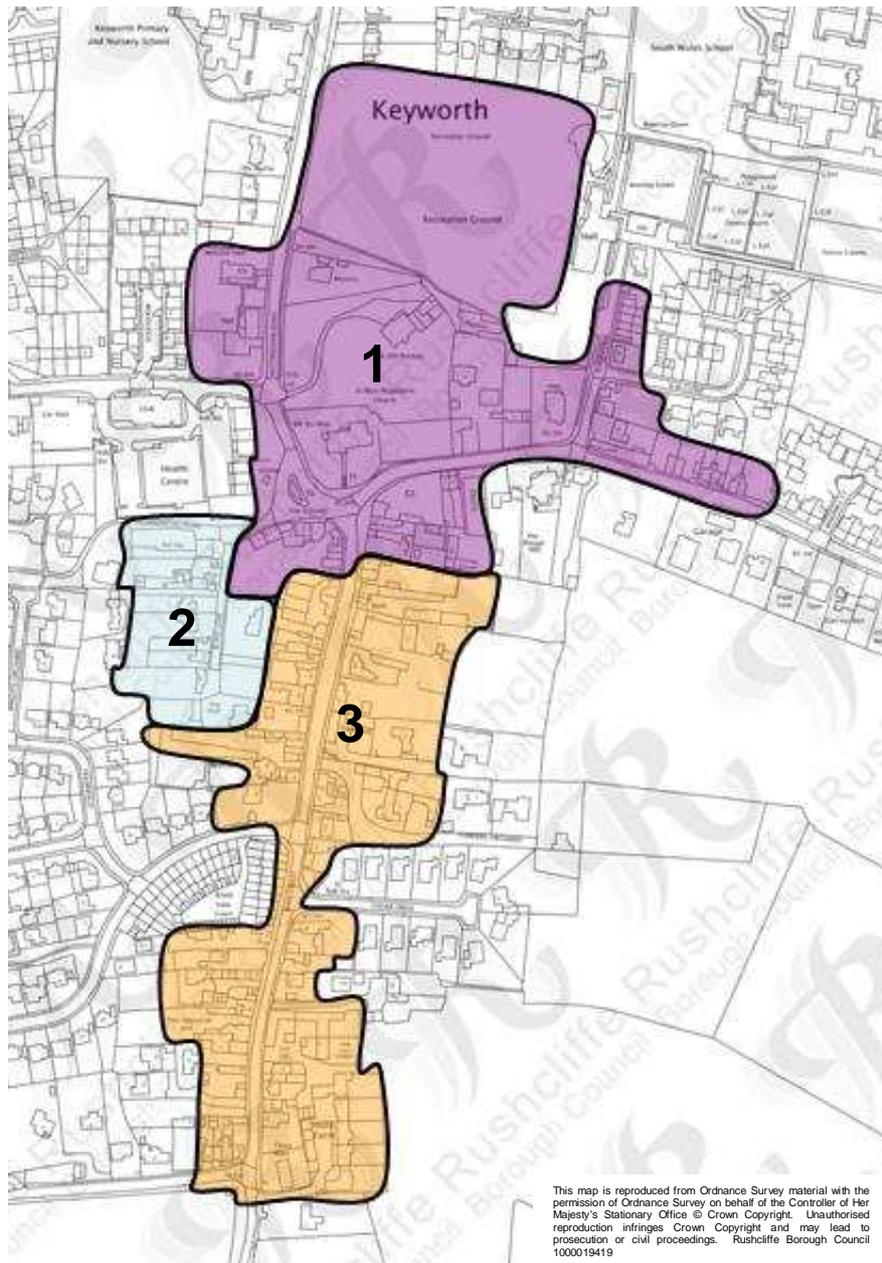


Above (from left to right): timber part glazed door with side window and timber lintel; four panelled door with rectangular overlight and ashlar lintel; six panelled door with fanlight; six panelled door with neo-classical doorcase and fanlight.



Above (from left to right): timber plank stable door with iron hinges and arched brick lintel; a pair of iron bootscrapers with delicate barley twist arms attached to walls with square headed nails; bootscraper incorporated within a shaped stone surround.

7 The character of the Conservation Area



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-  **1. The Square, Selby Lane and Nottingham Road.** This part of the Conservation Area contains the commercial centre of the village and its public buildings. It is also one of the greenest parts of the village and includes the most significant open spaces and groups of trees.
-  **2. Blind Lane.** This narrow lane running parallel to Main Street contains a cluster of small workers cottages and has an enclosed feel. A blue lias dry stone wall runs along the eastern side of the lane.
-  **3. Main Street.** Historically the village's principal thoroughfare, this road is characterised by its informally arranged collection of cottages, farmhouses, houses, worker's terraces and courtyards of traditional farm buildings. The proximity of the crowded building line to the highway creates a distinctly urban feel.

8 SWOT Analysis

Note: In order to complete the appraisal process, a SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) exercise was undertaken at the public consultation meeting held at Keyworth Village Hall on 23rd August 2010. The purpose of the SWOT analysis is 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

Strengths	<ul style="list-style-type: none"> • Diversity of surviving historic buildings some of which are strongly individual in character • Preserved medieval road layout • Traditional building materials • Greenery provided by established hedgerows, mature trees and open green spaces. • Ridge and furrow on playing field is a rare survival in such a location. • Creative use of areas • Local centre is 'soul of community'
Weaknesses	<ul style="list-style-type: none"> • Former Co-op store on Main Street is an eyesore • Royal British Legion Building on Bunny Lane has been left half finished • Health Centre • On street parking and speeding traffic • Appearance of shops, street furniture and hard landscaping in The Square • Overhead wiring • Standard double yellow lines
Opportunities	<ul style="list-style-type: none"> • Creation of shared space in The Square • Enforce parking and introduce more restrictions • Introduce better quality road signs and street furniture • Sympathetic redevelopment of former Co-op store • Wright's Garage site – opportunity for sheltered housing • Create a 'gateway' into the village • Investigate potential for adding buildings to the Statutory List • Carefully control commercial traffic (weight restrictions) • Limit height of new build to 2½ storeys
Threats	<ul style="list-style-type: none"> • Inappropriate housing development • Construction of large supermarket with associated traffic, light pollution and noise • Unsympathetic shop front signage • Unsympathetic works to road network • Loss of views into the Conservation Area from outside the village

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

BARN ADJOINING NUMBER 15 MAIN STREET, AND ATTACHED RANGE OF OUTBUILDINGS

Grade: II

Date Listed: 13/11/1986

GRID REFERENCE: SK6139430726

15, MAIN STREET, NG12 5AA

Grade: II

Date Listed: 13/11/1986

GRID REFERENCE: SK6139430719

17, MAIN STREET, NG12 5AA

Grade: II

Date Listed: 13/11/1986

GRID REFERENCE: SK6142430715

19, MAIN STREET, NG12 5AA

Grade: II

Date Listed: 13/11/1986

GRID REFERENCE: SK6139430699

BARN AT NUMBER 31, MAIN STREET, NG12 5AA

Grade: II

Date Listed: 28/11/1972

GRID REFERENCE: SK6138030667

CHURCH OF ST MARY MAGDALENE, THE SQUARE, NG12 5AA

Grade: I

Date Listed: 01/12/1965

GRID REFERENCE: SK6139030833

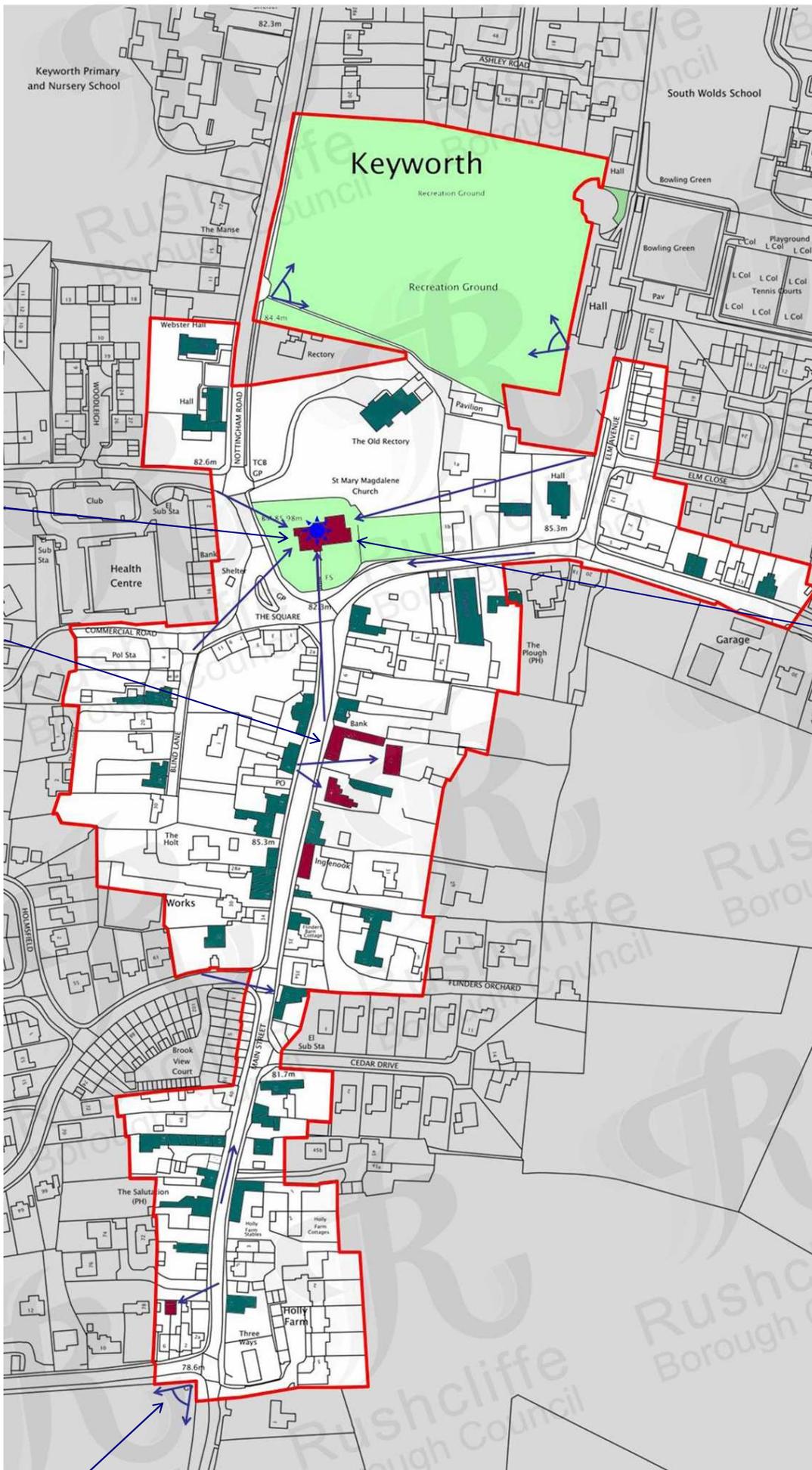
FORMER FRAMEWORK KNITTER'S WORKSHOP BEHIND NUMBERS 4 AND 6, WYSALL LANE, NG12 5AA

Grade: II

Date Listed: 13/11/1986

GRID REFERENCE: SK6131130436

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 view or glimpse
-  Panoramic view
-  Listed Building
-  Key unlisted building
-  Focal point or 'visual stop'
-  Positive open spaces
-  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:

