

**Kneeton Conservation Area
Character Appraisal and
Management Plan
March 2018**



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1.1 Background

Conservation Areas are designated by local planning authorities under the Planning Acts. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as:

‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’.

Rushcliffe Borough Council, as the local planning authority, has a duty to designate parts of the Borough it sees appropriate as Conservation Areas.

Carrying out a Conservation Area Character Appraisal is an important method for identifying the qualities and characteristics that such an area possesses and to provide a basic summary of the elements, which collectively contribute towards the special character and appearance of the conservation area. A clear and comprehensive appraisal of the Kneeton Conservation Area provides a basis from which to propose a suitable conservation area boundary and upon adoption would also provide a sound basis for planning decision-making, and assists the Borough Council in defending such decisions that are subject to appeal. Generally the character and appearance of a Conservation Area will be preserved or enhanced through:

- 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 siting 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.

The purpose of this character appraisal is to:

- Analyse the character of the area, identify an area suitable for designation as a Conservation Area, and identify the components and features of its special interest.
- To outline the planning policies and controls that apply to a Conservation Area.
- To identify opportunities for the future enhancement of the Conservation Area.

It should be noted that the omission of any particular building, structure, tree, wall or any other feature from being highlighted within this character appraisal does not imply that it is not of special interest, nor is there an implication in such an omission that it does not make a positive contribution, or conversely a negative contribution, to the character and appearance of the Conservation Area. Also the map is unable to identify accurately every tree of significance and value to the Conservation Area.

2.1 Key characteristics

- Kneeton is located in the north east of the Borough, on the south banks of the River Trent, approximately 3km from the border with Newark and Sherwood District.
- The village is of a nuclear form, with its core dominated by the open space of the churchyard and paddock land to the southeast.
- Brick built cottages, farmhouses and traditional agricultural buildings give a strong sense of consistency and character to the village.
- The scattered farmhouses and farmyards, now redundant, form a core part of the character of the village and demonstrate the agricultural basis upon which the settlement was founded and thrived.
- Much of the village remains in the ownership of a single family and rented out to tenants, this single oversight has ensured that a consistency of approach has been maintained across the village.



Properties like Storys House have developed over time, retaining earlier phases of their building, in this case the 17th century stone sections to the rear, while the later 18th and 19th century red brick additions help relate the building to the dominant building materials used in the village.

2.3 Key issues

Alterations to Listed and key unlisted properties –

The unaltered nature of Kneeton is a fundamental component of its charm and character. Relatively little growth and relatively little alteration has combined to give the village a very traditional appearance.

The proportion of listed buildings within the village has helped to maintain this traditional character, however, the unlisted buildings have also experienced relatively little alteration. Even so there are a number of changes which have occurred which have begun to erode the quality and architectural treatment of a number of buildings. The most prominent example is The Old School which has had its windows replaced with uPVC replacements.

With the move of agriculture away from a village-centric base the agricultural yards in the village are now under-utilised or even redundant, and one has already attracted attention as having potential for development, with permission granted for residential development.

Boundary treatments –

Many of the older properties front up against the pavement edge, while some of the larger properties such as those along Vicarage Lane have brick boundary walls running along the side of the lane. Elsewhere agricultural buildings form the boundary, such as at Hall Farm where the yard has to be passed through on the approach to the house and the old brick barns enclose the site to give privacy from all directions except the high ground of the churchyard. Along Slack's Lane some of the more modern late 19th and 20th century properties are set back from the lane and bounded by hedges, giving Slack's Lane a more rural feel. Stone boundary walls appear in the area around the church, enclosing the churchyard and Kneeton House.

Agriculture –

The remnants of rural agricultural life survive around the village, from the small agricultural labourers cottages and the expansive farmyards of traditional and modern agricultural buildings through to the largely rental tenure by which property is held in the village. Many of the houses remain associated to clusters of former agricultural outbuildings which add to the character of the village.

Development Pressures –

The unspoiled character of Kneeton has survived mostly as a result of limited pressure for development within the area and as a result of careful stewardship at the hands of the landowning family.

In recent years a number of properties along Slack's Lane have fallen into disrepair and little progress has been made in securing their re-use.

With the move of agriculture out of the centre of the village the former agricultural yards and the sites of modern agricultural sheds are now coming under pressure for redevelopment, which may well represent the most significant change in the character and appearance of the village in the last 100 years.

Highways and Transportation –

The village is located along a lane approximately 1.5Km to the west of the Fosse Way (A46). Slack's Lane no longer connects with the A46 following the recent road improvement, instead Red Lodge Lane is now the only route onto and across the A46 from the village. Bridgford Road and Kneeton Road lead out

through an agricultural landscape lined with a number of converted windmills to the southwest to East Bridgford 2.8Km away.

The village has no bus service and as such residents have a strong reliance on private transportation to access services, employment and shops.

The footpath linking Slack's Lane with Bridgford Road was shown on the Sanderson Map of 1836 as 'Cross Lane' and on that basis must have historically been of greater significance than today, it probably represented either a straighter route past the village, rather than through it, or once provided access to the rear of long agricultural plots fronting Slack's Lane.

Despite the proximity of good road links, and the relatively short distance from East Bridgford, Kneeton is an isolated place, there is no real awareness of Kneeton from within the wider landscape and from within the core of Kneeton there is no perception of proximity to any other places. This feeling of remoteness and isolation is a major element of the character of the place.

Public Realm –

Some elements of communications infrastructure including the K6 telephone kiosk and the Victorian wall mounted post box (name of founders, of Birmingham), although no more than a century old, have become a quintessential component of the character of the village, and many typical villages throughout England.

Although in places the street surface is the usual tarmac there are sections of pavement on Main Street paved in hard blue bricks with cobbled strips where access to farmyards and houses cross the pavement. This contrasting and high quality surfacing, together with natural stone curbs, adds to the traditional character of the place. Elsewhere and away from main street narrow grass verges are the norm with no formal pedestrian pavements.

The darkness and feeling of rural isolation at night is considered to be a part of the village's character, especially in the area around the church and Vicarage Lane.

Buildings at risk –

There are a number of buildings around the village which could be considered to be at risk of loss. The most obvious is the semi-derelict house along Slack's Lane. The house itself is of a good size and within a large plot but no apparent progress appears to have been made in terms of repairs, conversion or replacement.

Other buildings are former agricultural buildings unable to meet modern DEFRA standards and unsuitable for storage of modern large agricultural equipment and machinery. These buildings are largely in reasonable condition, and risks to them mostly arise out of their redundant status. Once buildings become redundant there is less incentive for them to be maintained and repaired and redundancy is often the beginning of decline.

Other buildings include the old blacksmiths shop at the junction of Slack's Lane and Main Street, the north gable end is bowed but appears to have been in this condition for some time, again the building is redundant and vacant. This building poses greater difficulty in that its small size makes finding any future use for the building more challenging. It is understood that the forge survives inside and may be of some interest as a relic of past village life where the local blacksmith would have been an important element of daily life.



There are a small number of vacant and neglected buildings within the village which represent opportunities for restoration so that they can once again make a positive contribution to the special architectural and historic character of the area.

3.1 Designation of Kneeton Conservation Area

Kneeton was designated as a conservation area in March 2018 following a process which began in late 2013. A public meeting was held in February 2015 to answer residents' queries, provide information about the process and implications and to gather the views and knowledge of local residents in relation to the history and character of the place. This meeting was well attended with more than 20 local residents in attendance.

Consultation on draft proposals was undertaken during the 4 weeks from 28 August to 25 September 2017.

This nucleated rural village is located in the north east of the Rushcliffe Borough, within the Trent Valley landscape character zone. The village is surrounded by open countryside, with steep wooded slopes down to the Trent Valley to the north. The village retained several working farms until relatively recently when the last working yard relocated out of the core of the village. Many of the former farmhouses remain surrounded by traditional, and sometimes more modern, agricultural buildings.

It is clear that the local residents and landowners value the nature of the place they call home and that this attitude has helped the village retain its rural character and charm. The vast majority of those attending the two public events were strongly in favour of having a conservation area for the village.



This modest former blacksmith's forge stands at the junction of Bridgford Road and Slack's Lane and serves as a reminder of the reliance of agriculture on a supply of metal tools, their sharpening and repair and the shoeing of horses during the 18th and 19th centuries, even a small village such as Kneeton with a handful of farms could easily support its own Blacksmith.

3.2 The purpose of a conservation area character appraisal

Local Planning Authorities have a duty to designate as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990).

A conservation area designation is not designed to preserve a place in aspic, 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.

In 2005, Rushcliffe Borough Council followed government advice by looking more closely at the architectural and historic features within each of its adopted conservation areas and how their special character could be preserved or enhanced. This work resulted in the production of Conservation Area Appraisals and Management Plans. Best practise suggests that all new conservation area designations must be supported by Character Appraisals and Management Plans to define their special interest and the ways in which their preservation and enhancement will be supported.

This document represents a Character Appraisal and illustrates the adopted boundary of the Kneeton Conservation Area based upon research and public engagement. The document also identifies buildings and spaces which could represent opportunities to enhance the existing character of the village, largely on sites currently occupied by 20th century agricultural buildings and vacant older properties which could be targets for renovation and re-occupation.

This document should be used by residents and professionals both as a source of information and as a guide to any future planning proposals.

3.3 The planning policy context

This appraisal provides a firm basis on which applications for development within the Kneeton 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 specific focus upon:
- Policy 10 (Design and Enhancing Local Identity) [in part]
- Policy 11 (Historic Environment)
- The National Planning Policy Framework (NPPF) (2012)
- The National Planning Practice Guidance (2015 - Subject to Continual Review)
- By Design: Urban Design in the Planning System – Towards Better Practice (2000)
- Town and Country Planning Act 1990

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- Town and Country Planning (General Permitted Development) Order 2015
- Rushcliffe Borough Non-Statutory Replacement Local Plan, or policies within the as yet un-adopted part 2 of the Rushcliffe Local Plan.

4.1 Location and landscape setting

Kneeton stands on a ridge of high ground to the south of the banks of the River Trent. A wide floodplain of pasture land runs alongside the river beyond which a steep wooded slope raises up to the northwest side of the village, then land rises some 25 metres (from 45m above OS datum on the river to 71-73m above OS datum in the centre of the village) in just 275 metres (an average gradient of 1:11). The wooded character of these slopes leaves the village itself hidden in views from the opposite banks of the river, with only the tower of the parish church just visible above the tops of trees.

4.2 Location and activities

Rushcliffe Borough forms the Southern tip of the Nottinghamshire County which borders Leicestershire. It is predominantly a rural Borough that contains a mixture of city suburbs, market towns and villages. Rushcliffe is located about 1 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.

Kneeton enjoys a rural setting and is located on high ground just inland of the low lying Trent Valley, close to the border with Newark and Sherwood District Council. Kneeton has a long history as an agricultural settlement and although farming operations are no longer run from the core of the village the character of the place is still heavily influenced by former agricultural complexes within the village.

The village has no local services, no village hall, no shop or pub and as such the only community focal point within the village remains its medieval parish church (grade II listed). The village once had a small school; however, this had closed by the time the 1960 Ordnance Survey maps were produced. The school building survives as a residential property 'Old School House'.

4.3 Topography and geology

Kneeton is located on high ground along the southern side of the River Trent (70 metres above sea level) towards the north-east end of a plateau of land running from the area around Mill Farm to the south. Although located only 300 metres from the river there are no views of the river from the village owing to the wide band of trees which line the steep slopes down to the river (Ewan's Wood and Shipman's Wood).

Although the basis of the village has been agriculture since its foundation before the Norman Conquest, its precise location owes more to the fordable crossing of the River Trent at this position (shown on 1880 OS map) and the later crossing via the Hoveringham Ferry just to the west. A loop of public footpath still exists running down the slopes beside Hall Farm, out to the river near the site of the old Ford, along the river to the old Ferry landing site and then back up the slopes to the southwest of the Old Vicarage.

Inland to the northeast, southwest and southeast the land is gently undulating agricultural land interspersed with small areas of woodland and bounded by established hedges.

The local geology is split, the village sits at the edge of two geologically different areas. The river valley is geologically new, with the low lying plains made up of alluvial deposits, silt and mud while the higher ground upon which the village sits is underlain by sandstone laid down in the Upper Triassic (c. 200-235

million years old) period, giving well drained land for agriculture, with the surrounding land receiving agricultural land classifications of 2 and 3 (“good to very good”, and “good to moderate”).

4.4 Relationship of the conservation area to its surroundings

The conservation area boundary includes the majority of structures within the village of Kneeton.

The settlement is surrounded by fields to the east, south and north, with woodland lining the steep slopes down to the Trent Valley to the west and north/west.

The village had a nucleated form with Kirklands Yard and the Old Schoolhouse being located near the centre of the settlement. The Parish Church stands slightly out of the centre of the village to the northwest. The position of the village at the northern end of a ridge of high land overlooking the river is significant, as is the existence of a fording point on the River Trent to Hoveringham on the opposite banks.

The conservation area also includes land to the northwest of the village on the low-lying land alongside the River Trent. Conservation Areas are intended to protect the architectural and historic special interest of a place, as such they are not tools for the protection of undeveloped open space with no historic interest. The land beside the Trent included within the boundary includes the remains of a ferrymans dwelling in a small wooded area to the north of the land down to the river beside Hall Farmhouse as well as the locations of the southern landing of the Old Hoveringham Ferry, in the location of which there are some cut stones still visible on the riverbed which may have been part of a man-made landing stage. Whilst these features are modest they do remain visible and have substantial historic interest in demonstrating how the village was once well connected to Hoveringham on the opposite side of the river. Whilst there is no feature on the ground to define the conservation area boundary at this point its northern boundary follows the river’s edge, and its western boundary follows a public right of way which leads to the location of the old ferry landing and to the east the line of a track to the point at which it reaches the point of a ford shown on historic maps.

5.1 History

Recorded in Domesday Book [1086] as “*Cheniueton*” (later spellings include *Kneveton*). The village had been granted to Count Alan of Brittany after the Norman Conquest in 1066. In 1086 the population consisted of 5 tenant farmers, 3 freedmen and 1 priest. In reality this does not equate to 9 people – children and women were not counted so in reality this is likely 8-9 households thus somewhere in the region of 32-40 people.

The village was a principal manor, which had 2 associated sub-manors nearby. Alan of Brittany held over 1000 manors, either as lord in his own right or as tenant in chief (where he acted as lord but the king retained physical ownership of the land and a right to the profits generated) after 1086 and as such may not have ever visited Kneeton. At the time of the Domesday Survey only the King and Robert, Count of Mortain, held more land than Alan of Brittany making him one of the most powerful men in England.

Alan had extensive lands in Yorkshire and spent the 5 years after 1066 putting down various northern rebellions. After this he was granted the title 1st Lord of Richmond and established Richmond Castle as his principal seat. It is entirely possible that his travels north and south resulted in brief stop-overs at his other holdings like Kneeton, but if such visits did happen they were likely brief and infrequent.

The church sits within a rounded plot, it is possible that the site of the current church has long been used as a place of burial and worship. Other circular and sub-circular churchyards have been recognised as being pre-roman (and in cases where circular churchyards exist on elevated mounds – prehistoric) and as such this churchyards distinctive shape may indicate that Kneeton is a very ancient settlement indeed, its position on elevated ground beside a rare fording point of the River Trent would certainly make it a desirable place to settle.



The Parish Church is the oldest standing building in the village and the only communal building within the parish, but the site of the church may have been used for forms of worship since before the advent of Christian religion.

At some point after 1140 the manor was given, almost entirely, to Welbeck Abbey, possibly to aid the foundation to become self-sufficient through rents and thus possibly very shortly after 1140. After the Reformation King Edward VI let the manor to Sir Edward Molyneux. In 1791 the estate passed to the Howard Family (The only Molyneux hier was the widow of the late Lord Howard) and the Manor was pulled down as the family no longer resided in Kneeton. Via Henrietta Howard-Molyneux to the Porchester family (she married Henry Howard-Molyneux Herbert – Lord Porchester, Earl of Caernarvon; in 1830).

The parish open fields, worked by tenant farmers in a series of strips allocated annually by drawing of lots, were enclosed by the manorial landholders sometime in the 20 years prior to 1793. The Board of Agriculture sent a reporter, Robert Lowe to Nottinghamshire in 1793 over concerns about the extent of enclosure in the county. Robert found that over 30% of common agricultural land had been enclosed without authorisation from Parliament, including at Kneeton, in the years leading up to his visit.

Typically where the only farmers in a parish were tenants, enclosure could occur without an act of parliament provided all of the tenant farmers agreed, and in such cases the landlord could simply threaten to evict them from their homes if they did not. Much enclosure was undertaken as a result of threat (agree to enclosure or be evicted) or fraud (most commoners could not read or write, they could be forced to make their mark on documents they did not understand, or alternatively one 'x' on a parchment looks much like any other and agreements could be forged).

White's Directory (1853) states that the village was home to 40 people, remarkably similar to the size of the village in 1086. The village and the surrounding 990 acres of land are described as 'all belonging to the Earl of Caernarvon (except about 140 acres)'. The church is described as being small, with a tower and 3 bells and several 'ancient' monuments to the Story Family, which are still displayed high on the walls inside the tower. The name of this family also survives in the name of Story's House on the south side of Vicarage Lane.

The village also has a number of stories to tell from the second world war, including a mock airfield complete with lights constructed in the parish to trick enemy aircraft into thinking they were flying over nearby RAF Syerston. There are also barns at Storys Farm which contain Italian graffiti from this period. Italian prisoners of war were billeted out from nearby camps to work the land on local farms, the barns apparently provided some accommodation for the prisoners during their time working on Kneeton farms. Kneeton also provided a thoroughfare for the airmen based at Syerston as they passed through the village to the ferry to Hoveringham and the Elm Tree public house. Although gone now the ferry crossing between Kneeton and Hoveringham survived well into the 20th century, the remains of the ferrymans cottage in the aptly named 'Shipman's Woods' can still be seen today. There is some uncertainty about when the service formally ended. The landings were still in existence in the 1940's and 50's as they are shown on Ordnance Survey Maps of the period (marked and labelled in 1940), although Whites Directory of 1853 states "*Near the village (of Hoveringham) there was once a ferry across the Trent to Kneeton*" suggesting that the ferry had already ceased to operate. Perhaps the landings continued to be used on a more ad-hoc basis by local boatmen after a more formal ferry ceased to operate.

5.2 Plan Form and Layout

Kneeton has a nucleated form, yet despite its small size there is a surprising amount of open space within the core of the village, primarily in the form of the churchyard and the Padock on the opposite side of Vicarage Lane. Houses mostly front onto the roads, however, some form small courtyards (Kirklands Yard) and some have evolved to face their backs to the highway (Storys House). Some of the smaller cottages address hard up to the pavement edge (Shipmans, Mayfield and Corner Cottages as an example), while

larger and later houses tend to be set back from the roadside (Kneeton House, 1-3 Slate Row and 1-2 Smithy Cottages).

5.3 Open spaces, trees and landscape

Kneeton has only a limited number of significant trees and is characterised more by its grass verges, hedgerows and open spaces. Verges provide a rural feel to the streetscene of the village.

Open spaces encircled by low walls of brick and stone, such as the substantial paddock and the churchyard at the centre of the village, are also prominent features and add to the village's rural character. Areas of open green space which make a positive contribution to the character of the Conservation Area are shown on the Townscape Appraisal map in Appendix 2.



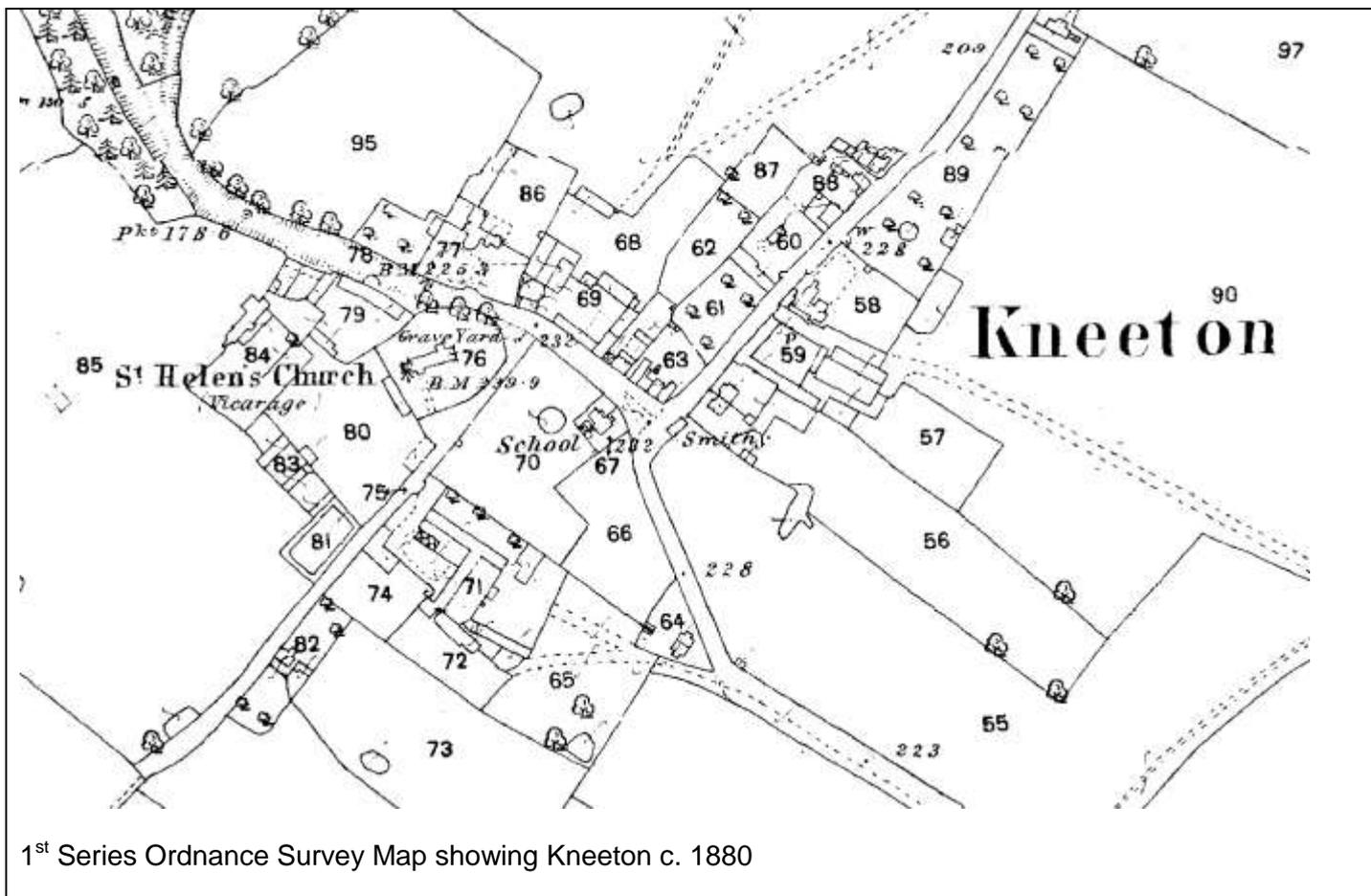
Opposite the open space of the churchyard, a large paddock sits centrally within the village enclosed by a red brick wall. The combination of the open space within the churchyard and paddock provides a wide expanse of open space as a focal point within the centre of the village.

5.4 Public realm

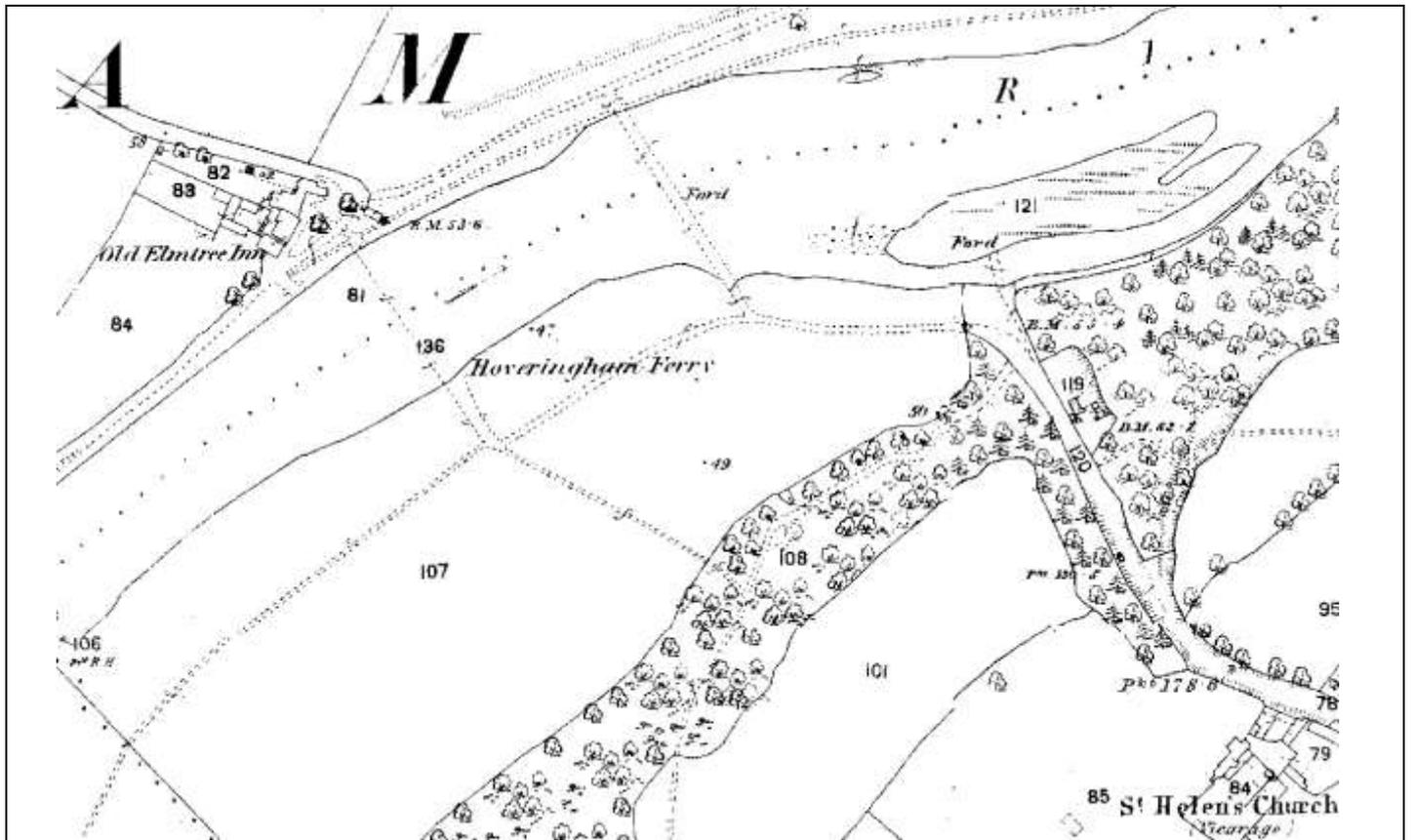
Kneeton's roads and pavements are mostly surfaced with asphalt, however, some areas are paved in close fitting blue bricks, and curb stones are in places of natural stone. Many private drives use gravel which is more sympathetic to the village's rural character.

Boundary treatments within the village include grass verges, hedgerows, and brick and stone masonry walls. In addition, a number of the village's older houses front directly onto the pavement, negating the need for any boundary definition. The public realm also features items of historic public infrastructure including a K6 public telephone kiosk and a Victorian post box.

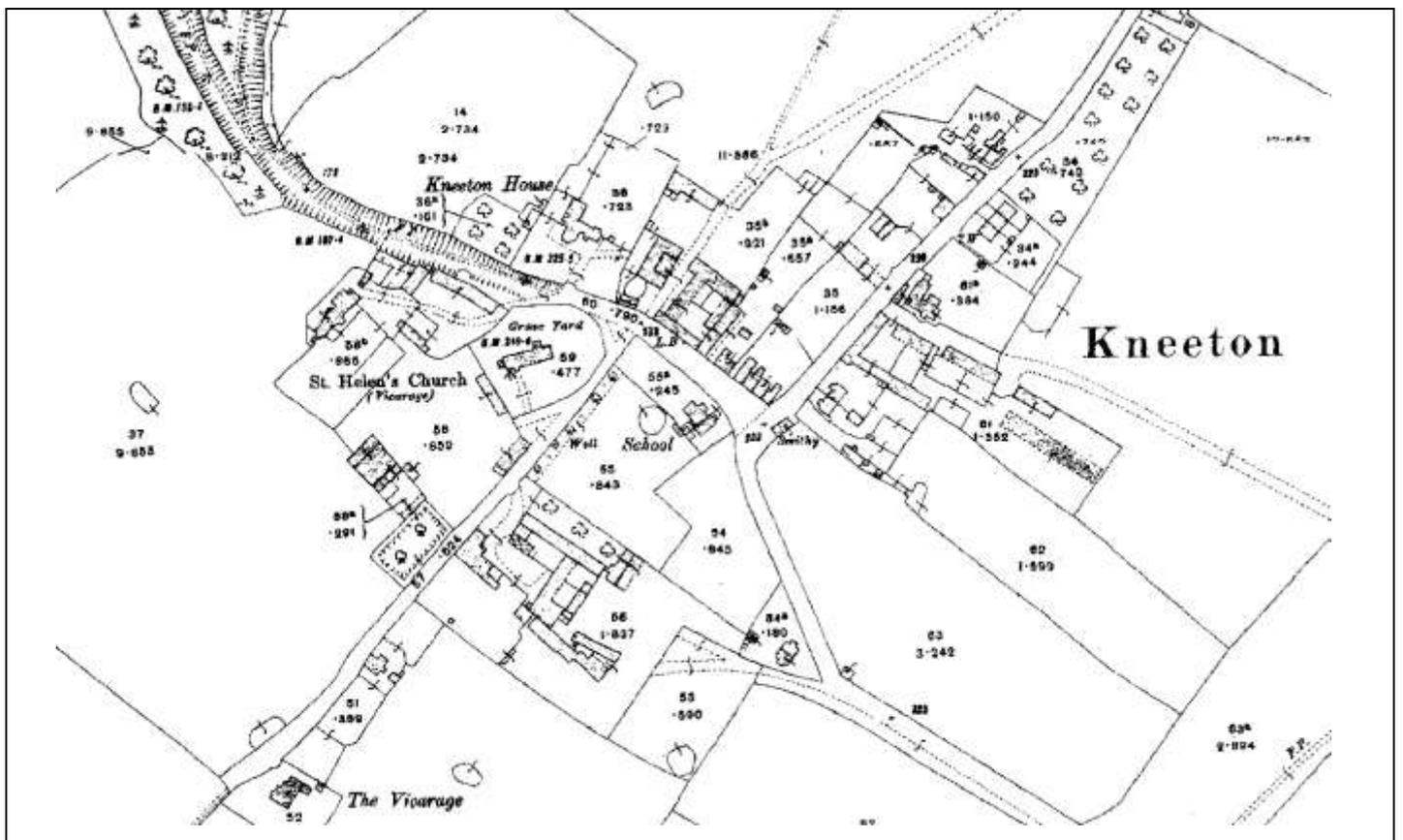
5.5 Historic Mapping



1st Series Ordnance Survey Map showing Kneeton c. 1880



Detail of the Trent riverside north of Kneeton showing the ferry and ford and the small cottage in the woods north of Hall Farm.



Revised Ordnance Survey Map showing Kneeton c. 1915

6.1 Buildings of the Conservation Area

Today there is little in the village which obviously pre-dates the 18th Century. The Church is 14th century, in part, but has been extensively restored (now almost entirely dating the near re-building undertaken by Ewan Christian in 1879-90, with the tower being the least altered section). From the south wall there are scars from where the nave once opened onto a south aisle through arched arcades, so clearly the church was once larger than it is today.

As previously discussed the Manor House was pulled down in 1781, and so it is interesting that its site is not marked on the 1st series Ordnance Survey Map of 1880, which so often does record the sites of long demolished manor houses. Given that only 100 years had passed its site should not have faded from local memory so completely.

The most obvious site is the paddock behind the Old School (ideal position opposite the Church) or alternatively (the manor was not built until after the reformation, so the site opposite the church may have already been developed or in other use) the land behind what today is Smithy Cottages is shown as having a sizable pond in it in 1880, manors were often associated with fish ponds as a way of storing fish to eat over the winter months; so this site is another contender.

A 3rd option is the yard beside the parish church backing onto Hall Farm. Whilst the name of hall farm is promising it does not necessarily convey proximity, Hall Farm may have been the estate farm or 'Home Farm' associated with the Hall, but that does not necessarily imply that it stood as an immediate neighbour to the Hall.



The village had its own school from 1871 until its closure around 1960.

George Walpole described the Hall in *The New British Traveller*, written shortly before the Hall was demolished, as being “A very handsome structure built on an eminence from whence there is prospect both extensive and delightful”. The main issue here is that the tree cover around Kneeton is such that none of these sites could really command an extensive prospect.

The most historic buildings are those dating to the early to mid-18th century opposite the Old School and the former farmhouses (and some of their agricultural outbuildings) scattered around the village. One of these former farmhouses to the northeast of the village centre is in a dilapidated state and is unoccupied. The building is a generous size and its walls appear sound – continued neglect might make it an unviable prospect, but at present it should be salvageable. The house also remains well related to a courtyard of 18th and 19th century barns to its southwest.

Kneeton House has a good 18th century range along its northeast side, while its frontage has had a bay fronted 19th century extension and porch which have significantly changed its appearance, from a very flat Georgian house, to a very 3 dimensional Victorian one, although the sequence of building is still reasonably clear.

Hall Farm is to the north of the Church and amongst its series of agricultural buildings (which include examples from the 18th-20th centuries) is the parish tithe barn. The listing description gives it a date of 18th century, however the building is much altered – once being entirely timber framed but now much replaced with brickwork (especially at lower levels). There is potential that the original timber framed tithe barn could be earlier, perhaps even before the 17th century, the brick infill appears contemporary with the surrounding 18th century barns and must have been added some time after the timber framed structure was first erected.

Courtyards of agricultural buildings are a significant feature within the settlement, with at least 4 no. (possibly 5 no.) recognisable farms scattered around the village (1880 OS map would appear to show 4 no. large, and 2 no. smaller, farmyards). The barns are typically well constructed, of brickwork of no lesser quality than some of the cottages within the village. This gives the entire settlement a consistent feel and material palette of red brick, clay pantiles and slate. In a few cases stone is used, sometimes for the lower section of a gable wall (Former Blacksmiths Shop, Shipman's Cottage), sometimes as dressing and sometimes as a plinth course for boundary walls (The Old Vicarage).



The parish Tithe Barn is described within its listing description as being “mid-18th century” (ie c. 1750) however it could well be earlier. The once timber framed structure has been extensively in-filled with brick to replace decayed timbers.

Other than the Church only 1 substantial stone building exists and this is the rear range of Storys House (Originally the Vicarage but subsequently used as a farmhouse with a range of brick built farm buildings behind. The rear range of the building is of stone, with wall-heads rebuilt in brick. This part of the building dates to the late 17th century and has large stone mullioned windows. The road frontage is of red brick and dates to the 19th Century. The ground floor has retained traditional joinery elements including external shutters held by simple iron catches fixed into the brick joints.

Beyond modern lightweight agricultural buildings only 6 no. new properties have been built in the village during the 20th and 21st centuries (3 no. semi-detached pairs). These are all located within the eastern part of the village and towards the edge of the developed area. A conservation area boundary could be drawn to exclude these modern properties, and several of the modern barns and agricultural buildings, or alternatively they could be included. The idea of designation is that it aims to “preserve or enhance” the character of the area and as such including imperfections or aberrations which do not make a positive contribution to the character of the area represents an opportunity for future enhancement.

The village does possess a degree of historic interest and its architectural interest lies with its sense of architectural consistency. The village has the character of an 18th century estate village with contemporary agricultural complexes and associated agricultural workers cottages. The relatively small amount of modern growth and development has allowed the historic form and character of the village to remain readily legible. The village thus fulfils the criteria within the Planning (Listed Buildings and Conservation Areas) Act 1990 for designation as a conservation area.

6.2 Listed Buildings

Buildings on the Government’s List of Buildings of Special Architectural or Historic Interest are called “Listed” buildings and are protected by law. Consent is required from Rushcliffe Borough Council before any works of alteration, extension, or demolition can be carried out. Further information can be found in Rushcliffe Borough Council’s publication Listed Buildings in Rushcliffe, which is also available online at: <http://www.rushcliffe.gov.uk/conservation/listedbuildings/>

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

6.3 The Contribution of Unlisted Buildings

Although Kneeton contains a high proportion of listed buildings, a strong contribution to the established character of the place also comes from buildings around the village which are not recognised via listing. Examples include Slate Row, The Old Schoolhouse, The Old Vicarage and The Cottage.

Even more recent buildings such as Pinfold and Lilac Cottages make a positive contribution to the character of the village, in this example being amongst the first properties being encountered when arriving at Kneeton by road and being of similar scale, style and materials to many of the older properties within the village.

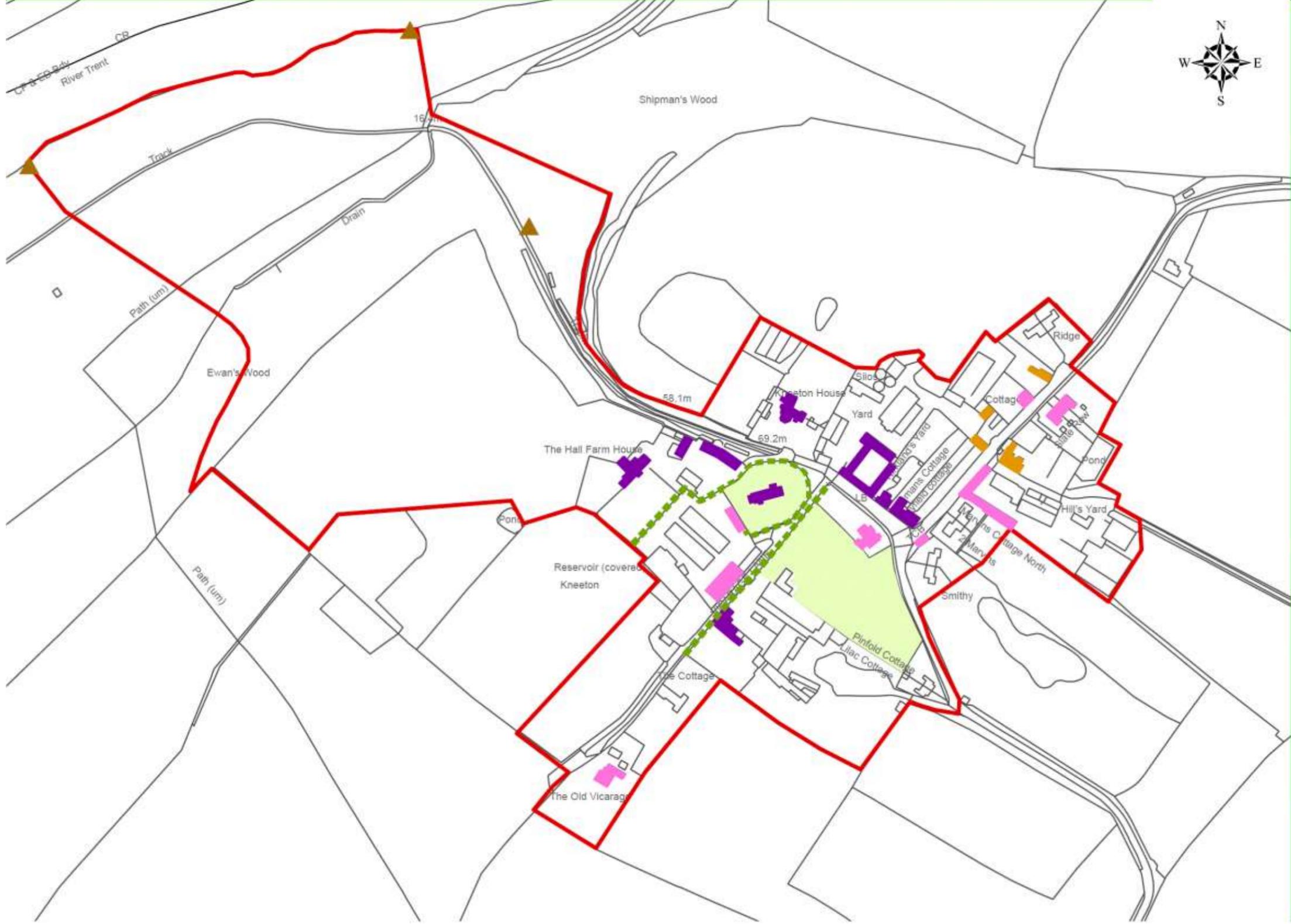
Appendix 1 – Listed Buildings in the Kneeton Conservation Area

Building Name	Listing Grade
Group of 3 headstones adjoining south wall of nave at Church of St Helen	II
Hall Farmhouse and attached Wash House*	II
Barn at Hall Farm	II
Neale's Farmhouse	II
3, Main Street	II
Corner Cottage and Mayfield Cottage	II
Church of St Helen	II
Old Vicarage and Boundary Wall*	II
Barn and Adjoining Stable at Hall Farm*	II
1 and 2 Kirklands Yard and adjoining Barn and Stables*	II

*Notwithstanding the implication of these titles 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. Thus when a house is listed the listing will apply to extensions, porches, detached historic stables, barns, wash houses, privies etc. Only where such outbuildings and extensions are **specifically excluded** are they exempt from the provisions applying to listed buildings.

Conservation Area Boundary

Kneeton



- Conservation Area Boundary
- Listed Buildings
- Positive Buildings
- Enhancement Opportunities
- ▲ Ruined features of interest
- Positive Boundary Features
- Positive Open Space

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Appendix 3 – Generic Conservation Area Management Plan

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 in law 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 may 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:

- The National Planning Policy Framework, or 'NPPF' (Particularly, but not exclusively Chapter 12: "Conserving and enhancing the historic environment")
- The National Planning Practise Guidance or 'NPPG'
- Historic England "Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management"

3.2 Rushcliffe Borough Council adopted part 1 of its new local plan in December 2014. This includes the high level strategic historic environment policy for the Borough:

Policy 11 – HISTORIC ENVIRONMENT

1. Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can make to the delivery of wider social, cultural, economic and environmental objectives.

2. The elements of Rushcliffe's historic environment which contribute towards the unique identity of areas and help create a sense of place will be conserved and, where possible, enhanced with further detail set out in later Local Development Documents. Elements of particular importance include:

- a) industrial and commercial heritage such as the textile heritage and the Grantham Canal;
- b) Registered Parks and Gardens including the grounds of Flintham Hall, Holme Pierrepont Hall, Kingston Hall and Stanford Hall; and
- c) prominent listed buildings.

3. A variety of approaches will be used to assist in the protection and enjoyment of the historic environment including:

- a) the use of appraisals and management plans of existing and potential conservation areas;
- b) considering the use of Article 4 directions;
- c) working with partners, owners and developers to identify ways to manage and make better use of historic assets;
- d) considering improvements to the public realm and the setting of heritage assets within it;
- e) ensuring that information about the significance of the historic environment is publicly available. Where there is to be a loss in whole or in part to the significance of an identified historic asset then evidence should first be recorded in order to fully understand its importance; and
- f) considering the need for the preparation of local evidence or plans.

4. Particular attention will be given to heritage assets at risk of harm or loss of significance, or where a number of heritage assets have significance as a group or give context to a wider area.

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. Until the adoption of part 2 of the local plan it contains the most recent development management policies relating to the historic environment for the Borough:

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 2015 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 considered where appropriate.

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 metric brickwork.

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 are a small number of buildings built of 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 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.

4.4.2 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.

4.4.3 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.

4.4.4 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.

4.5.2 In Conservation Areas there is a requirement 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 has worked with Parish Councils to carry out small scale planting and other landscape schemes in their areas previously.

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.

5.4 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.

6.0 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.