

DRAFT Screveton Conservation Area
Appraisal and Management Plan
2025



Blurred drone image. Despite very similar images being available on google maps, we want to give people the chance to approve the use of the drone image if their property is shown.

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1 Introduction

1.1 Conservation Areas

Rushcliffe Borough Council has an obligation under [Section 69 of the Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) to review, from time to time, its Conservation Area designations.

A Conservation Area, as defined under [Section 69](#), is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Screveton Conservation Area was designated in [Date Original]. Prior to this reappraisal of [Date], the Screveton Conservation Area was reviewed in [Date Review 1].

[Section 71 of the Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) highlights the local planning authority's duty to formulate and publish proposals for the preservation and enhancement of the conservation areas. This document, therefore, aims to identify and reaffirm (or redefine) the special architectural or historic interest of the area which warrants its designation.

Conservation Area Appraisals are not, and never have been, tools for to fossilise a place against change, instead, the processes of change which allow places to grow and evolve are recognised as being unavoidable, and it is also recognised that change can be a positive and desirable force. The designation instead allows greater scrutiny and control to manage change to positive effect and to ensure that any changes which require planning permission do not harm, and ideally serve to actively enhance, the existing character of the place.

1.2 The purpose of a Conservation Area Character Appraisal

The purpose of a Conservation Area Character Appraisal is to:

- Identify and record the special interest of the Conservation Area to ensure there is a public awareness and understanding of what is worthy of preservation
- To define and reassess current boundaries to accurately reflect what is now perceived to be of special interest
- To identify opportunities to safeguard and enhance the special interest of the Conservation Area.

It should be noted that the content in this document is not a comprehensive account of every significant building, structure, tree, wall, feature, or space. Therefore, any omission should not be assumed to imply that they are of no interest.

Screveton Conservation Area:

Screveton's strong rural tradition is evident in its many agricultural buildings and views across open countryside

The centre of this linear village is well defined and compact.

Mature native trees and hedgerows give a verdant, sylvan character to the area

Generally, the character and appearance of a Conservation Area will be preserved or enhanced by:

- Providing controls and regulating development through the planning system.
- Applying the extra controls that designation provides over demolition, minor development, and the protection of trees.
- Environmental enhancement schemes and possibly providing financial assistance for the repair and restoration of specific buildings.
- Encouraging public bodies such as the local highways authority or utility companies to take opportunities to improve the street scene through the appropriate design and sensitive sighting of street furniture (and retention of historic features of interest), or the removal of eyesores and street features that have a negative impact such as overhead wires.

1.3 The Planning Policy Context

This appraisal provides a firm basis on which applications for development within the **Screveton Conservation Area** would 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 Local Plan Part 1: Core Strategy](#), with a specific focus on:
 - Policy 10 (Design and Enhancing Local Identity) [in part]
 - Policy 11 (Historic Environment)
- [Rushcliffe Local Plan Part 2: Development Policies](#), with a specific focus on:
 - Policy 28 (Conserving and Enhancing Heritage Assets)
 - Policy 29 (Development Affecting Archaeological Sites)
- [The National Planning Policy Framework \(NPPF\)](#) (Revised - 2021)
- [The National Planning Practice Guidance](#) (2015 - Subject to Continual Review)
- [By Design: Urban Design in the Planning System – Towards Better Practice \(2000\)](#)
- [The Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)

Screveton Conservation Area:

Historically, an agricultural village stretched out in a linear layout along the four access roads.

Most buildings are unique both in terms and age, design and layout used

2 Screveton 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.



Mature trees and open countryside surround the village

Screveton (pronounced 'Screveeton', 'Screyton' or 'Screeton') is a small village that sits adjacent to the A46 and may be accessed from the north, east, southwest and northwest. All four access roads are narrow mainly hedged and tree lined, single track roads with no central road markings or street lighting. Where views are permitted, they are of open countryside. On three of the approaches, it is not apparent you are entering the village until you are upon it. For the most part, Screveton retains its unity of form and has a rural feel to it. The village is surrounded by agricultural land with the villages of Kneeton to the north-west, Flintham to the north, Hawksworth to the east, Scarrington to the south and Car Colston to the south-west.

Screveton stands on relatively flat ground, sloping down gently to the east of the village at between 40 and 50 metres above sea level. The main rock type below the village is Branscombe Mudstone formation within the Mercia Mudstone Group, which gives the topsoil a clay nature.

The village lies on the edge of the Vale of Belvoir with open views across the vale to Belvoir Castle and the Lincolnshire Ridge to the southeast and toward the parkland of Flintham Hall to the north. It is a linear village and most houses back on to arable and grazing fields, features that contribute to its rural character and identity.

The 1086 Domesday Book records that Screveton had 18 households and three landowners: King William, Bishop Odo of Bayeux (the odious half-brother of King William) and Roger of Bully. The village appears to have been profitable and, unusually, shows an increase in value after the Conquest. Of the various landholders recorded, one is Hugh, a nephew of Herbert who was the Bishop of Bayeux's man.

Screveton means farm of or belonging to the sheriff. For centuries Screveton was populated by people who worked the land and as recently as 50 years ago there were still five farms in the village, ie Top Farm, Beans Farm, White House Farm, Manor Farm and Home Farm. Now, very few of the residents are now actively engaged in agriculture.

The principal family in Tudor and Stuart times was the Whalleys. An alabaster tomb in the church under the carved royal arms of King Charles II is of Richard Whalley, in armour, feet resting on a whale, his three wives and 25 children kneeling. His third wife Barbara erected this tomb to his memory, one of the finest in the country.

A Richard Whalley came to Screveton from Staffordshire in the second half of the 15th century. The monument in the church is the tomb of his grandson Richard (d. 1583), who had been a steward of the Lord Protector Somerset under Edward VI. One of his sons, Richard, lived in Kirketon Hall, Screveton with his second wife Frances, aunt of Oliver Cromwell.

Cromwell enlisted the support of their second son, Major General Edward Whalley, who had been a guardian of Charles I at Hampton Court Palace but who now took Cromwell's side and was one of the 59 to sign the King's death warrant, with his name just below Cromwell's on the document. His son-in-law, William Goffe, was also a regicide. At the restoration of the Stuarts, Charles II's Act of Indemnity and Oblivion, pardoned those who had committed crimes during the Civil War and the Commonwealth. However, the regicides were excluded from the pardon, so Whalley and Goffe fled first to Switzerland, then to Boston, New Haven and eventually Hadley Connecticut, where it is believed that Whalley died in 1675 and Goffe c. 1679. Edward Whalley and William Goffe are the central characters in bestselling author Robert Harris's 2022 historical novel, *Act of Oblivion*.

Half a mile from the village, secluded behind a field with access by a footpath, is the church dedicated to St Wilfrid. This small 13th century church set in a pretty churchyard is interesting from the variety of its style of architecture. There is evidence of an earlier church on the same site.

Kirkton Hall (Screveton Hall) stood next to the church, near the Car Colston boundary and was owned by the Kirketon, Leek, Whalley, Thoroton and Hildyard families. It had medieval and Tudor origins and it is said that it was partly built of stones from the nearby Roman Fosse Way.

In 1685, Thomas Thoroton bought the Hall and the Manor of Screveton from Peniston Whalley, a magistrate who owned most of Screveton. It became known as Screveton Hall. In 1789 another Thomas Thoroton bought the Hall. His widow lived there until her death. Thomas Hildyard bought it back, demolished it and in 1827 gave the land to the church in exchange for other land.



We haven't been able to prove this, but the fisherman above right may be fishing in the dewpond in the field near the Old Priest's House. David Willis, one of the village elders, sites the hall near that pond and we speculate that the little building at the back of the above image may be the Old Priest's House.

3.2 Archaeology

Detectorists have found a range of objects in the fields around Screveton. These are currently housed in the FarmEco Screveton Sheds barn. Additionally, it is know that Peter Rose uncovered a quern stone whilst ploughing a field near the A46 in the 1950s.

Insert image here of the detectorist finds, currently displayed in the FarmEco Men in Sheds barn



Quern stone found by Peter Rose in the 1950s whilst ploughing near A46

3.3 Historical Mapping



Figure 2

4 Spatial Analysis

The name Screveton means 'farm of or belonging to the Sheriff'; it is of Scandinavian origin, strongly suggesting a pre-Norman origin for the village, as is the case for its neighbour Car Colston.

Early maps show that Screveton was a small village, predominately linear in form following along what is now known as Main Street, since at least the early 18th century. The size of the village has remained largely unchanged since the late 19th century, with new dwellings on infill plots only. Many of the dwellings front directly onto the road.

A distinct characteristic of the village is that the Church, Old Priest House and Rectory all sit apart from the village of today to the south.



The Church, Priest House and Old Rectory, standing well outside the core of the village, can be seen in the distance at the top of the picture

Today we are a linear village with open views across the countryside enjoyed by residents, walkers, cyclists and horse riders alike.

The relationship between open spaces and the built form within a conservation area can be central to its character. This section describes the layout of the village, highlights the significant views, landmarks and historical focal points. The contribution of open green spaces, trees and other natural elements to the conservation area's character is also described within this section.

4.1 Plan, Form and Layout

The image below shows part of the current village layout detailing the linear nature of the village along the four entry roads. Approaching from the south, west and north, you can't actually see the village until you are in it.

A number of footpaths link Screveton with Car Colston, Hawksworth, Flintham and Kneeton.



Figure 3

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Approaching the village from the north, south or west and you can't see the village until you are actually in it.

4.2 Landmarks, Focal Points and Views

Home Farm, the location of FarmEco Community Care, is regarded as the centre of the village these days with the gym, café, hairdressers, masseuse and the Pinfold. The church sits on the edge of the village to the south and Car Colston. To the north we have the travellers' site Spring View and Flintham. To the west, by the A46 we have two remote collections of houses at Red Lodge and Newfield. To the east, Hawksworth, and Falconer's Cottage and Lodge.

Prior to the building of the six houses at Old Hall Gardens, Hawksworth Road offered a stunning view across the Vale of Belvoir. A similar view is now available from the gate just south of Knights Close and from further east along Hawksworth Road.

4.3 Open Spaces, Trees and Landscape

Screveton village is surround by views of the open countryside and mature trees



Blured drone image. We want to give people the chance to approve or reject the use of the blured images if their property is shown.

4.3.1 Open Spaces, Trees and Landscape SWOT Analysis

Strengths - what are the positives of the open spaces, trees, and landscape	Weaknesses - what are the negatives of the open spaces, trees, and landscape
<p>Panoramic views across the fields and mature trees from Lodge Lane, Hawksworth Road, Spring Lane and Car Colston Road</p> <p>Beautiful views and much wildlife. A quarterly FarmEco bird survey and biodiversity survey shows (NEED TO ACCESS THIS)</p> <p>The peace and quiet. The darkness, the lack of light pollution at night.</p> <p>The visible awareness of living of the edge of the Vale Of Belvoir with views of the castle on the Lincolnshire Ridge across the vale.</p>	<p>Lost views due to planning approvals</p> <p>The encampment for travellers so close to the village</p>

<p>The openness of the meadows, fields and paddocks among the houses maintaining the evidence of Screveton's past as a farming community.</p> <p>The overall setting is idyllic an unique, it is the only local village with this sort of wide horizon setting.</p> <p>The many mature trees</p> <p>Home Farm which has diversified over the years and now hosts a number of small businesses (café, hairdressers, gym, masseuse, interior design and construction, brewer, wormery) as well a FarmEco a community benefit society.</p>	
<p>Opportunities – what could make the open spaces, trees, and landscape better?</p>	<p>Threats - what would make an open spaces, trees and landscape worse?</p>
<p>Actions to further increase the biodiversity within the village</p> <p>Actions to allow residents and visitors to appreciate the views and biodiversity</p> <p>Resurfacing of some of the roads which in patches are appalling</p> <p>The planting of native trees filling in the gaps along the four access roads</p> <p>Any further development should be along existing roads to maintain the linear nature of our village, ie specifically no tandem (one dwelling behind another) or backland / comprehensive developments. This would protect the linear character of the village, something that is being lost across England as villages expand.</p> <p>Any new dwellings should be unique. Each property should be individually designed. There should be no clusters of two or more similar looking houses</p> <p>We are an agricultural village, so any designs should reflect our agricultural heritage</p>	<p>Increasing the size of the travellers' site</p> <p>Building in gardens creating tandem dwellings or backland developments</p> <p>Infill developments that diminish our open spaces and do not give space for long lived trees to be planted and nurtured.</p> <p>As a small village, we know that we are more exposed to commercial development than similar sized villages surrounded by large working farms. We know that landowners would make more money if they could sell their land for housing developments rather than continue to farm. Our village still retains its charm and character, something that has arisen from its incremental development over the decades and generations. For future generations, the village should only be allowed to develop slowly and incrementally and in a way that helps preserve this charm and character.</p> <p>With any increase in traffic, the speed limit within the village should be reduced from 30mph to 20mph and the four access roads leading into the village from 60mph to 30mph.</p>

Works to Trees

You must contact the Local Planning Authority (LPA), Rushcliffe Borough Council, before any works (cutting OR pruning) are carried out to trees within the Screveton Conservation Area

Six weeks' notice is required before any works to trees within the Conservation Area is carried out, even if they are not protected by Tree Preservation Order (TPO).

You can use a [Standard notification forms \(a section 211 notice\)](#) to inform us of the works you would like to undertake.

This [flow chart outlines the decision-making process](#) regarding works to trees.

4.4 Public Realm

Boundary treatments in Screveton are a mixture of stone and brick walls of varying heights; beech, laurel, hawthorn and privet hedges; and metal railings. Grass verges are found throughout the village alongside the highways. Pavements are limited; street lighting non-existent. Roads are surfaced with asphalt, but often in a very poor state with repairs of patches over patches. Private drives are often surfaced with gravel giving an informal, rural feel. Hedgerows are maintained by local landowners.

The churchyard is surrounded by one brick wall and three hedgerows.

The cycling café, Cafe Velo Verde, and the quiet nature of the surrounding roads, attracts a large number of cyclists to the village.

5 Buildings of the Conservation Area and Key Characteristics

5.1 Building types and Activity

Most buildings in the village are unique with no two buildings exactly the same. Some properties face directly onto the road, others lay behind small front gardens. Over eighty percent of the buildings sit directly on one of the four main roads the exceptions being the new houses on Hawksworth Road, Knights Close, the three properties at Newfield and Spring View, the travellers site. The most common construction materials are red brick and pantiles.

5.1.1 Building types and Activity SWOT Analysis

Strengths - what activities/places exist that makes the village/town great?	Weaknesses - what activities/places exist that detract from making the village/town great?
Most of the buildings in the village are unique, there are no two buildings exactly the same. This gives the village a great differentiation from the modern housing estates where great	Litter, particularly along Spring Lane The residents of Spring View, the travellers' site, have in the recent past broken the

<p>swaths of houses are the same or of very similar layout and style.</p> <p>We are one of the few remaining linear villages with most houses fronting the four main roads.</p> <p>The open countryside with its footpaths and mixed farming of arable, nut and fruit trees, cattle and sheep grazing</p> <p>Screveton's single track roads are used extensively for walking, cycling and horse riding.</p> <p>Home Farm, the location of Café Velo Verde, Thorpe Performance Gym and FarmEco (the community farm) along with many other small businesses located on Home Farm (The Urban Worm Company, Linear Brewery, ladies and gents hairdressers, masseuse Belvoir Interiors) help keep the village alive.</p> <p>The working smithy.</p>	<p>agreement and allowed non authorised people to stay.</p>
<p>Opportunities - what activities/places could exist that would village/town even better?</p> <p>Further residential development is possible by extending the housing boundaries along the four main roads whilst retaining open spaces and views.</p> <p>Village pub</p>	<p>Threats - what activities/places would make village/town worse?</p> <p>Hare coursing and other rural crimes. Easy access to both A46 and A52.</p> <p>Solar Farm</p>

5.2 Key Characteristics and Building Materials

5.2.1 Key Characteristics: Lodge Lane

Materials:	Key Characteristics / Architectural Features:
<p>Walls: predominantly red brick with a number of rendered dwellings painted in different colours</p> <p>Roofs: red / orange pantiles</p> <p>Windows: painted wood</p>	<p>No two houses are the same along the entire length of Lodge Lane, from the Smithy down by Spring Lane to the complex of houses up next to the A46.</p> <p>Dominating the centre of the village is the working Smithy. The extended Old School House and</p>

Doors: various

seven foot high Pinfold are also down this end of Lodge Lane.

Some of the old workers cottages have been combined into a couple of larger dwellings.

One of the newer dwellings in the village, Blackridge, is a single-story black metal clad building reminiscent of an old barn built to high environmental standards.

5.2.2 Key Characteristics: Hawksworth Road

Materials:

Walls: Many 18th and 19th century orange/red brick in various bonds and patterns. Most buildings have all been altered or extended in some way using brick

Roofs: Dominated by red / 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.

Windows: Predominantly painted timber window frames or plastic / aluminium. Many 'front' doors do not front onto the roadside.

Key Characteristics / Architectural Features:

All the houses along Hawksworth Road are unique in terms of size and layout, no two houses are the same. Some are laid back from the road, others sit directly on the road. Some are on large plots, others very small plots.

Most are of red brick and red pantile construction. The older houses are of course, solid wall.

The four rendered houses are painted white, two face directly onto the roadside (The Oaks and Victoria Cottage) and two have small front gardens (Beans Cottage and Beans House).

The Gables sits directly on the site of an old barn, angled slightly away from the road, and has a number of vertical black bricks to mirror the ventilation holes of the former barn

5.2.3 Key Characteristics: Spring Lane / Flintham Lane

Materials:

Walls:

Roofs:

Windows:

Doors:

Key Characteristics / Architectural Features:

At the northern edge of the village, the Beans Farm complex sits astride the junction of Spring Lane / Flintham Road and Hawksworth Road. Hawthorn Cottage and Beans Croft Barn are both of the traditional red brick / pantile construction as most of the other properties along Spring Lane. The exceptions being the white rendered Poplars, Home Farm Cottages and Blackberry Barn.

Of note is the listed Top Farm, Skerton House the former chapel, Amblegate with its clay cat on the roof and the Peacock House, the only stone building in the village.

Knight's Close houses a small number of 1960's retirement bungalows.

5.2.4 Key Characteristics SWOT Analysis

Strengths – what is it about most existing buildings that looks good?	Weaknesses - what is it about most existing buildings that does not look good?
<p>There are no two buildings the same.</p> <p>There is a great diversity of ages, building materials and types of housing.</p> <p>Screveton is a linear village spread out along the four access roads</p>	<p>A few buildings are needing some tender loving care.</p>
Opportunities - what could make existing buildings (or new builds) look good and contribute to the character of the area?	Threats - what could make existing buildings (or new builds) look worse and detract from the character of the area?
<p>One off unique dwellings that extend the linear nature of the village securing the remaining glimpses into the open countryside.</p>	<p>Developments of more than one dwelling, built in a similar style with similar materials.</p> <p>Any sort of estate development where the houses do not front onto the four main roads.</p> <p>Infill developments where the remaining glimpses and view into open countryside are destroyed.</p>

5.3 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 on any listed building.

St Wilfrid's Church

The church comprises a nave with north and south aisles and south porch, chancel with north vestry, and west tower. The nave and aisles date principally from the 13th century, although earlier work is indicated by the 12th century font, decorated by blank, interlaced arches, and the eastern respond of the south arcade which may also be of the late 12th Century. A piscina at the east end of the south aisle has foliate decoration. The chancel is largely of the early 13th century but with a later east wall. The west tower appears to be of the

15th century, perhaps with some later alterations. There were major restorations in 1881 (chancel) and 1884 (nave).

The tower has three stages, diagonal buttresses, two string courses, an eaves band, and an embattled parapet with corner pinnacles. In the base of the tower, but originally in the chancel, is a fine monument of 1583 to Sir Richard Whalley, his three wives, and twenty-five children. Elsewhere there are also monuments of the 12th and 14th Centuries and a small amount of pre-Conquest sculpture. There is a Royal Coat-of-Arms dated 1684 (Charles II). In the churchyard are some good examples of slate grave markers, one with masonic emblems by Wood of Bingham dated 1819.

There are three bells housed in an unusually large wooden bellframe, Elphick Type 'V', and probably contemporary with the 1639 bell. The bells are of three periods: c1472-1508 by the Mellours family, 1639 by George Oldfield I, and blank but apparently of the 18th century. The ladder from the silence chamber to the belfry appears to be late medieval in date.



The mid 18th century wall enclosing the churchyard is in stone with gabled coping, it contains two gateways, one blocked, and extends for about 100 metres. The adjoining stable is in brick with coggled eaves and a pantile roof with coped gables. There is a single storey and an L-shaped plan, with two bays, and it contains a doorway with a segmental head.

The sundial, dated 1732, in the churchyard is in stone and has a round plinth, and a round stem with a moulded base and capital. Sadly, the inscribed and dated bronze dial has been stolen and replaced with a modern replica

In the choir are two miserere seats beautifully carved, one being 'winter'. A man on a settee sits warming feet and hands at a fire, with a book in his other hand. The other seat is of the patron saint.

"The church.... is interesting from the variety of its styles of architecture. It consists of a nave, with north and south aisles, south porch, western tower, and chancel, on each side of which was formerly a chapel. There are evidences of an earlier Church on the same site, the principal being the respond on the east end of the south arcade of the nave, and the beautiful Norman (transition) Font, dating about 1170, pointing to a Church of some importance as early as the middle of the 12th century.

"As regards the present one, the chancel was built probably soon after AD 1200 and is probably the earliest surviving section of the church, but was much altered at some distant period, when the eastern wall was rebuilt, the chapels removed and the arches of communication built up. The north aisle was built next - about the middle of the thirteenth century - and has some sixteenth century insertions at the east and west ends. Early in the fourteenth century the arcades (Early English) were rebuilt, and the south aisle, if not at the same time, soon after, and later on the east window of this aisle was inserted. Between the latter and the adjoining window of the south aisle, a piscina was recently discovered, in perfect preservation. The tower was the last addition, late in the sixteenth century.' Thoroton Society Transactions, Vol 1 1897

The Alabaster Monument to Richard Whalley (1599-1683) is an altar tomb, surmounted by a recumbent effigy of a gentleman in plate armour. His head rests on his helmet, which bears the Whalley family crest of a whale and there is a whale at his feet. Behind the figure is a carved frieze, depicting Whalley's three wives and 25 children.

Charles II's coat of arms is displayed on the wall above the arch leading to the bell tower. It dates from 1684.

The Piscina with leaf decoration was discovered in 1884 when the nave and aisles were restored.

The Old Priest's House. In the corner of the churchyard, at the east end, is a small house (now a private residence) dating from the 16th or 17th century. It is a good example of a small 16th to 17th century (Jacobean) timber framed house with a herringbone brick structure. The house is timber framed with modern brick nogging, on a partial plinth, with a pantile roof. There is a single storey and attics, and a T-shaped plan, with a front of five bays and a rear wing. On the west front is a lean-to porch, the windows are casements, in the attic is a sloping dormer, at the rear is a lean-to bay window, and in the rear wing is a French window. An earlier building on the site was used by incumbents and one, a Mr Foster, occupied it until his death in 1652. The building was pulled down 'by Mr Whalley the Patron and Dr Thoroton with two horses and a Cart Rope...to keep out a Mr Cook, a Fanatic Preacher'.

Top Farm is known to have been in the Marsh family for several hundred years. Its special character lies in the layout of the site as an 18th-19th century farmhouse with later outbuildings. The farmhouse has a date stone of 1702 and it and listings for it appear on the 1884 edition 1:2500 Ordnance Survey map a 2m by 2m copy of which is framed and mounted in the FarmEco Screveton Sheds barn. The farmhouse is in brick and stone on a stone plinth, with floor bands, cogged and dentilled eaves, and pantile roofs with coped gables. The red hand-made thin bricks on the early part of the house are typical of the late 17th-early 18th century and those on the south extension date from the 18th-19th centuries. There are two storeys and attics and an L-shaped plan, with fronts of five and two bays, and a double-gabled rear wing. On the front is a gabled wing on the left, with a lean-to porch in the angle containing a doorway with a segmental head. The windows are a mix of casements and horizontally-sliding sashes. The boundary walls are in brick with coping, and extend for 5 metres.



Top Farm

Top Farm Cottages are dated 18th-19th century and the building is characteristic of the period. It is not bonded to the house and considered to be later. The bricks are soft red hand-made/wirecut fairy thin bricks, indicative of the 18th century. The roof timbers are a mixture of hand and machine sawn, dating the roof to pre-19th century with 19th-20th century repairs.

Top Farm Cart Shed. Is dated 19th century and characteristic of the 18th-19th centuries. The bricks are handmade/wirecut red bricks, indicative of the date built, but the machine-sawn roof timbers are 19th-20th century. The shed is thought to have been built by roofing over the walls of existing buildings. It became redundant following the mechanisation of farming. It is the only structure not listed at Top Farm for unknown reasons, as it is on the 1884 1:2500 Ordnance Survey Map.

Top Farm Barn is built of fairly soft handmade red bricks, indicating a date in the 18th-19th century. The timbers are machine-sawn with occasional hand-sawn timber and the roof is likely to date to post 1840 with some reused timbers. There is a c. 19th century window.

Top Farm Boundary Wall to the left of the farmhouse is a 25-metre boundary wall, composed of brick with a rubble plinth, half round brick coping and a pair of square brick piers. To the right is a five-metre-long brick boundary wall with ramped coping.

Top Farm Eastern Cow House, 19th century and built of hand-made soft red bricks. The roof timbers are post-1840 and machine-sawn, dating the roof to the 19th-20th century. The building abuts The Barn and is considered later but appears to be a single build with the Western Cow House, below.

Top Farm Western Cow House might have been a stable, was more likely a cow house. The bricks are fairly hard red wirecut/machine-made and the roof timbers machine-sawn, dating the building and roof to the 19th-20th century.

Top Farm Pump and trough are located to the south of the Farmhouse. The 1790 water pump is timber with flat wooden top, an iron handle and an ornate lead spout. A lead face plate is decorated with the letters 'D F' and a wheatsheaf above the spout, with a figure on either side of the spout and '1790' below. There is a further lead plate below the spout as a splashback. The stone trough has a square end against the pump case and a rounded end away from it.

Manor Farmhouse is a brick, c. mid-18th century building, extended and re-fronted in the early 19th. There is a brick plinth, first floor band, coggled and dentillated eaves and 4 gabled and single ridge stacks. It is L-shaped, 6 bays wide, 4 deep and 2 storeys high, with gabled and hipped slate and pantile roofs.

The windows are glazing bar sashes with rubbed brick heads and c. 19th and 20th century casements. There is stabling in the yard and the barn. Windows are glazing bar sashes with ribbed brick heads.

The east front has a projecting central bay with rendered doorcase containing recessed door and fanlight, flanked by single sashes. Above, there are 3 sashes. There is a set-back bay to the right with a sash on each floor.

The adjoining service buildings the right are single and 2 storeys with a c. 20th century door and casements. Above, to the right, a casement with segmented head, and plank door.

The street front has a projecting wing to the right. On the left, French windows are flanked by single casements. Above to the left are two casements and to the right, a round headed sash with rubbed brick head. The rear elevations have c.20th century windows and doors.



Manor Farmhouse

The Pinfold is about 6 metres (20 ft) in diameter and is a circular gated, seven foot high brick enclosure with buttresses and plain coping at the village end of Lodge Lane where stray animals could be housed. It contains a timber gate with square piers. It appears on the 1882 Ordnance Survey map and sits on common land, in line with the Commons Registration Act of 1965. In 1998-90 Rushcliffe Borough Council restored

and renewed the gate and put a bench inside. Flower beds have been established inside and it is kept tidy by the village.



Further information can be found in [Rushcliffe Borough Council's publication Listed Buildings in Rushcliffe](#).

The complete list of the [Secretary of State's Statutory List of Buildings of Special Architectural Interest or Historic Interest](#) can be accessed online.

Names and details of the Listed Buildings and structures in Screveton Conservation Area (correct as of January 2024) are detailed in Appendix 1. All Listed Buildings are shown on the Townscape Appraisal plan, but some smaller structures such as gravestones may not be shown.

5.4 Key Unlisted Buildings

Contribution to the established character of the place can also come from buildings which are not recognised via listing, or are not old. A plan with all of the positive contributions to the area can be found in Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map

Other Buildings and Items of Interest

The Oaks (Formerly the Royal Oak pub).

The Smithy has been worked by the Willis family for four generations, the family having come to the village from Epperstone. The cottage is thought to be mid-17th century. Receipts found under the roof timbers of the house date from 1815, with most during the 1820s for Mr Cragg, an earlier blacksmith. Since the 1920s there have been three generations of Willis's at the smithy. Horses were shod by Alexander Willis until 1985. On Sunday mornings local men queued to have their hair cut by him at the blacksmiths shop. David Willis continues to work in mechanical engineering, wrought iron work and welding.



The Smithy and village elder & smithy David Willis

The Old School House, now renovated and extended, was a two-up, two-down house with a one-room school at the back. When the school closed, the schoolroom was used as a granary.

Skreton Cottage. An 18th century stone and rendered brick cottage. The building by the gate at the roadside is now a garage but was a primitive Methodist Chapel recorded as existing in 1848. This was also a Wesleyan Methodist chapel in the village before 1869.

Beans Farm Complex

Miss Alice Bean, now lying in the churchyard with her many brothers, spurned marriage on her wedding morning because she couldn't face leaving her brothers to fend for themselves. Beans Farm is now a collection of residential homes, comprising Hawthorne House, Beans Farm Barn, Beans Farm Cottage, Beans Farm House, The Gables and Meadow View. The main living area of The Gables sits on the footprint of the old barn and The Gables black vertical bricks are meant to reflect the former barn's ventilation holes.



Holly Tree House dates from c.1700 and is built of small bricks made in the brick yard on Lodge Lane. The Shepherd family lived there for many years and farmed about 15 acres, which included The Hardlands, east of the village. There was a barn there that is now the site of Falconer's Lodge.



Manor Farm Cottage is one of the oldest buildings in the village featuring ships' oaks within its construction



The Hollies. Large property which used to have living quarters above the stables



Yew Tree House sits in a prominent position within the heart of the village.



Victoria Cottage. Distinctive white cottage on Hawksworth Road

Willow Tree cottages. Smaller then combined and extended



Amblegate, The clay cat on the roof

The War Memorial, situated at the top of the Flintham Road and created by local residents (with support from local organisations and Rushcliffe Borough Council), remembers the Bomber Command crews of an R.A.F. Lancaster (from R.A.F. Syerston) and an R.A.F. Airspeed Oxford (from R.A.F. Wymeswold) who died on 14th April 1944.



The two aircraft were involved in a mid-air collision over Screveton and all eleven men on board were killed. The pilots were seen to turn their stricken craft away from the village and, as a result, no one in the village was harmed. The memorial is approximately mid-way between the two crash sites.

Peter Willis Barker, who as a boy of sixteen was an eyewitness to the accident, carried out initial research into the names of the men who died. After his death in 2000, Sylvia Adcock continued the search and traced and contacted some of the men's relatives who have come to two Remembrance Day Services from Australia and Canada.

In 2004, the 60th anniversary of the accident, a special service was conducted at St Wilfrid's Church in Screveton and later that year a bronze plaque recording the men's names was unveiled. Residents who were involved in the project are also listed at the site. The 7-ton igneous granite stone is from Mountsorrell Quarry in Leicestershire.

Twenty years later on Remembrance Day 2024, around 100 people from Screveton, Car Colston, Flintham, East Bridgford and one family from Australia attended a moving service around the memorial marking the passing of 80 years since the air crash.

6 - Generic Management Plan

for Conservation Areas in Rushcliffe

6.1 Introduction

In carrying out its planning functions, the Borough Council is required in law to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. The Management Plan for a Conservation Area is a tool to ensure the special character of the area is preserved and enhanced. The management plans aim to:

- Outline a strategic management proposal for the preservation and enhancement of the Screveton Conservation Area.
- Act as a guide for professionals and residents alike regarding:
 - 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
- Inspire community commitment to conservation principles and reporting

6.2 National and Local Policies and Guidance

There is 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. The Central Government Guidance and Local policies applicable to Conservation Areas include:

- [Rushcliffe Local Plan Part 1: Core Strategy](#), with a specific focus on:
 - Design and Enhancing Local Identity [in part]
 - Historic Environment
- [Rushcliffe Local Plan Part 2: Development Policies](#), with a specific focus on:
 - Conserving and Enhancing Heritage Assets
 - Development Affecting Archaeological Sites
- [The National Planning Policy Framework \(NPPF\)](#), particularly, but not exclusively the chapter on
 - Conserving and Enhancing the Historic Environment.
- [The National Planning Practice Guidance \(NPPG\)](#) (updated 2021 and subject to continual review)
- [By Design: Urban Design in the Planning System – Towards Better Practice \(2000\)](#)
- [The Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)
- [Historic England “Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management”](#)

The council will utilise the full range of strategic policy and guidance documents to ensure that development in **Screveton Conservation Area** is of a standard that enhances the amenity of the local area. The council will always look to use the most up to date versions of the document.

Supplementary documents may be issued for individual Conservation Areas where specific policies or proposals are needed.

6.3 Article 4 Directions

There are extra consents required in Conservations Areas. For example, in addition to the general control of development, you will need to get permission for

- Any additions or alterations to the roof (for example, dormer windows)
- the installation of satellite dishes on chimneys, roofs or walls fronting a highway
- any extension which extends beyond the side of the original dwelling house
- any extension of more than one storey that extends beyond the rear wall of the original dwelling house
- cladding the exterior of the dwelling
- any demolishing of a building or part of a building that has a volume over 115m³

Article 4 of the Town and Country Planning (General Permitted Development) Order 2015, allows planning authorities to restrict some permitted development rights within particular areas. This does not necessarily prevent development or change taking place but enables the Local Authority to manage the design and detailing of the works, and potentially grant permission subject to appropriate conditions. The use of Article 4 Directions will be proposed where it is considered appropriate following the completion of each Area Appraisal across the borough.

Details of Article 4 Directions for Screveton Conservation Area

There are currently no Article 4 Directions for Screveton Conservation Area

6.4 Building Design

Mimicking the local vernacular is not the only way to ‘fit in’ with the character of a conservation area. National policy makes clear that contemporary designed, provided it is sympathetically designed, cannot be dismissed as an option. Therefore, good contemporary design will be encouraged where it respects the context’s character, scale and massing. This must be demonstrated in the Design and Access Statement submitted with any planning application.

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

Copying like for like can devalue and destroy the ability to “read” historic change, and dilutes our historic heritage. 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.

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. However, in some cases a direct relationship is not impossible. For example, Flemish Bond

brickwork cannot be replicated in cavity walls and narrow lime mortar joints cannot be replicated in modern metric brickwork.

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.

“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).

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

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 recognise the context of the site destroys important features identified in the individual appraisals such as boundary walls, fences, hedgerows or trees”

Where the quantity of contemporary schemes in a small area becomes significant and outnumbers older buildings within the area, further contemporary schemes could fundamentally shift the architectural character of the area and thus be harmful, even if well designed as an individual project.

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.

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

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 positioned to minimise their impact on the building and on the local amenity.

6.5 Publicity and Knowledge Transfer

Ambiguity about additional controls within a Conservation Area raises the likelihood of inappropriate developments occurring which may damage the integrity of the conservation area designations.

Efforts have been made to engage local community groups in the development and review of the character appraisals. Empowering communities to define the special architectural and historic interest of the Conservation Area aims to raise awareness

Whether the appraisal took a community-led or a council-led approach, upon reviewing all Conservation Areas, the public were invited to ask questions and comment during a public consultation.

The approach taken within Screveton was a combination of Parish Meeting debates, a postal vote for or against and a survey to gather the various SWOT analysis.

The consultation period took place between the following dates
[DD/MM/YYYY and DD/MM/YYYY]

A consultation event also aimed to diminish any ambiguity about restrictions within a Conservation Area and increase the likelihood of sensitive and appropriate developments, maintaining the character of the area.

The council recognise the potential issues of turnover in residency and ownership of properties in the conservation area. Therefore, Rushcliffe Borough Council will periodically use their media outlets to highlight conservation area designations and the significant, related planning controls.

The date of the Consultation Event
[DD/MM/YYYY]

If there are any queries about conservation areas, please email conservationareas@rushcliffe.gov.uk

6.6 Public Realm

General maintenance and upkeep to the public realm may include fixing damage to roads and pavements, and fixing issues with street lighting. Issues such as these can impact the quality of the Conservation Area.

The council aims to encourage works to the public realm that are in keeping with, or actively enhance the conservation area. Rushcliffe Borough Council can only advise on work within the public realm that does not require planning permission (for example work completed by statutory undertakers, such as the Highways Authority). In these instances, Rushcliffe borough council cannot prevent such work.

Nottinghamshire County Council are responsible for repairs to roads, pavements and street lighting.

Report damage to roads and pavements to **Nottinghamshire County Council**. This can be done online through the [Nottinghamshire County Council Website](#).

Rushcliffe Borough Council will continue to undertake their duties in maintaining the public realm. Vandalism, fly tipping and street cleaning are all the responsibility of Rushcliffe Borough Council.

Report issues of vandalism, fly tipping, and street cleaning to **Rushcliffe Borough Council**. This can be done online by [informing Rushcliffe Borough Council online](#).

Works to Trees

You must contact the Local Planning Authority (LPA), Rushcliffe Borough Council, before any works (cutting OR pruning) are carried out to trees within the Screveton Conservation Area

Six weeks' notice is required before any works to trees within the Conservation Area is carried out, even if they are not protected by Tree Preservation Order (TPO).

You can use a [Standard notification forms \(a section 211 notice\)](#) to inform us of the works you would like to undertake.

This [flow chart outlines the decision-making process](#) regarding works to trees.

6.7 Boundary Treatments

Where there is a proposal for a new boundary treatment to be installed, the council would encourage the use of boundary treatments within the area.

6.7.1 Walls and Fences

Within conservation areas, planning permission is required to alter, maintain, improve, take down or build any new gate, fence, wall or other enclosure with

- A height of one metre or more if next to a highway (including a public footpath or bridleway), waterway or open space; or
- A height of two metres or more elsewhere

Where planning permission is required to remove a wall, Rushcliffe Borough Council will aim to protect those boundary walls and fences that have been identified as positively contributing to the area.

6.7.2 Hedges

Hedgerows are significant habitats for wildlife in lowland Britain. Regulations are intended to protect important hedges in the countryside. The policy applies to hedges that are more than 20m long, (or less if connected to another hedge) on or adjacent to:

- Land used for agriculture or forestry, including the keeping of horses or donkeys
- Registered common land and village greens
- Local Nature Reserves and Sites of Special Scientific Interest.

The policy does not apply if the hedge is within or on the boundary of the curtilage of a house.

6.8 Buildings at risk

A few of the important buildings across the various Conservation Areas are currently vacant or not in regular use, which may lead to some being “at risk” of neglect or decay.

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. The council will monitor the opportunity and potential for grant aid schemes to encourage the basic maintenance work necessary to ensure that key buildings within the conservation area are structurally sound and weather tight. However, given the current financial climate and outlook, such schemes are unlikely in the short to medium term.

There is a presumption against the demolition of buildings which contribute to the character of the area unless there are exceptional circumstances. It would benefit both the physical form and the function of the Conservation Area if these buildings were repaired, maintained and brought back into use.

Where the poor condition of a building or structure is as a result of neglect and lack of maintenance by its owner there is no requirement for the Borough Council to take its deteriorated condition into account when

deciding whether demolition is appropriate. This is to avoid rewarding the deliberate neglect of buildings by representing such action as a way to obtain planning permission for demolition and redevelopment.

6.9 Enforcement

Rushcliffe Borough Council will, from time to time, assess and monitor changes in the appearance and condition of Screveton Conservation Area. This will ensure that where necessary enforcement action can be taken promptly to deal with problems as they arise.

Where co-operation cannot be gained by any other means, Rushcliffe Borough 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.

The council will work in accordance with their enforcement policy, which aims to provide an efficient enforcement service in support of the Council's statutory planning service. Rushcliffe Borough Council's enforcement actions will remain transparent, consistent, and proportionate, as it is recognised that effective controls over unauthorised development assists in conserving the natural and built environment whilst helping to protect the quality of people's lives and maintaining the Council's integrity.

7 Appendix 1 – Listed Buildings (as of [Date])

Title St Wilfrid's Church

Grade: 1

Listing Entry Number:

National Grid Ref:

Location: [52.98316°N 0.91587°W](#)

Title The Old Priest's House

Grade: 2

Listing Entry Number:

National Grid Ref:

Location: [52.98336°N 0.91532°W](#)

Title Top Farmhouse, service wing and walls

Grade: 2

Listing Entry Number:

National Grid Ref:

Location: [52.98596°N 0.91069°W](#)

Title Sundial, [St Wilfrid's Church](#)

Grade: 2

Listing Entry Number:

National Grid Ref:

Location: [52.98304°N 0.91600°W](#)

Title Manor Farmhouse

Grade: 2

Listing Entry Number:

National Grid Ref:

Location: [52.98634°N 0.90648°W](#)

Title Wall and stable, [St Wilfrid's Church](#)

Grade: 2

Listing Entry Number:

National Grid Ref:

Location: [52.98309°N 0.91528°W](#)

Title Water pump and trough, Top Farm

Grade: 2

Listing Entry Number:

National Grid Ref:

Location: [52.98589°N 0.91070°W](#)

Title The Pinfold

Grade: 2

Listing Entry Number:

National Grid Ref:

Location: [52.98634°N 0.91241°W](#)

Title Cartshed, pigeoncote, stables and wall, Top Farm

Grade: 2

Listing Entry Number:

National Grid Ref:

Location: [52.98574°N 0.91020°W](#)

⊕ The titles of these listings may not make it clear that **all listed buildings always include all attached structures and extensions, regardless of age, and all detached outbuildings built before 1st June 1948 which are, or were at the time of listing, ancillary to the function of the primary listed building and were in the same ownership at the time of listing.**

For example, when a house is listed, the listing will apply to extensions, porches, detached historic stables, barns, wash houses, privies etc. Such outbuildings and extensions are only exempt from the provisions of listing where the listing specifically excludes them. Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map

8 Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map