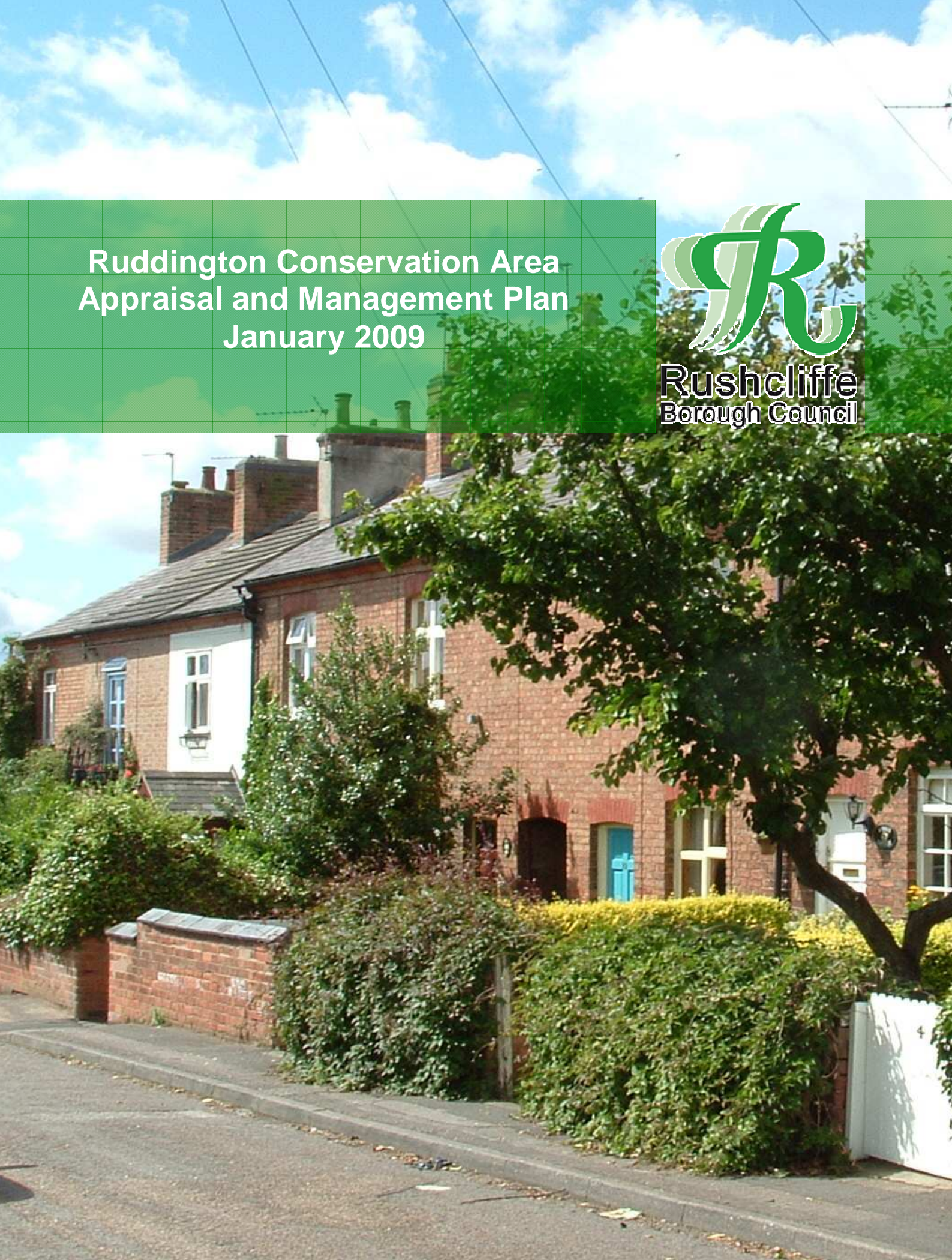


**Ruddington Conservation Area
Appraisal and Management Plan
January 2009**



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Part 1 Character Appraisal

1 Summary

1.1 Key characteristics

- Dense village centre with many rows of small terraces each with characteristic chequered, or decorative, brickwork.
- The village has a distinct urban feel to the centre. Many buildings provide a strong link with the village's industrial past.
- The Green provides a direct contrast to the density of the village centre to the North.
- The main roads into the village have a strong character with properties set in large gardens with mature trees giving a sylvan character.

1.2 Key issues

Alterations to Listed and key unlisted properties - The character of the terraces can be reduced as a whole where original details are replaced with unsuitable replacements. The use of PVC doors and windows are the most common cause of loss of character on unlisted buildings.

Conservation Area Boundary - The boundary has been reviewed to ensure it follows a logical and definable route. Consultation revealed how much the sylvan character of Kirk Lane and Loughborough Road was valued by the village, this combined with a range of positive buildings resulted in their inclusion within the conservation area.

Development Pressures – The village is keen to remain as such and there is a clear desire to remain separated from the Nottingham suburbs.

Buildings at risk – All properties can be damaged by the removal of original features and inappropriate replacements. However the many terraces in Rushcliffe are particularly at risk due to their collective nature.

Landscape- The sylvan backdrop of many of the village's access roads needs to be maintained and enhanced. Where trees need to be felled replacements should be planted. The use of large native species should be encouraged wherever there is sufficient space to help maximise the character of the area.

2 Introduction

2.1 The Ruddington Conservation Area

The sizeable Conservation Area of 20.5 hectares was designated in 1970 and lies at the heart of this large village of 6,500 inhabitants. The old centre contains 18 Listed Buildings or structures.

From its Saxon origin, Ruddington grew rapidly during the Industrial Revolution to become the largest frame knitters' village in Nottinghamshire South of the Trent. New housing was built to accommodate those involved in subsidiary trades such as framesmiths, needle makers, sink makers, seamers and bobbin-boys at Wilford Lane, The Leys and Chapel Street.

A number of the present day Grade II Listed Buildings, were former framework knitters' workshops, now converted, or have workshops to the rear and provide a definite theme within the village.

The most important site, however, is the complex of framework knitters' cottages, workshops, Chapel and outbuildings which now form a museum on Chapel Street and date from c.1829 and c.1840. They provide powerful architectural and social history links with the thriving community of modern Ruddington.

2.2 The purpose of a Conservation Area character appraisal

Local Planning Authorities have a duty to designate as Conservation Areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. (PPG 15).

In 2005, Rushcliffe Borough Council followed government advice by looking more closely at the architectural and historic features within each Conservation Area and how their special character could be preserved or enhanced. This work has resulted in the production of Conservation Area Appraisals and Management Plans.

The survey and analysis work within the appraisal sections of this document highlight the features and characteristics of the village that are worthy of preservation. Work on previous Conservation Areas has fed into a generic Management Plan for the Borough which states why these features and characteristics should be preserved or enhanced and how this could be achieved.

This document should be used by residents and professionals both as a source of information and as a guide.

2.3 The planning policy context

This appraisal provides a firm basis on which applications for development within the Ruddington Conservation Area can be assessed. It should be read alongside the wider development plan policy framework produced by Rushcliffe Borough Council and other National Planning Policy Guidance documents. The relevant documents include:

- Rushcliffe Borough Non-Statutory Replacement Local Plan 2006
 - Policies EN2, EN3 (Conservation Areas)
EN4, EN5 (Listed Buildings)
EN6 (Ancient Monuments)
EN7 (Archaeological importance)
- Planning Policy Guidance 15 (PPG 15): Planning and the Historic Environment (1994)
- Planning Policy Guidance 16 (PPG 16): Archaeology (1990)
- Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development (2006)
- By Design: Urban Design in the Planning System – Towards Better Practice (2000)

3 Location and landscape setting

Rushcliffe Borough forms the southern tip of the Nottinghamshire District which borders Leicestershire. It is predominantly a rural Borough that contains a mixture of city suburbs, market towns and villages. Rushcliffe is located about ½ 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.

Ruddington lies around 5 miles due South of Nottingham with the A60 providing the village's eastern Boundary. The former Great Central Railway line would have at one time been considered the western boundary but recent development has seen the village expand beyond this.

The village has a good range of shops and other services many based in the centre of the village. A business park and the Country Park which includes the Nottingham Transport Heritage Centre are located to the South.

4 Historic development and archaeology

It is likely that the current location of Ruddington was first settled by the Saxons in around 550 AD. The name Ruddington comes from the Saxon for homestead (ton) of Ruddingas (Rudda's people). Prior to the Saxon settlement at Ruddington there is evidence to suggest Bronze and Iron Age occupation at the Flawford Churchyard located about 1½ miles to the East of Ruddington, this site then became a Roman Villa and eventually the site of a Saxon church.

At the time of the Domesday Book it is estimated the village would have had a population of around 250 and during the Middle Ages would have been farmed on the open field system. This continued into the 17th Century and by 1600 the population was around 320. There were 4 large fields: Micklebarrow field, Mill field, Collicross field and Thornditch field, each would have been divided into narrow strips which would have been divided amongst the village. In 1698 there was a partial enclosure of the Thornditch field which became pasture land. In 1767 there was a Parliamentary enclosure which resulted in the large fields being split into smaller fields and enclosed with hedgerows. In 1773 the Church at Flawford was demolished and the chapel in Ruddington became the parish church of St. Peter.

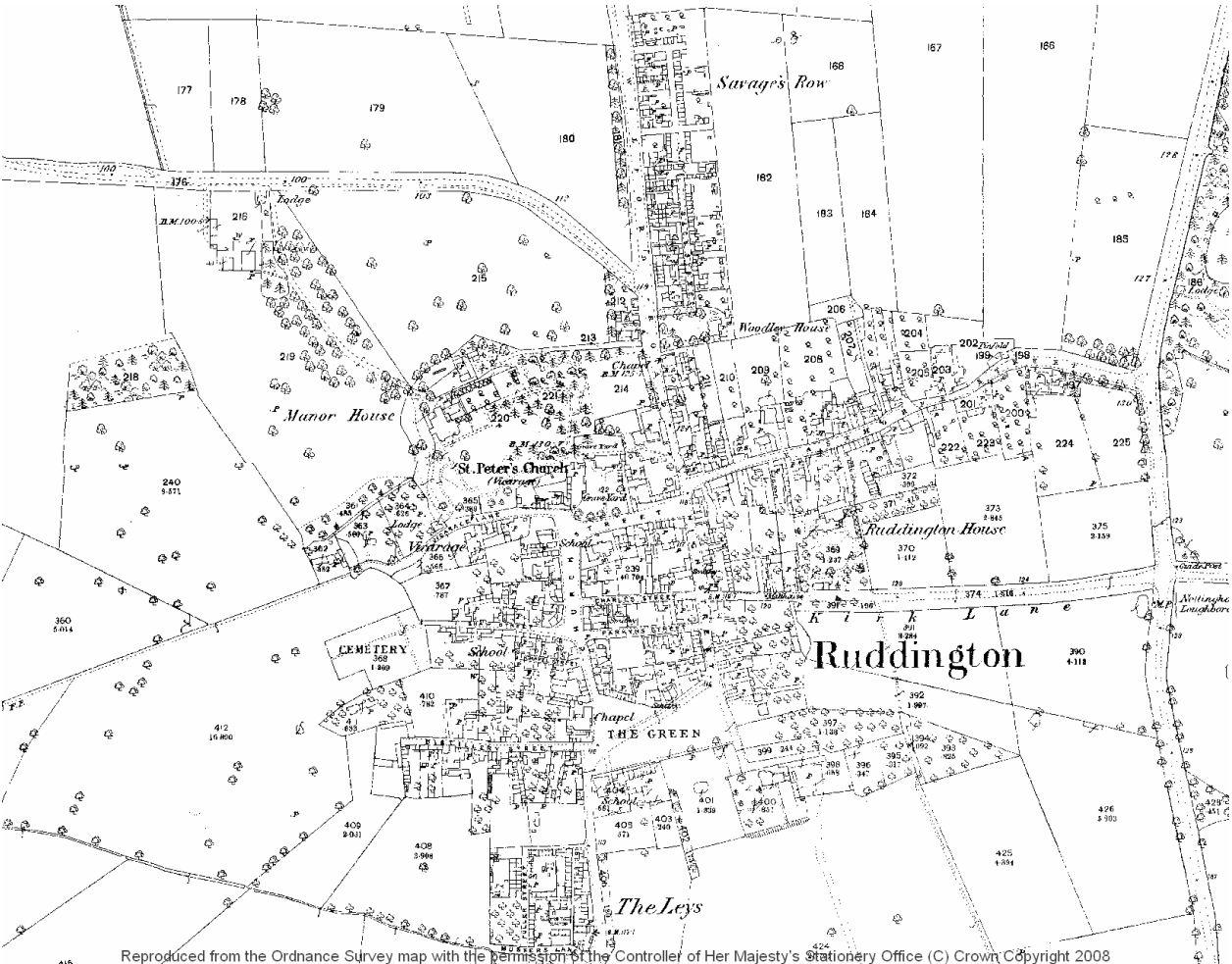
From this point onwards the village moved away from agriculture towards framework knitting and eventually other trades as the main source of income and employment, this resulted in a dramatic rise in population. By 1801 the population was 868 and over the next Century the population grew to 2500. This period of growth resulted in many of the small terraces which characterise the centre of Ruddington and resulted in a number of Schools and Methodist chapels being built.

The Great Central Railway began running goods in July 1898 and the line was officially opened in March 1899. This attracted the building of a number of textile factories, predominantly for lace and a number of large commuter properties such as those on Manor Park and Clifton Road.

During World War II an Ordnance Supply and Disposal Depot was opened in Ruddington and persisted until the 1980's. This area was reclaimed and is now the site of the Business and Country Park. Following the Second World War the village again expanded rapidly with the building of a number of Housing Estates. This has continued to this day with further development taking place beyond the railway line.

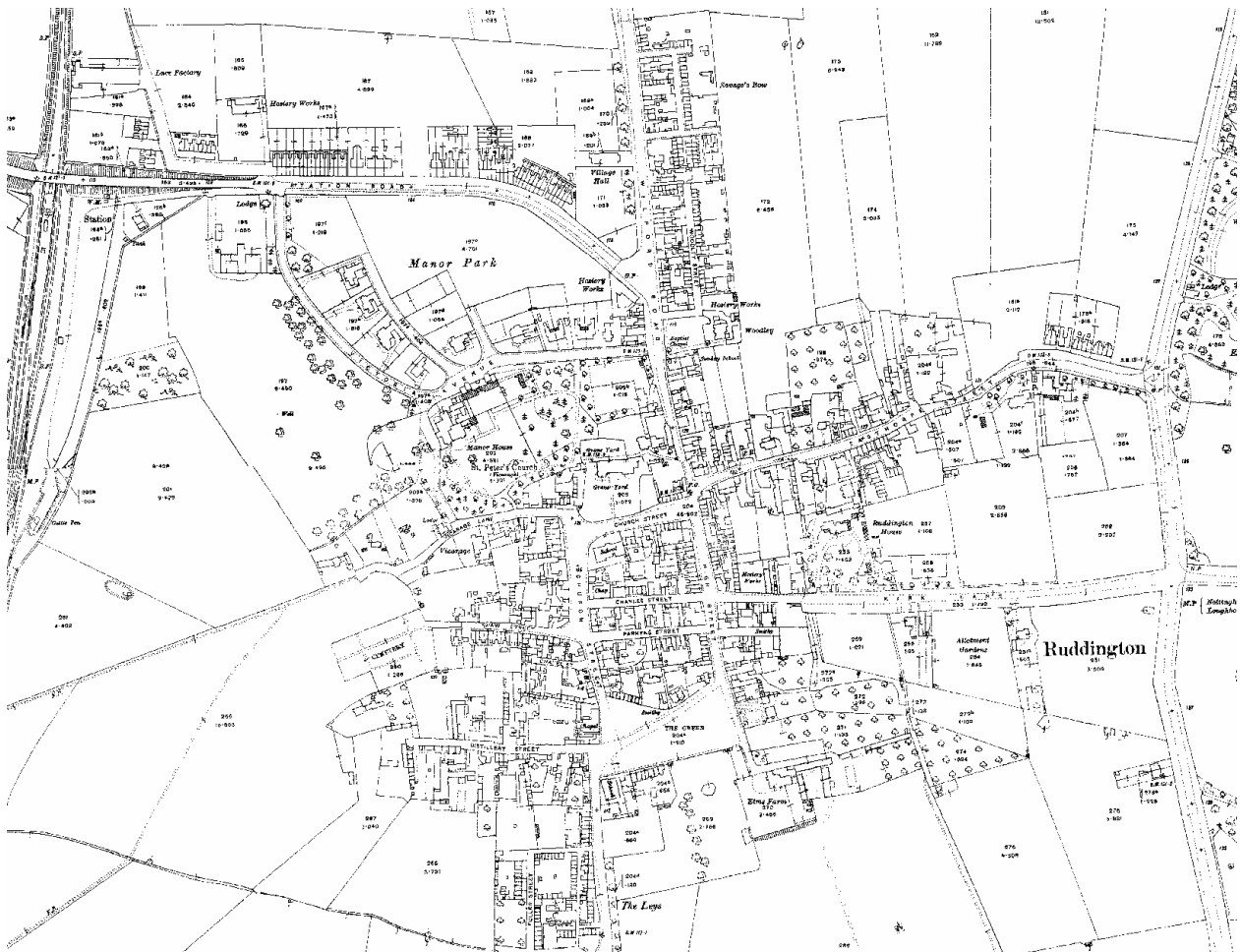


Sanderson's 1835 Map. This map shows the village when agriculture would have been the main source of employment.



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright 2008

1884. Areas of housing for the knitting industry have been developed to the north and south of the Village at The Leys and Savages Row.



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright 2008

1910. Note the arrival of the rail line and the development taking place between it and the village centre.

5 Spatial analysis

5.1 Plan form and layout

The centre of the village has developed with a distinctive grid layout and has a very compact centre with a number of narrow streets and roads. These contrast with The Green which acts as the southern boundary to the commercial centre of the village. Outside of the village centre there are 4 main roads that provide access to the village, 2 link with the A60 Nottingham to Loughborough Road and the others with Wilford and Clifton. Between these is late 20th Century residential infill.

5.2 Landmarks, focal points and views

The Townscape Appraisal map illustrates these key views.

Whilst the village has many fine buildings not many form focal points, this is partially due to the dense nature of the village centre with its narrow and busy streets. The enclosure of the Conservation Area with 20th Century housing also blocks out any views to the surrounding countryside.

5.3 Open spaces, trees and landscape

The most significant trees, hedges, open spaces, grass verges and gardens are marked on the Townscape Appraisal map.

The lack of trees within the centre of the village makes the mature trees which surround many parts of it all the more important. The mature trees along Loughborough Road and Kirk Lane are vital to the character of both roads. The area around South Manor and St Peter's Church also benefits from a backdrop of mature trees.



Mature trees around the Church and along Kirk Lane and Loughborough Road give a rural character which contrasts with the dense and urban village centre.

5.4 Public realm

Significant walls and hedges are marked on the Townscape Appraisal map.

As properties move away from the centre of the village the frontages become more rural in character and the gardens become more spacious. Properties in the centre often front directly onto the pavements, or have small front gardens enclosed by low to medium height brick walls often with a triangular brick coping. The larger Victorian or Edwardian properties are often fronted by stone walls. Whilst Kirk Lane maintains a rural character due to the vast majority of properties having hedges or fences as front boundaries.



A typical frontage wall on one of the terrace rows of properties in the village centre. The stone walls, crushed limestone pavements and the stone kerbing detail contribute to Manor Park's distinct character.

6 The buildings of the Conservation Area

6.1 Building types

The older buildings in Ruddington mainly consist of a mixture of farmhouses, cottages, terraces, framework knitting sheds, Victorian and Georgian houses, along with a number of Methodist churches and former schools.

6.2 Listed Buildings

Listed buildings are protected by law and consent is required from Rushcliffe Borough Council before any works of alteration, extension, or demolition can be carried out. If a building or structure is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest, then it is Listed. Further information can be found in Rushcliffe Borough Council's publication *Listed Buildings in Rushcliffe*, which is also available online (see references section).



Examples of the range of listed buildings in Ruddington.

A complete list of all these buildings and structures is provided in Appendix 1 and listed buildings are shown on the appraisal plan.

6.3 Key unlisted buildings

In addition to the listed buildings, the Conservation Area contains a large number of unlisted buildings that make a positive contribution to the character of the Conservation Area. These are marked on the Townscape Appraisal map as 'positive buildings'. Both Planning Policy Guidance Note 15 (PPG 15) and English Heritage Guidance (English Heritage, 2005) stress the importance of identifying and protecting such buildings.

The positive buildings have been selected using criteria set out in Appendix 2 of English Heritage's *Guidance on Conservation Area appraisals* (2005). In a situation where a building has been adversely affected by modern changes and restoration is either impractical or, in fact, not possible they are excluded.

A large number of unlisted terraces, cottages, farmhouses and outbuildings have been identified on the Townscape Appraisal map as having a positive impact on the character of the Conservation Area, the majority of these 18th and 19th Century. It is the individuality of these buildings, whilst at the same time using a similar palette of materials and construction details which gives the village a coherent character.



Small rows of terraces are the key characteristic of the village centre. Whilst the terraces are generally similar in scale and materials they all have their own character due decorative brickwork and detailing.



Many buildings provide evidence of Bingham's industrial past.



These lodges now seem separated from the Manor, but once marked its North and South entrances.



The village has 3 Methodist churches these complement some of the other formal buildings in the village centre such as the former school buildings which are listed.



Early in the 20th Century grander properties were built in the Edwardian and Victorian styles around the outskirts of the village.

6.4 Building materials and local details

Building materials were largely locally sourced, bricks did not often travel far from where they were made, leading to interesting village specific sizes, colours and styles. Roofs would have been made from local materials such as thatch until clay pantiles and slate tiles became popular.

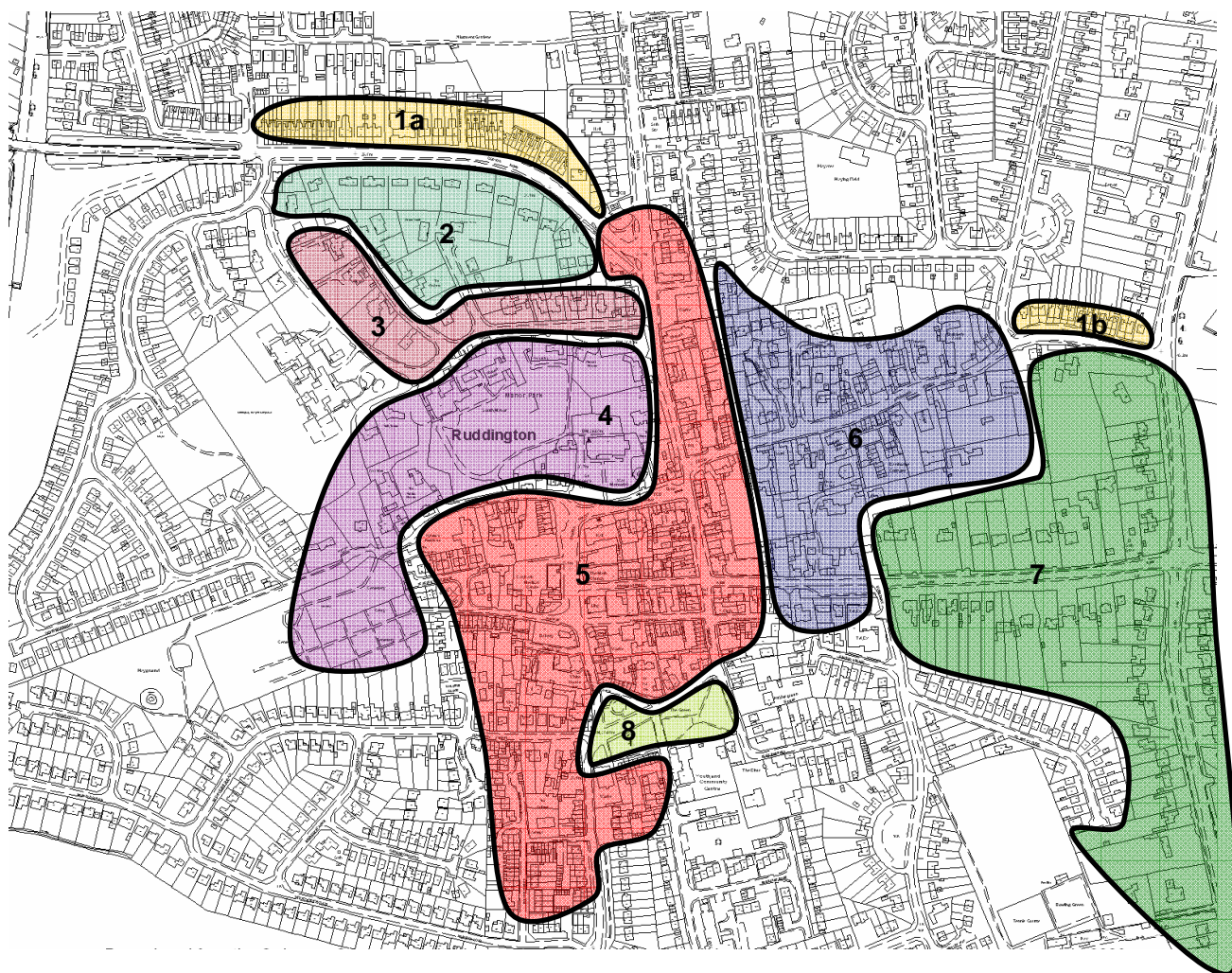
The traditional building materials within the Conservation Area are as follows:

Walls: Dominated by red brick. Chequered brickwork using Flemish Bond or other decorative detailing on terraces.

Roofs: Dominated by slate with some examples of clay pantiles.

Windows: Timber. Arched brick or stone lintels.

7 The character of the Conservation Area



1a, 1b. Victorian terraces and semi detached properties all with a strong architectural character which makes a strong impression on the street scene.

2. Late 20th Century residential areas. The architecture doesn't add to the character of the Conservation Area but this is mitigated by the large grounds and trees lined frontages of many of the properties.

3. Distinct area of Edwardian properties. Large grounds and mature trees surround the properties. Large stone walls front the road and the character of Manor Park is enhanced by the use of crushed limestone pavements.

4. This area has a number of listed buildings. It is also enhanced by a sylvan backdrop which extends from St Peter's Church, to the cemetery.

5. The centre of the village is dominated by terraces and has a dense enclosed feel.

6. A mixture of properties styles and ages, with a number of grand buildings and a number of former farm buildings and cottages. Generally these have more space than the centre of the village but there is still an enclosed feel.

7. A mixture of suburban properties set in a sylvan setting. Hedges dominate the frontages giving this area an attractive rural character.

8 SWOT Analysis

A SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) exercise was undertaken by the Parish Council it asked residents:

- To identify what the special character of the village was;
- If anything had a negative impact on this character;
- If there were any opportunities to further improve this special character;
- If there was anything that could threaten the special character of the village.

Strengths	<ul style="list-style-type: none"> • Sense of Community. • Compact centre. Lots of shops and a good variety, ability to shop locally. • Good range of services, post office, bank, restaurants, museums, Parish/Church rooms and playing fields. • Character of buildings particularly the terraces. • Country Park and the business park. • Mature trees along Loughborough Road and Kirk Lane. • Local history, Framework Knitters Museum and Heritage Centre. • Links with the past buildings and museums. • Location of village.
Weaknesses	<ul style="list-style-type: none"> • The infrastructure is at capacity. • Considerable amounts of new residential properties have been built in the village and appear to be unsold. • Condition of roads, flooding at junction of Kirk Lane and Loughborough Road. • Lack of car parking. • The amount of cars + HGV's using village as a cut through. • No public toilets • Too much signage + lack of maintenance on pavements. • Neglected properties in the village centre. • High Street- lack of maintenance on pavements and flooding, slurry topping on pavement is not suitable
Opportunities	<ul style="list-style-type: none"> • More leisure facilities for all age groups. • More police to prevent crime and vandalism • Expand conservation area to include Easthorpe Street, Kirk Lane and Loughborough Road. • Loss of character to whole terraces by insensitive removal of original feature and poor quality replacements, such as windows and doors. • Refurbish and bring into use derelict property on junction of The Green and the High Street. • Cosmetic improvements to shop frontages.
Threats	<ul style="list-style-type: none"> • Threat of building on the green belt and of the village being swallowed up by the Nottingham suburbs. • The paving of front gardens for car parking and loss of trees

Threats continued	<p>and hedges.</p> <ul style="list-style-type: none">• Loss of character due to development in large gardens.• The Old Boy's School on the green is starting to look neglected.• Further development with no possibility of increasing facilities within the village centre and an increase in traffic problems.• Development in gardens of larger properties.
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9 Management Plan for Ruddington Conservation Area

The Generic Management Plan for Conservation Areas in Rushcliffe sets out broad guidelines for all Conservation Areas. In addition there are specific aspects in Ruddington set out below:

- The character of whole terraces can be affected by the actions of one or more properties. Choice of windows and doors and any other addition should be carefully considered.
- Mature trees and boundary treatments are particularly important along Kirk Lane and Loughborough Road and the Council will be keen to see these retained and replacement trees planted where practical.

Part 2 Generic Management Plan for Conservation Areas in Rushcliffe

1.0 Introduction

- 1.1 The quality and interest of the whole area, rather than individual buildings, gives a Conservation Area its special character. This includes factors such as historic street layout, use of local building materials, scale and detailing of buildings, boundary treatments, shop fronts, street furniture, vistas along streets or between buildings as well as trees and shrub planting.
- 1.2 In carrying out its planning functions, the Borough Council is required to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Conservation Area Appraisals identify the special character of each Conservation Area and the Borough Council has a programme for preparing or reviewing these.
- 1.3 There is also a duty to formulate and publish management plans setting out policies and proposals for the preservation and enhancement of Conservation Areas. Many of these policies and proposals are common to all Conservation Areas and these are set out in this document. Supplementary documents will be issued for individual Conservation Areas where specific policies or proposals are needed.

2.0 Aims and Objectives of this Management Plan

- To set out clear management proposals for the preservation and enhancement of Conservation Areas.
- To guide residents and professionals on:
 - features of value and worthy of preservation;
 - characteristics worthy of preservation;
 - opportunities for enhancement.
 - development proposals which preserve and enhance the special character of the area
- To foster community commitment to conservation principles

The Borough Council will follow these objectives in its own activities and will encourage other public bodies, including the Highway Authority to do the same.

3.0 National And Local Policies and guidance

3.1 Central Government guidance applies to all Conservation Areas. This can be found in the following

Planning Policy Guidance Note 15 “Planning and the Historic Environment”

English Heritage “Management of Conservation Areas”

3.2 The County Structure Plan contains the following policy:

POLICY 2/12 HISTORIC CHARACTER

Local planning authorities will protect and enhance the historic and architectural character and appearance of the landscape of the Plan Area. Permission will not be granted for development within Historic Parks and Gardens, Historic Battlefields and other areas designated for special protection except where it demonstrably conserves and enhances the characteristics of these areas. The protection and enhancement of the historic character will be achieved through:

- a) the protection and maintenance of buildings listed as of special architectural, historic or landscape importance, including their settings;*
- b) the identification, protection and maintenance of other individual and groups of buildings which are important for their local architectural distinctiveness, or significance;*
- c) the identification, maintenance and enhancement of other locally distinctive and culturally important aspects of the historic environment;*
- d) the designation, enhancement and preservation of Conservation Areas and their settings;*
- e) sensitively designed environmental improvement and traffic management schemes in Conservation Areas and other appropriate areas;*
- f) finding appropriate alternative uses for, and the restoration of, listed or other buildings worthy of retention; and*
- g) informed design of new development.*

3.3 The adopted Rushcliffe Local Plan was replaced in 2006 by the Non Statutory Replacement Local Plan for development Control purposes and the following policies from that plan will be used for guidance in Conservation Areas.

EN2 – CONSERVATION AREAS

Planning permission for development including changes of use and alterations or extensions to existing buildings within a designated Conservation Area, or outside of but affecting its setting, or views into or out of the Conservation Area will only be granted where:

- a) the proposal would preserve or enhance the character or appearance of the Conservation Area by virtue of its use, design, scale, siting and materials;*

b) there will be no adverse impact upon the form of the Conservation Area, including its open spaces (including gardens), the position of existing buildings and notable features such as groups of trees, walls and other structures; and

there will be no loss of part or all of an open space which contributes to the character or appearance of the Conservation Area.

EN3 – DEMOLITION IN CONSERVATION AREAS

Where planning permission is required for development which includes the demolition of buildings in Conservation Areas it will only be granted where the proposal does not detrimentally affect the character or appearance of the area, and any permission may be conditional on redevelopment proposals for the site being approved, and contracts for them accepted, before demolition is begun.

3.4 Village Design Statements

Village Design Statements exist or are being prepared for several villages in the Borough, some of which are also Conservation Areas. Although these offer no statutory protection they identify the qualities that are valued by the local community and the character that should be preserved.

4.0 Development in Conservation Areas

4.1 Article 4 Directions.

Article 4 of the Town & Country Planning (General Permitted Development) Order 1995 allows planning authorities to restrict specified permitted development rights in particular areas. Many councils use these to assist with the preservation of the special character of Conservation Areas although there are currently none in Rushcliffe.

Many buildings still possess original or traditional architectural details which contribute to the special character. These include windows, doors, porches, door hoods, pilasters and fanlights, chimneys, brick detailing and roofing materials as well as walls, gates and railings. However, the increased use of upvc windows, plastic barge boards, inappropriate roofing materials, high spiked metal railing and electric gates is eroding the character of many of our Conservation Areas. The use of Article 4 Directions will be proposed where considered appropriate following the completion of each Area Appraisal

4.2 Building Design

Extensions to buildings in Conservation Areas should respect

- The key characteristics of the original building including scale, mass, materials and proportions
- The contextual setting and character of the Conservation Area

This does not mean slavishly copying the original, which can devalue it and destroy the ability to “read” historic change and dilutes our historic heritage. In some cases this is impossible, for example Flemish Bond brickwork cannot be replicated in cavity walls and narrow lime mortar joints cannot be replicated in modern cement mortar.

- 4.2.1 Good contemporary designs will be encouraged where it respects the scale & 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 which 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 in 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.

4.3 Materials

Rushcliffe’s older buildings are predominantly brick, some incorporating earlier timber framed structures. There is a little local stone, mainly a soft grey liass &

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. There were many small local brickyards, some of which only worked for a few years and produced bricks in various shades of orangey red.

Most of these materials are no longer available except in limited quantities, second hand. Generally it is preferable to use good quality new materials, even for extensions to existing buildings.

4.4 Boundary Treatment

Boundaries, such as walls, fences or hedges, separate private spaces from the public realm of roads and pavements, physically and visually. They are as important in determining the character of a Conservation Area as the buildings behind them.

4.4.1 Types of boundary

4.4.2 High brick walls and buildings on the back of pavements create a hard, urban feel to the Conservation Area whilst hedges, verges and trees produce a more rural character. In some Conservation Areas one or the other predominates whilst some have a mix of these features.

4.4.3 Where the character definition is strong it is important to retain and promote a continuation of the theme. A high brick wall in a predominantly "green" lane will impact adversely on its character and the introduction of a hedge in an urban scene may be equally inappropriate. Where there is a variety in the type of boundary there will be more flexibility.

4.4.4 Local materials and design play a vital role in successful boundary treatments which maintain or enhance the character of the Conservation Area. Brick walls which match or compliment the local architecture or locally native hedgerows and trees invariably have the greatest conservation benefits.

4.4.5 Any boundary detail should be in keeping with the street scene and be complementary to the building to which it is the boundary. It should reflect the status of the property and not attempt to create a sense of grandeur where unwarranted.

4.5 Landscaping

4.5.1 Trees can be a key factor in the special character of Conservation Areas. Each Conservation Area appraisal identifies trees that are particularly important to the Conservation Area.

4.5.2 In Conservation Areas there is a duty to give the local planning authority six weeks notice of any proposed work to a tree. This period allows the local authority to assess the trees and decide whether a tree preservation order is desirable.

4.5.3 In many instances, the planting of new trees or groups of trees, would enhance the character of the Conservation Area. The Council is keen to promote this, where new planting contributes to the public realm and works with Parish Councils to carry out small scale planting and other landscape schemes in their areas.

5.0 Buildings at risk and sites which detract from the character of the area

- 5.1 A number of important buildings in our various Conservation Areas are currently vacant or not in regular use, with some being 'at risk' of neglect or decay. There is a presumption against demolition of buildings which contribute to the character of the area unless there are exceptional circumstances. It would therefore benefit both the physical form and the function of the Conservation Area if these buildings were repaired, maintained and brought back into use.
- 5.2 The Council will encourage owners of key properties in Conservation Areas which are in need of renovation or repair to carry out the basic maintenance work necessary to make sure the building is structurally sound and weather tight. The Council will encourage and advise on renovation and repair work that is sensitive to the original or traditional historic character of the building and retains original features.
- 5.3 The Council may take formal action if the condition of any building (listed or unlisted) which makes a positive contribution to the character of the Conservation Area is considered to be at risk.

6.0 Management of Public Realm

- 6.1 Management of highways and footpaths is the responsibility of the Highway Authority, Nottinghamshire County Council. The Council will use its influence to ensure that the principles of good street and public realm design, such as those set out in

- "Streets for All: East Midlands" (English Heritage, 2005),
- "By Design: Urban Design in the Planning System: Towards Better Practice" (DETR/CABE, 2000)
- "Manual for Streets" (DfT, 2007),

are applied within Conservation Areas.

- 6.2 Grass verges can also be lost during road or pavement improvement schemes and kerbstones may be added. They can also come under threat from property owners seeking to create hard-standings for off-street parking. The loss of grass verges, and the cumulative effect that this has over time, can result in the gradual deterioration of the special character of a Conservation Area. Such works will be resisted.
- 6.3 The quality and design of street surfaces and street furniture can also have a major impact on the character of the Conservation Area. Where historic or traditional street surfaces and street furniture have survived, these should be preserved and maintained. Any streets or public spaces in poor condition can have a negative impact on the Conservation Area and may need to be improved. Materials should be carefully selected to ensure that they complement and enhance the character of the Conservation Area.

- 6.4 Any surfaces, whether public or privately owned, that are in a severe state of disrepair and/or have a negative impact on the Conservation Area should be a priority for any 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 with the process, thus raising public awareness of and commitment to conservation issues.

Appendix 1 – Listed buildings

FRAMEWORK KNITTERS' COTTAGES NOW PART OF MUSEUM COMPLEX, CHAPEL STREET, NG11 6HD *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5717032963*

FORMER FRAMEWORK KNITTERS WORKSHOP NOW PART OF MUSEUM COMPLEX, EAST BLOCK, CHAPEL STREET, NG11 6HD *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5717332942*

FORMER FRAMEWORK KNITTERS' WORKSHOP AND ATTACHED OUTBUILDINGS, NOW PART OF MUSEUM COMPLEX, WEST BLOCK, CHAPEL STREET, NG11 6HD *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5714832918*

WAR MEMORIAL, CHURCH STREET, NG11 6HD *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5727433130*

CHURCH OF ST PETER, CHURCH STREET, NG11 6HD *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5723833158*

MANOR FARMHOUSE 17 AND 19, CHURCH STREET, NG11 6HD *Grade: II Date Listed: 10/11/1975 GRID REFERENCE: SK5727033082*

ST PETER'S ROOMS, CHURCH STREET, NG11 6HD *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5723733074*

42, EASTHORPE STREET, NG11 6LA *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5756533214*

RUDDINGTON FREE SCHOOL, THE GREEN, NG11 6HH *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5726332894*

WALL, RAILINGS AND GATEWAYS TO RUDDINGTON FREE SCHOOL, ASHER LANE, NG11 6HH *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5723332857*

FORMER FRAMEWORK KNITTERS' WORKSHOP BEHIND FERN VILLAS, THE GREEN, NG11 6HH *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5730032960*

FORMER FRAMEWORK KNITTERS' WORKSHOP BEHIND NUMBER 11, HIGH STREET, NG11 6HD *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5735333093*

THE HERMITAGE, WILFORD ROAD, NG11 6HD *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5727933185*

RUDDINGTON HOUSE, KIRK LANE, NG11 6NN *Grade: II Date Listed: 13/10/1966 GRID REFERENCE: SK5744933104*

EASTHORPE HOUSE, LOUGHBOROUGH ROAD, NG11 6HD *Grade: II Date Listed: 13/10/1966 GRID REFERENCE: SK5787733292*

STABLE BLOCK AT EASTHORPE HOUSE, LOUGHBOROUGH ROAD, NG11 6HD
Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK5790033347

ANIMAL PEN AT EASTHORPE HOUSE, LOUGHBOROUGH ROAD, NG11 6HD *Grade: II*
Date Listed: 13/11/1986 GRID REFERENCE: SK5792433344

ICE HOUSE AT COPPER TOP, MANOR PARK, NG11 6HD *Grade: II* *Date Listed: 13/11/1986*
GRID REFERENCE: SK5723733080

CHURCH SIDE, VICARAGE LANE, NG11 6HD *Grade: II* *Date Listed: 13/11/1986*
GRID REFERENCE: SK5720733156

SOUTH MANOR AND ATTACHED WALL, VICARAGE LANE, NG11 6HD *Grade: II* *Date Listed: 13/11/1986*
GRID REFERENCE: SK5708933196

K6 TELEPHONE KIOSK, CHURCH STREET *Grade: II* *Date Listed: 17/10/2005*
GRID REFERENCE: SK5728433118

GREENHOUSE AT RUDDINGTON GOLF CLUB, WILFORD ROAD *Grade: II* *Date Listed: 10/10/2001*
GRID REFERENCE: SK5733732699

APPENDIX 2- DEVELOPMENT IN CONSERVATION AREAS

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

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

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

To install domestic wind turbines or free standing solar panels anywhere where they will be visible from the highway.

To attach solar panels to the principal or side elevations of a dwelling.

To make any additions or alterations to the roof of a building (e.g. dormer windows).

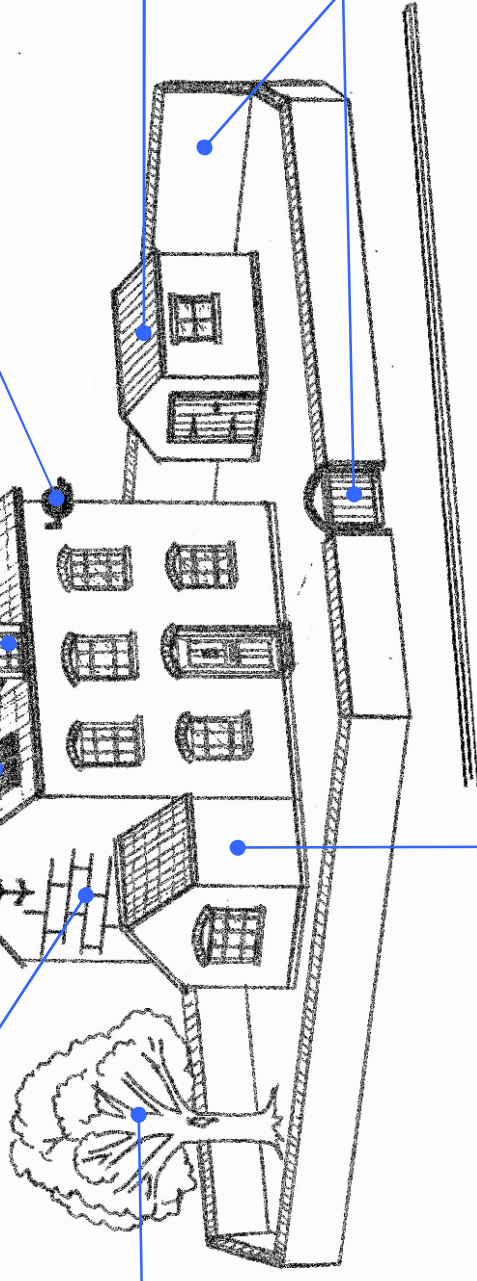
To position a flue, chimney or soil and vent pipe where it will be visible from the highway.

To clad the exterior of a building in part or whole with stone, artificial stone, render, pebble dash, timber, plastic or tiles.

To install a satellite dish on a chimney, wall or roof slope which is visible from a highway or anywhere on a building which exceeds 15m in height.

To fell or carry out works to a tree with a diameter over 75mm at 1500mm above ground level.

You need to give 6 weeks notice to the Borough Council if you want to carry out works to a tree in your garden. If works are reasonable then the Council will quickly reply acknowledging works can commence. If they are not reasonable the Borough Council can use the six week period to make a Tree Preservation Order (TPO).



To build or position outbuildings, swimming pools or fuel storage tanks on land between the side wall and the boundary of a property.

To demolish any gate, wall, fence or railing over 1m high in front of a roadway, public footpath or bridleway or over 2m high elsewhere.

To build extensions which extend beyond the side wall of the original dwelling house.

To build extensions of more than one storey which extend beyond the rear wall of the original dwelling house.

To demolish a building or part of a building of a volume over 115m³.