DRAFT Edwalton Conservation Area Appraisal and Management Plan October 2024

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1 Introduction

1.1 Conservation Areas

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

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

Edwalton Conservation Area was designated in December 2005. Prior to this reappraisal of 2024, the Edwalton Conservation Area was reviewed in November 2009.

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

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

1.2 The purpose of a Conservation Area Character Appraisal

The purpose of a Conservation Area Character Appraisal is to:

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

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

Edwalton Conservation Area:
Summary of Special Interest

The medieval Church of the Holy Rood, traditional cottages and farm buildings can be found along Village Street, the oldest part of the Conservation Area.

Large late 19th and 20th century commuter houses along Melton Road, Valley Road and Boundary Road often set in substantial grounds and behind boundary hedges or timber fences.

There are a wide variety of native and ornamental trees found throughout the Conservation Area, which contributes its sylvan character.

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

1.3 The Planning Policy Context

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

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

Edwalton Conservation Area: **Summary of Key Issues**

Alterations to Listed and key unlisted properties – Traditional character properties with period features are vulnerable to changes such as the introduction of uPVC windows and doors.

Boundary treatments – The felling of larger native trees and smaller ornamental species is affecting the area's sylvan character.

Growing demand for higher security has led to the replacement of traditional low fences and hedges with brick walls and close boarded fencing. This trend is having an urbanising effect on road frontages.

Development Pressures – The large plots in which houses stand are attractive to developers due to the potential profit-making opportunities which they provide. This can result in pressure to demolish period properties and the gradual erosion of the traditional street scene and plan form.

2

2 Edwalton Location and Landscape Setting

Rushcliffe Borough forms the southern tip of Nottinghamshire which borders Leicestershire. It is predominantly a rural Borough that contains a mixture of city suburbs, market towns and villages. Rushcliffe is located about half a mile South of Nottingham city centre, with the River Trent forming the majority of its northern boundary and the River Soar defining its western boundary.

The A46, a distinctive Roman Road, runs through the centre of the Borough and leads to Newark in the North and Leicester in the South. In the northern half of the Borough, the A52 forms Nottingham's primary transport link to Grantham and the East of England. Junction 24 of the M1 and East Midlands Airport are located about 1 mile from the western border.

Edwalton is situated on the southern edge of the built-up area of West Bridgford, bordering the Green Belt that surrounds Nottingham. To the south, it is adjacent to the Edwalton Municipal Golf Course, while agricultural land lies to the west. The A606 Melton Road, a key arterial route into Nottingham, runs through the area.

The village is positioned on elevated ground near Wilford Hill, approximately 50 meters above sea level. The underlying geology consists of the Mercia Mudstone Group, which results in a predominantly clay-based topsoil.
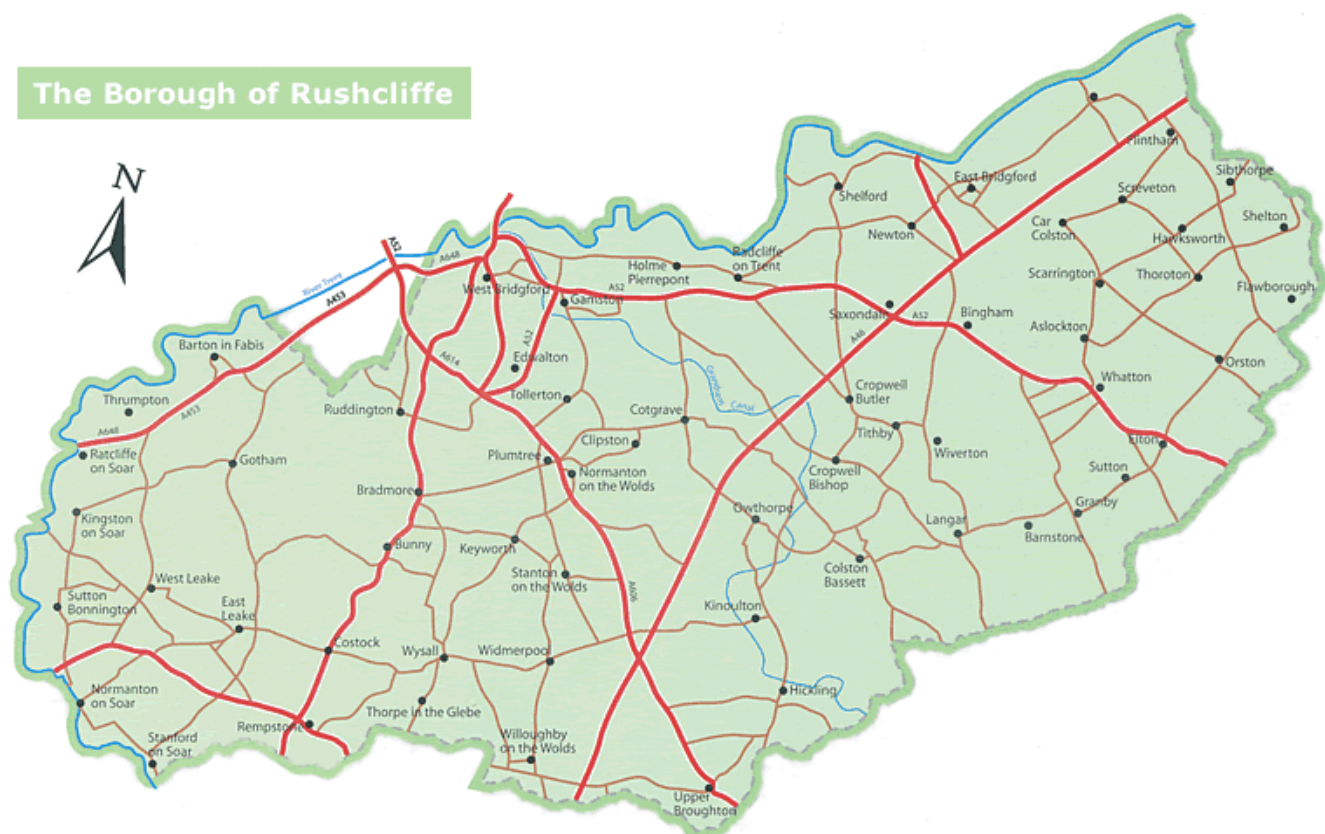

Figure 1- A Map of the Borough of Rushcliffe

2.1 The Edwalton Conservation Area

The Edwalton Conservation Areas is composed of two distinct character zones. The first is the historic core of Edwalton village, which features numerous eighteenth- and early nineteenth-century vernacular buildings,

along with the listed parish church. The second zone encompasses high-quality, low-density residential development from the Victorian, Edwardian, and inter-war periods. Located along Melton Road—an important arterial route—and Valley Road, this area is defined by large houses set within extensive gardens, complemented by mature trees that enhance the landscape. Notable buildings include the listed Edwalton Hall and the locally listed Great Musters.

While Edwalton has transformed from a small agricultural village and has become indistinguishable from the built-up area of West Bridgford, it has successfully retained its village character. This is due to the survival and preservation of its historic buildings, many of which have architectural merit and hold historical significance, as well as the presence of mature trees and valuable open spaces that contribute to its distinctive setting.

Conservation Area Boundary covers	[Area] ha (approximate)
Number of Grade I listed buildings	
Number of Grade II* listed buildings	1
Number of Grade II listed buildings	6
A full list of Edwalton Conservation Area's Listed buildings can be found in Appendix 1	
Details accurate as of [Date]	

3 Historical Contexts

3.1 Location and Historic Activities

Edwalton's origins date back to the Anglo-Saxon period. The village name derives from "Eadweald's ton" (meaning Eadweald's homestead), referencing an early Saxon who settled when the Romans withdrew after 410 AD. The settlement was likely centred around Village Street near the church, benefiting from natural protection, with marshland to the east, a slope for drainage to the north, and accessible spring water. Evidence of early Anglo-Saxon occupation is found in surrounding areas such as Flawforth and Gamston.

By the time of the Domesday Book (1086), Edwalton was recorded as "Edwoltone" and consisted of two manors: one granted to Roger de Poitou and the other to Hugh de Grentemeisnel. At this time, the village was a small hamlet with around 30–40 inhabitants and approximately 200–300 acres under cultivation.

The Church of the Holy Rood at the eastern end of Village Street is the oldest surviving building in the village. Believed to have been built by a local knight around 1166 AD, the church has undergone significant extensions and alterations over the centuries. The chancel collapsed in the 17th century and was rebuilt in brick, while the brick tower is thought to be a rare example of construction from the reign of Mary Tudor (1553–1558).

During the Black Death (circa 1348), Edwalton likely lost between one-quarter and one-half of its population. Even by 1603, the village housed only 95 people, and for centuries, it remained a small agricultural community. Census records from the 19th century indicate little change, with the population fluctuating between 100 and 200. Farming dominated the local economy, with most residents employed as farmers, labourers, or servants.

As the 19th century progressed, cottages were built for farm workers and their families, and in 1880, the railway arrived. As farming practices evolved, agricultural land was sold off, particularly near the new railway
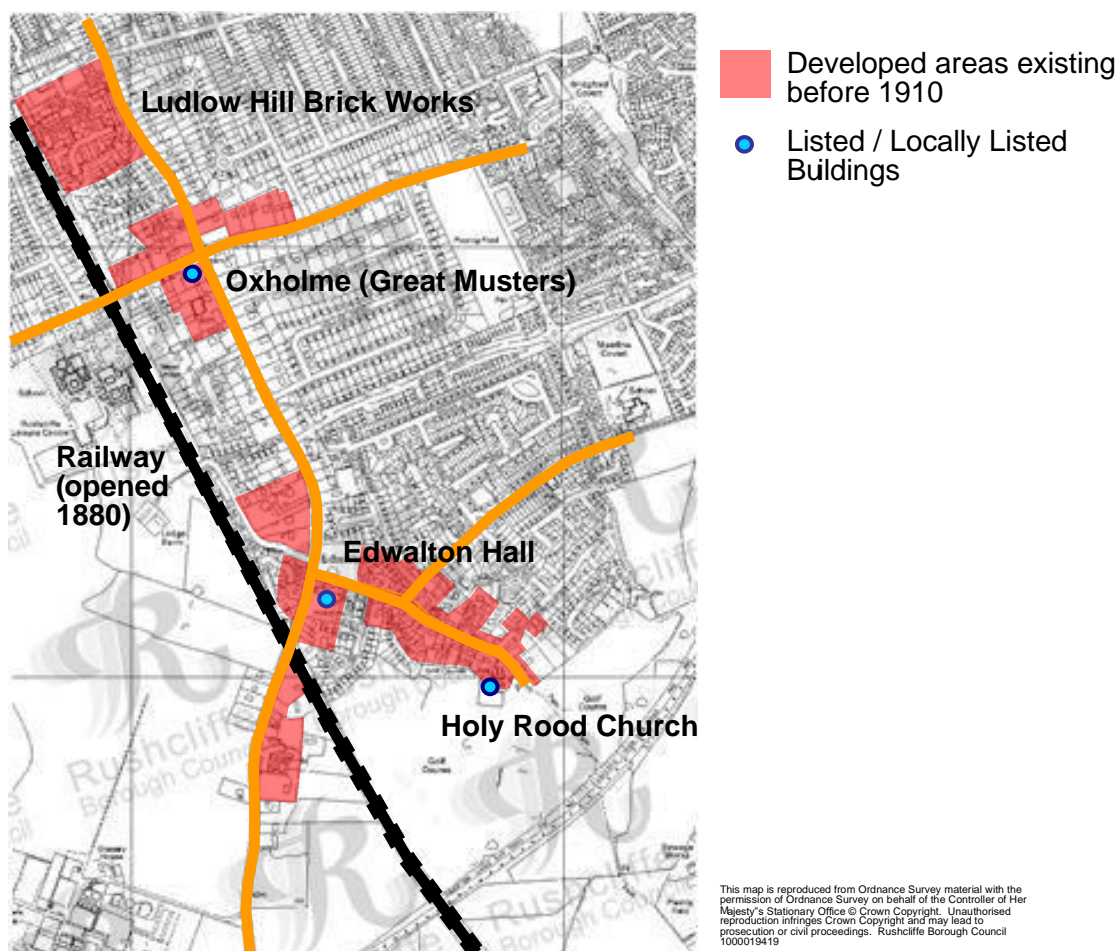
station, where large houses for commuters were constructed. The Ludlow Hill brickworks were developed alongside the railway, with goods transported along a purpose-built track that entered the site.

The village saw gradual development following the arrival of the railway in 1879, which initially served freight but later introduced passenger services. However, competition from buses led to the station's closure to passengers in 1949, with full closure in 1965. Despite this, the railway's presence contributed to Edwalton's slow expansion.

The end of the First World War brought the first large-scale development to the area, and Tudor-style suburban housing emerged during the 1920s and 1930s. The railway closed down in the late 1930s, and agricultural land continued to be sold off, with the last working farm, Firs Farm, closing in 1980.

Prior to 1945, Edwalton's population had never exceeded 300, and it retained a linear layout along what is now Village Street (formerly Edwalton Lane), which extends from the Nottingham-Melton Mowbray Road (A606) to the Church of the Holy Rood.

Significant growth began after World War II, as housing developments replaced former farmland. Council housing was introduced in the 1950s along Earlswood Drive, followed by further residential expansion in the 1970s on land previously occupied by Edwalton Manor. Additional shops were built on the corner of Earlswood Drive and Wellin Lane in the late 1950s.

Legend:
- Developed areas existing before 1910
- Listed / Locally Listed Buildings

Map labels: Ludlow Hill Brick Works; Oxholme (Great Musters); Railway (opened 1880); Edwalton Hall; Holy Rood Church

3.2   Archaeology

3.3 Historical Mapping
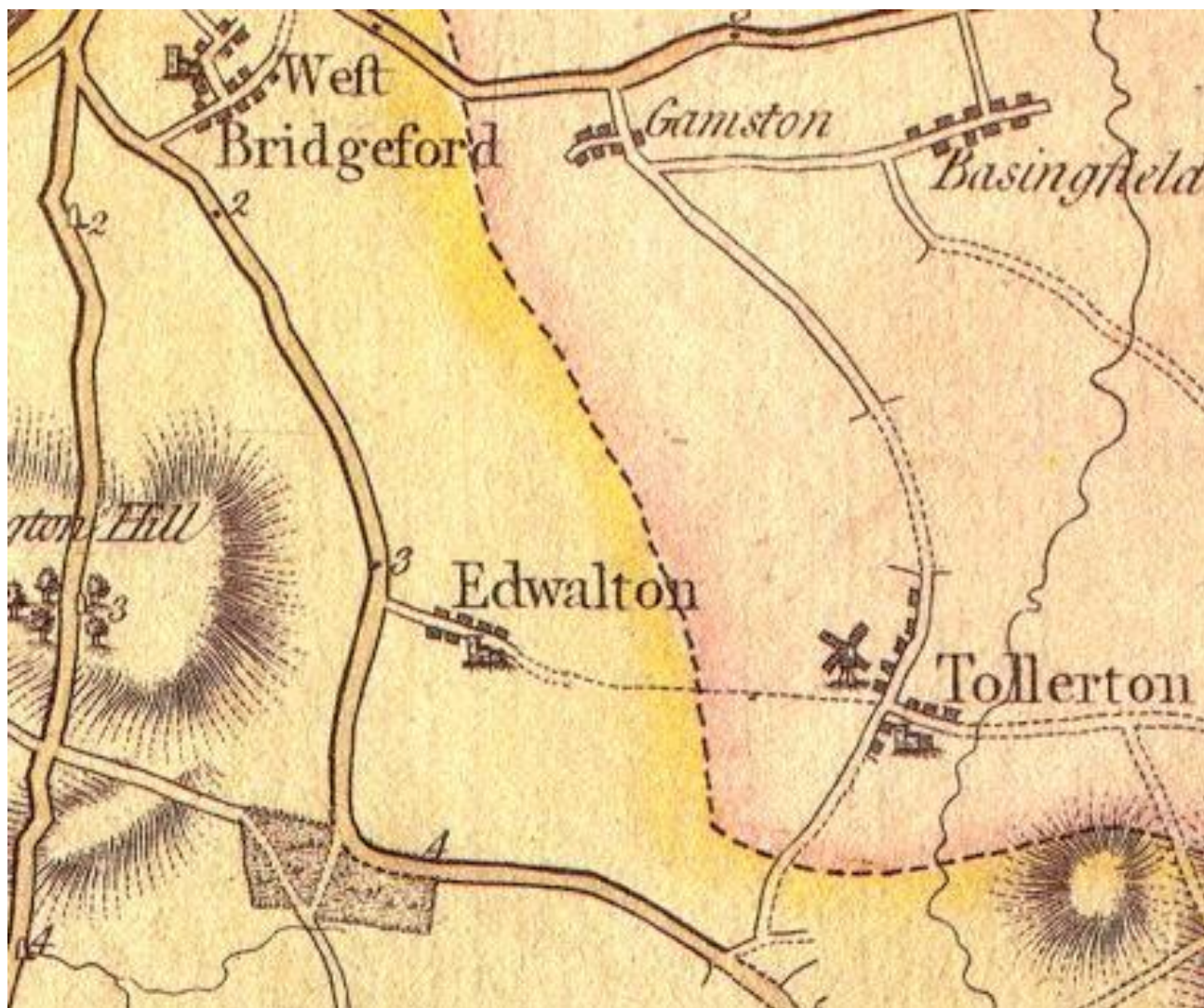
Figure 2 - Chapman"s map of 1774 shows Edwalton as a small linear village.
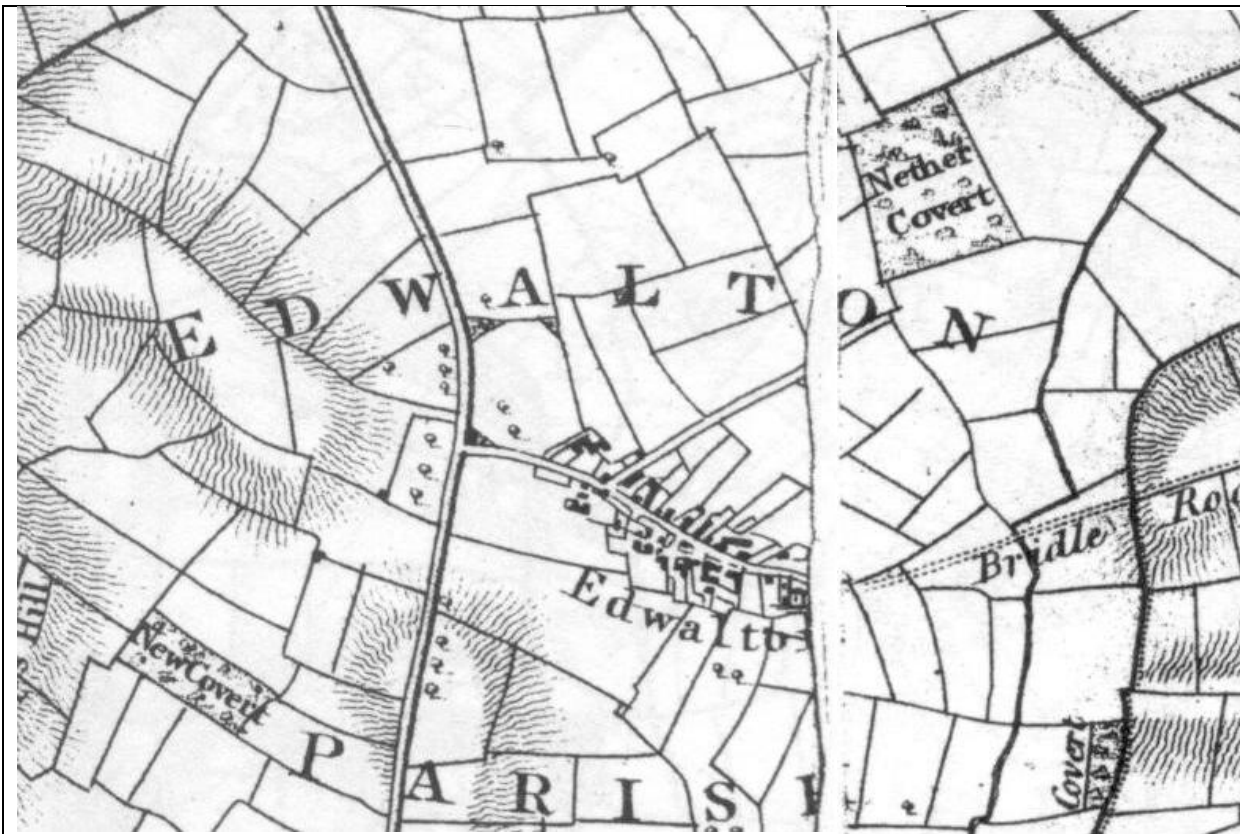
Figure 3 - Sanderson's map of 1835.
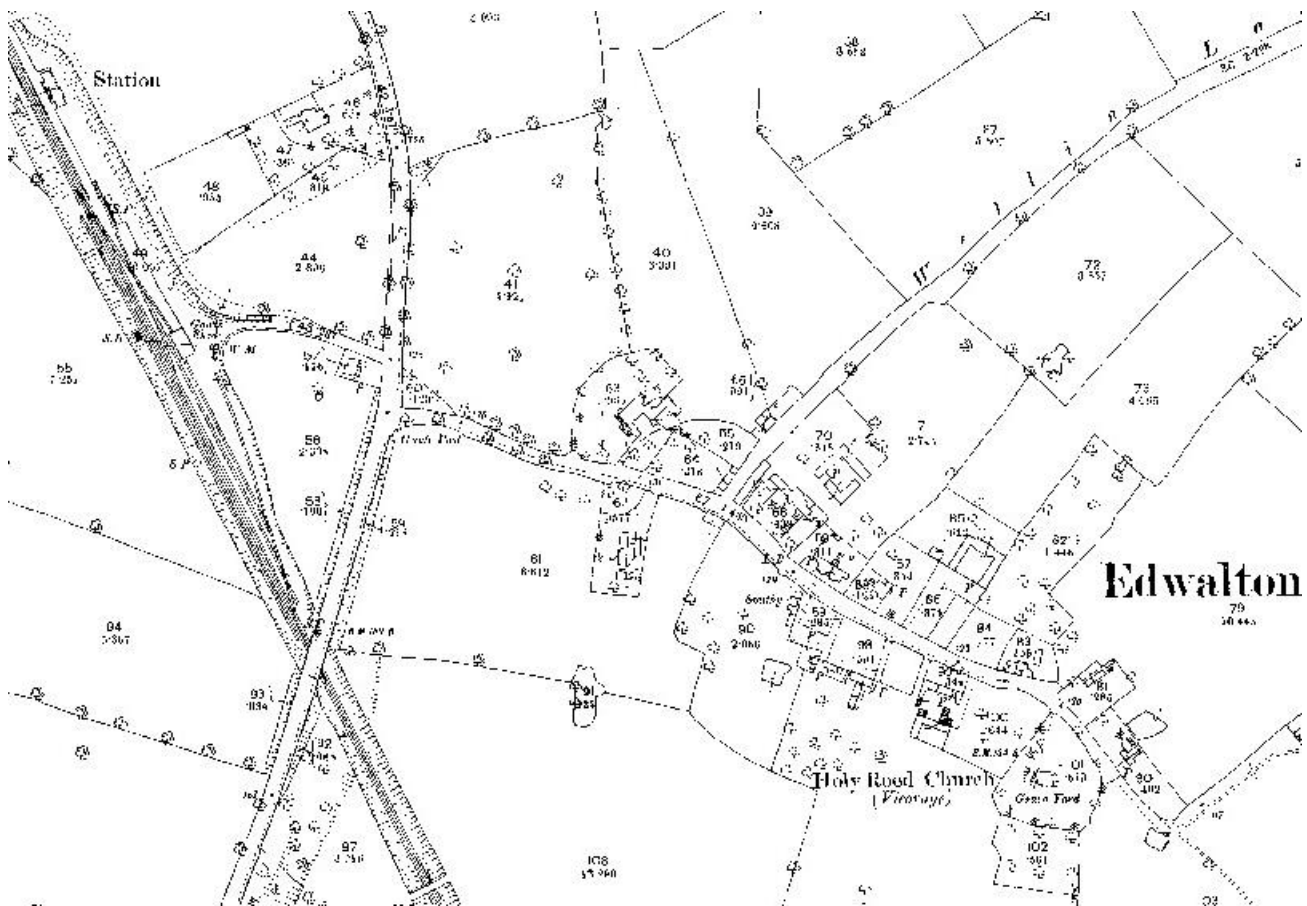
Figure 4 - Ordnance Survey map of 1880. Note the appearance of the railway and train station to the northwest.

7
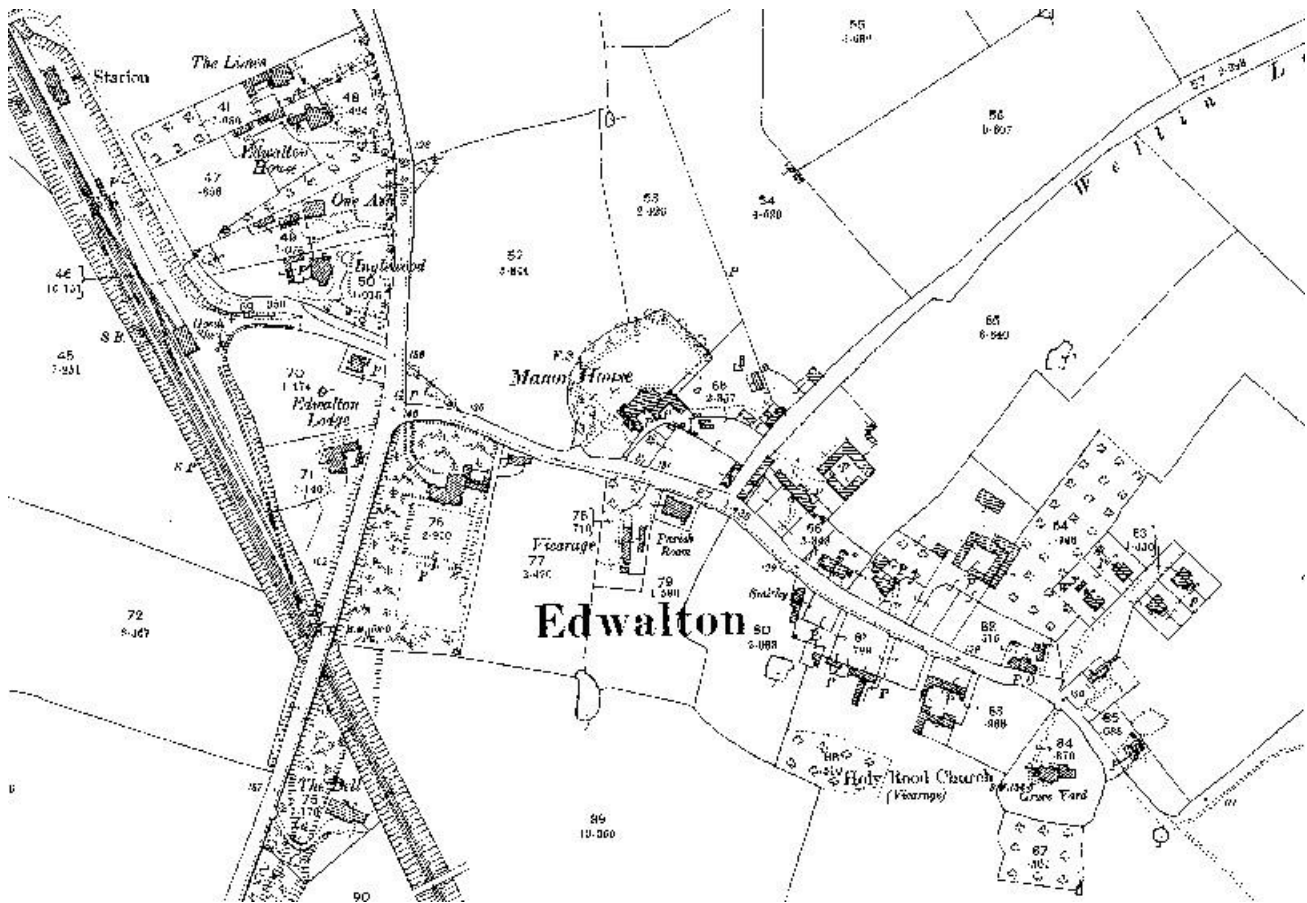
Figure 5 - Ordnance Survey map of 1900. New commuter housing can be seen near the railway station.
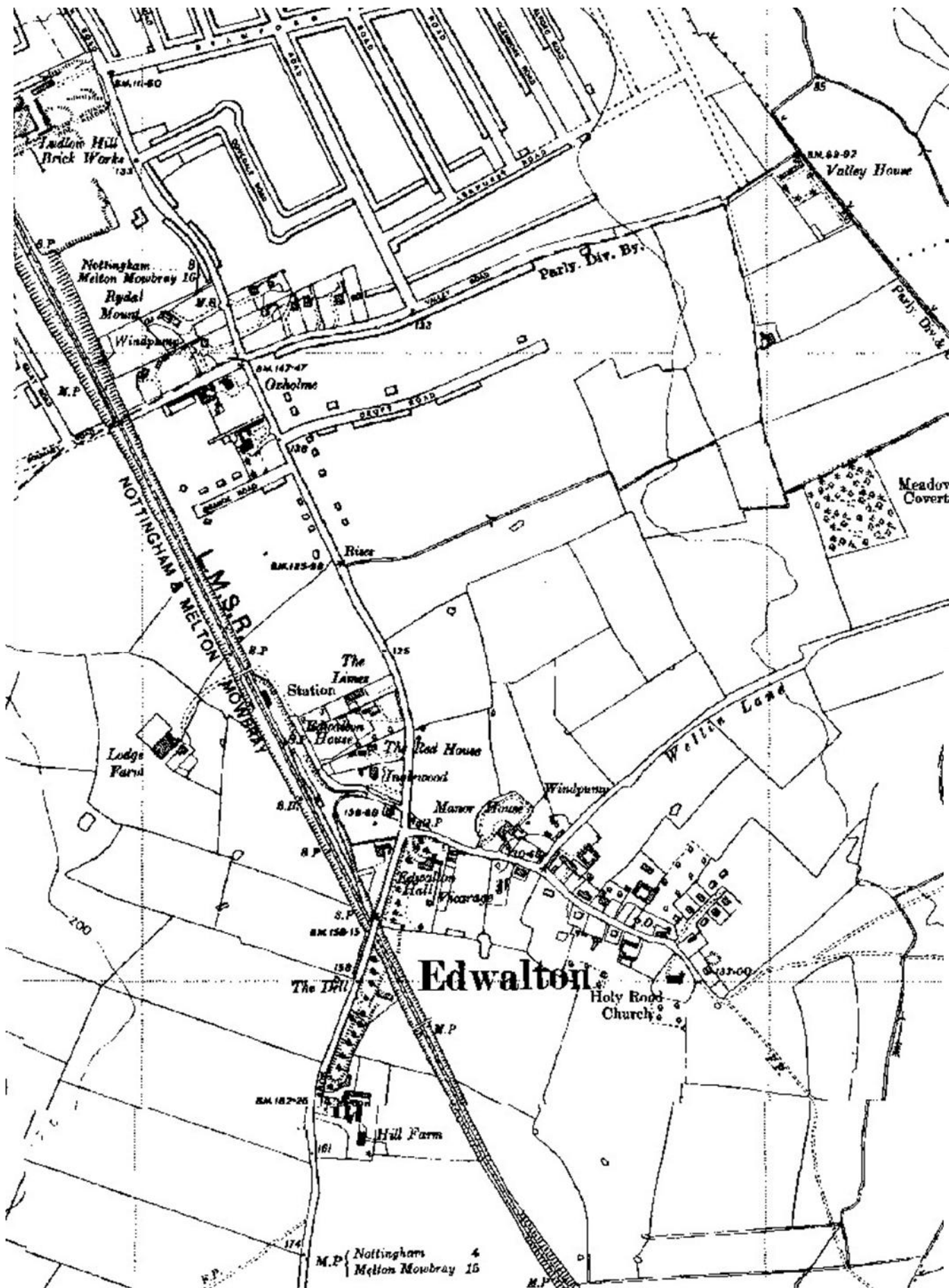
Figure 6 - This County Series map of c.1940 shows the decreasing gap between the southern edge of a rapidly expanding West Bridgford and Edwalton Village.

4   Spatial Analysis

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

4.1   Plan, Form and Layout

Sanderson's 1835 map depicts Edwalton as a predominantly linear village, a layout typical of rural settlements, following what is now Village Street,.

Many former agricultural buildings along Village Street retain their traditional courtyard layouts, where barns and storage structures were arranged around a central working space. At its southern end stands the Church of the Holy Rood, a key historic landmark.

Village Street is primarily accessed via Melton Road (A606), a major route linking Nottingham with Tollerton, Melton Mowbray, and Stamford. As it passes through Edwalton, the road transitions into a semi-rural setting, characterised by large, detached houses set back behind spacious, tree-lined gardens, reinforcing the semi-rural character.

Buildings within the older part of the village are informally arranged, with most set behind front gardens and facing the highway. In contrast, newer homes along Melton Road and Valley Road follow a more structured layout, with generous proportions and substantial private grounds.

The Edwalton Conservation Area is therefore shaped by two distinct elements: the historic village core and the commuter housing that has developed along Melton Road.

Below is a map that describes the current plan, form and layout of the village/town.

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4.2   Landmarks, Focal Points and Views

The Conservation Area is defined by three key focal points:

1.   The Church of the Holy Rood, located at the eastern end of Village Street, serving as a historic and architectural landmark.

2.   The junction of Village Street with Edwalton Hall and Miss Machin's Field, which marks a significant entrance to the village.

3. The crossroads of Valley Road, Boundary Road, and Melton Road, a prominent intersection shaping the area's connectivity and character.

Figure 7

The Church of the Holy Rood in Edwalton has stood for over 800 years, originally serving a small farming community. The first reference to a church in the village dates back to 1175, when the benefice of Edwalton was granted to Beauchief Priory. The original church was a small structure built from local grey sandstone, and over the centuries, it underwent various expansions. The 13th century saw the addition of a south aisle and arcade, while the 14th century introduced a clerestory and a stone tower.

Figure 8 - Lychgate to the west of Holy Rood Church

By the 16th century, the church required significant repairs, including the replacement of the medieval tower with the current brick tower, likely built during Queen Mary's reign. Further modifications were made in the 18th and 19th centuries, with repairs to the north wall, the addition of a south porch, and the restoration of the interior, including the removal of old pews. The church also saw major restoration efforts in 1892, though only a new chancel, transept, and vestry were completed due to financial constraints.

Figure 9

In the 20th century, additional improvements were made, including the installation of electric lighting in 1928 and a new extension to the north side of the chancel in 1997. The church bells were increased to six in 1995, and a clock was added in 1999. Throughout its history, the Church of the Holy Rood has remained an important part of Edwalton's community and heritage, undergoing careful restoration to preserve its character while adapting to modern needs.

Figure 10

Edwalton Hall was built in 1899 by the Wright family, with Charles Wright, a Cambridge cricket blue and Nottinghamshire County cricketer, as its most notable early resident. The hall was considered highly modern for its time, featuring 12 bedrooms, multiple bathrooms, indoor water closets, and electricity installed in 1909. Originally set in two and a half acres, it boasted a tennis court, croquet lawn, and ornate gardens. In 1954, Edwalton Hall was sold to the Home Brewery Company and converted into the Edwalton Hall Hotel. Over the following decades, sections of the land were sold for housing developments, and in 2002, the property was

redeveloped into apartments and penthouses. Today, it stands as a Grade II listed building, preserving its historical significance.

4.3   Open Spaces, Trees and Landscape

Public open spaces within the Conservation Area are limited. Notable green spaces include a small area of grass and trees at the junction of Melton Road, Valley Road, and Boundary Road. Another significant open space is Miss Machin's Field, located at the junction of Melton Road and Village Street. These spaces further contribute to the verdant character of the Conservation Area.

Figure 11 – Public open space at the junction of Melton Road, Valley Road, and Boundary Road

Miss Machin's Field is named after Elizabeth Machin, the last private owner of Edwalton Manor which was originally built in the 18th century and later expanded as part of the Chaworth-Musters estate. The manor was demolished in 1976 for a housing development on manor close. As a gesture of gratitude to the village, Miss Machin gifted the field next to the Manor to the West Bridgford Urban District Council in 1970, requesting that it be preserved in perpetuity. This field, now known as Miss Machin's Field, remains a valued open space in the community. For many years, an air-raid shelter stood near its boundary along the roadside.

Figure 12 – Miss Machin's Field at the junction of Melton Road and Village Street

The Church of the Holy Rood is surrounded by a thoughtfully maintained churchyard that serves as a valuable open space for the community. The garden area features a central grassed section encircled by diverse flower beds, shrubbery, and trees, many of which are planted in memory of loved ones. Notably, the churchyard is home to a 'Wellingtonia' giant sequoia tree, adding to its distinctive character.

Figure 13 – Church of the Holy Rood's Churchyard

Figure 14 – Churchyard

Figure 15

Melton Road is distinguished by its extensive gardens and mature trees that line both sides of the road, contributing significantly to the area's verdant and suburban character. The spacious gardens have allowed various large tree species, including Beech, Lime, Ash, Sycamore, and Horse Chestnut, to thrive, enhancing the street's sylvan atmosphere. However, the removal of some mature trees without adequate replacements has slowly begun to disrupt this characteristic landscape.

Figure 16

4.3.1 Open Spaces, Trees and Landscape SWOT Analysis

Strengths - what are the positives of the open spaces, trees, and landscape	**Weaknesses -** what are the negatives of the open spaces, trees, and landscape
Mature Setting – The presence of well-established trees, gardens, and boundary treatments like hedges and low stone walls enhances the historic streetscape. Green and Open Character – The combination of private gardens, tree-lined streets, and open spaces enhances the suburban and semi-rural feel of the conservation area. Historical Green Spaces – Features such as Miss Machin's Field and the Holy Rood churchyard maintain historical landscape elements that contribute to the village's identity.	Loss of Trees and Hedgerows – Some mature trees have been lost due to development or natural decline, with insufficient replacement in some areas.
Opportunities – what could make the open spaces, trees, and landscape better?	**Threats -** what would make an open spaces, trees and landscape worse?
Stronger Landscape Planning in New Developments – Ensuring that any new development includes appropriate green space and tree planting to preserve the area's character.	Loss of Traditional Boundary Treatments – The replacement of hedgerows and low walls with high brick walls and electric gates could lead to a more urbanised feel. Encroachment from Development – Pressure to build on or near green spaces could reduce their size and impact the area's character.

4.4   Public Realm

Edwalton's public realm thoughtfully integrates rural and suburban elements, contributing to the area's distinctive character. Along Village Street, the oldest part of the Conservation Area, rural features prevail, including wide grass verges, native hedgerows, and traditional timber post and rail or picket fencing.

Figure 17 – Village Street with its wide grass verges, low boundary walls (left) and mature hedges (right)

In contrast, Melton Road, Valley Road, and Boundary Road have more suburban characteristics, particularly evident in the pavements and kerbing. Properties along these roads are typically set back behind low stone or brick walls, timber fences, or iron railings, often complemented by hedges, shrubs, and trees, enhancing the mature and attractive suburban feel.

Figure 18- Pavements, road marking and road signs, contribute to the suburban feel of Melton Road

Figure 19 – There are still some examples of high hedges and timber fences

However, recent additions such as high brick walls, electric gates, and close-boarded fencing have begun to alter this character, introducing a more urban atmosphere.

Figure 20 – Taller walls with close boarded fence infills, wide pavements and road signs.

5 Buildings of the Conservation Area and Key Characteristics

5.1 Building types and Activity

The Edwalton Conservation Area showcases a diverse architectural heritage, encompassing four primary building types; vernacular, Victorian, Edwardian, mixed interwar, and Contemporary.

Figure 21 - Church's Tower (Vernacular)
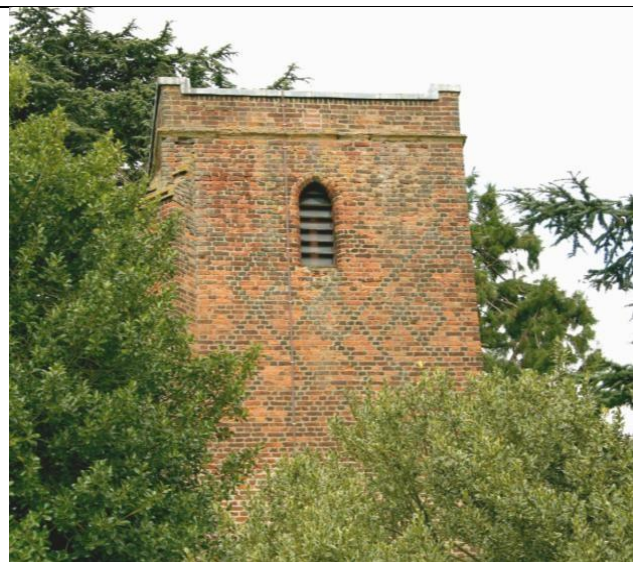
Figure 22 – Churches Tower diaper work detail

Vernacular Architecture: Structures from the 18th and early 19th centuries, characterised by traditional local designs and materials. Many of these buildings were originally constructed to serve the village's farming community, prioritising function over decorative elements or contemporary architectural trends. Instead,

builders relied on locally sourced materials, a key characteristic of vernacular architecture. Notable examples can be found in the old village, including several historic buildings and the listed Church of the Holy Rood.

Figure 23 - 258 Melton Road, formerly known as 'Inglewood' (Victorian)

Figure 24 - Old Edwalton House (Victorian)

Victorian Era (1837-1901): This period introduced high-quality, low-density residential developments along Melton Road and Valley Road, characterised by large houses with extensive gardens and mature trees. With the arrival of the railway in the 1880s, Edwalton became an attractive proposition for wealthy commuters

giving rise to the construction of a number of striking Victorian dwellings along Melton Road reflecting the ornate detailing and robust construction typical of Victorian design.

Figure 25 – 210 Melton Road displays typical Edwardian features such as Tudor style timber cladding, mullioned windows with small upper panes and ornate brickwork detailing.

Edwardian Period (1901-1914): Following the Victorian era, the Edwardian period continued the trend of substantial residential properties, emphasising more spacious and less ornate designs. This era's influence is evident in the conservation area's architectural landscape with a few properties on Valley Road and Melton Road.

Figure 26 – Arts and Crafts design incorporates steeply pitched rooflines with prominent chimney stacks, stained glass or feature windows and a stepped door surround with sunburst fanlight (interwar and mid 20th Century)

Mixed Inter-war and Mid-20th Century Styles: The area also features residential developments from the inter-war period and mid-20th century, showcasing a blend of architectural styles that contribute to the area's mature and attractive suburban character. Properties in this category are by far the most numerous within the Conservation Area and its immediate surroundings. The Tudor style is particularly dominant but the influences of Art Nouveau and the Arts and Crafts Movement are also evident.

5.1.1 Building types and Activity SWOT Analysis

Strengths - what activities/places exist that makes the village/town great?	**Weaknesses -** what activities/places exist that detract from making the village/town great?

Predominantly Residential Character – The largely residential nature of the area provides a sense of stability and continuity, helping to maintain its historic charm, especially along Village Street. Historic Core – The old village, including the Church of the Holy Rood and surrounding properties, serves as an important focal point for heritage and community identity.	Pressure for Modernisation – Some older buildings may be seen as impractical for modern living without significant alterations, leading to unsympathetic changes.
Opportunities - what activities/places could exist that would village/town even better?	**Threats -** what activities/places would make village/town worse?
Sustainable Building Adaptations – Encouraging energy-efficient solutions that complement historic buildings (e.g., internal insulation or solar tiles) can make older structures more viable for modern living without impacting the character too much.	Loss of Historic Land Use Patterns – A shift away from traditional land uses, such as the loss of large gardens or green spaces, could impact the area's character. Changing Demographics & Housing Needs – Demand for modern, high-specification housing could lead to developments that do not align with the historic context.

5.2   Key Characteristics and Building Materials

Before the arrival of the railway, building materials were largely sourced locally. Bricks, for example, were typically produced near the villages where they were used, leading to distinct local variations in size, color, and style. Each village often had its own brick pit and yard, contributing to unique characteristics in construction. Roofs were traditionally made from locally available materials, such as thatch, until clay tiles gained popularity. Slate was uncommon in the area until railway freight made it possible to transport large quantities from the slate mines of Wales.

The architectural details and materials found within the Conservation Area reflect these historical developments:

Walls: Pre-Victorian vernacular buildings are typically constructed from orange/red brick, sometimes featuring blue brick detailing, and may be rendered or painted white. In the Victorian and Edwardian periods, orange/red bricks remained common but were often combined with decorative elements such as mock timber panelling and ashlar detailing. In the 20th century, mass-produced bricks became widely available, often used in combination with mock timber panelling, render, and pebble dash finishes.

Roofs: Traditional vernacular buildings predominantly feature orange clay pantiles or red/brown plain tiles, with simple roof structures, parapet gables, or plain close verges. Victorian and later 20th-century buildings introduced more complex roof forms, incorporating a variety of pitches, hips, dormers, timber bargeboards, and prominent chimney stacks. Red plain tiles became the dominant roofing material in these later periods.

Windows: Vernacular buildings generally have timber tripartite York sliding sashes or casement windows. Victorian properties feature a variety of glazing bar vertical sliding sashes and stone mullioned casements, often incorporated into architectural features such as bay windows. Dormer windows in these earlier buildings tend to be small and few in number. In the 20th century, window designs emphasized vertical proportions and included various timber casements with leaded glass, sometimes with stained glass embellishments and smaller top panes. Curved or angular bay windows became common, along with distinctive architectural elements such as curved corner bays, semicircular windows, oriel windows, and eyebrow dormers.

Doors: Victorian doors feature more ornate timber panelling and are often combined with pointed arches, ornate porticos, porches and fanlights. Later doors are often the defining feature in a house and are combined with stepped arch surrounds, timber framed porches, leaded stained glass embellishments such as fanlights and feature lighting. Iron door furniture is common throughout the Conservation Area.

5.2.1 Key Characteristics:

Materials:

The suburban housing along Melton Road is characterized by a mix of architectural styles, reflecting the gradual development of the area from the late 19th to the mid-20th century. The houses are predominantly large, detached residences set within generous plots, with mature trees and landscaping contributing to the area's attractive and well-established suburban character.

Architectural Styles and Features
Victorian Properties(1837–1901):

- Often constructed in red or buff brick with decorative stone detailing.
- Tall, narrow proportions with steeply pitched roofs.
- Bay windows, typically canted or rectangular, with ornate stone or brick surrounds.
- Decorative bargeboards, finials, and intricate ridge tiles.
- Prominent chimney stacks, often with decorative pots.
- Front gardens enclosed by low brick walls or wrought iron railings.

Edwardian Residences (1901–1914):

- Red brick facades, sometimes combined with mock Tudor timber framing.
- Larger, more symmetrical proportions compared to Victorian houses.
- Generous porches with timber supports and decorative brackets.
- Bay windows extending over two storeys, often topped with a gable.
- Wide hallways and larger windows, emphasizing light and space.
- Retention of spacious front gardens and mature landscaping.

Inter-War Homes (1918–1939):

- A blend of styles, including Arts and Crafts influences.
- Use of brick, render, and mock Tudor panelling.
- Hipped roofs with lower pitches and prominent chimneys.
- Bow and bay windows, sometimes featuring leaded or stained glass.
- Oriel windows, curved corner bays, and occasional decorative timberwork.
- Integration of garages as cars became more common.

Setting and Layout
- The houses are set back from the road, enhancing a sense of openness and grandeur.
- Many properties are screened by mature hedges, shrubs, and trees, reinforcing the verdant character of the area.
- Boundaries typically feature low brick walls, timber fences, or iron railings, though recent developments have seen the introduction of taller brick walls
- Roads are lined with mature trees, which provide seasonal interest and contribute to the leafy, well-established feel of the area.

5.2.2 Key Characteristics:

Key Characteristics / Architectural Features:

The historic village core of Edwalton retains its traditional rural character, defined by the gentle curve of the street that draws you in past the mature trees, and a collection of vernacular buildings that date back to the 18th and 19th centuries. The area is rich in historic features, with a strong sense of enclosure created by walls, hedgerows, and well-established landscaping.
Architectural Styles and Features

Vernacular Cottages and Farmhouses (18th–Early 19th Century):

- Constructed from locally sourced red/orange brick, occasionally with blue brick detailing.
- Some buildings are rendered or painted white, adding to the picturesque rural character.
- Steeply pitched roofs with orange clay pantiles or plain red/brown tiles.
- Simple, functional designs with minimal decorative elements.
- Low, parapet-gabled ends or plain close verges.

Victorian and Early 20th Century Additions:

- Retention of traditional materials but with greater decorative embellishments.
- Bay windows, stone lintels, and occasional mock timber framing.
- Gabled roofs with more complex pitches, bargeboards, and ridge tiles.
- The introduction of porches, decorative brickwork, and larger openings for natural light.

Church of the Holy Rood (Listed Building):

- A historic focal point at the end of the village street.
- Surrounded by mature trees, reinforcing its historic and spiritual significance.
- Tower and nave designed with simple yet elegant proportions.
- Churchyard with traditional grave markers, adding to the heritage setting.

Setting and Layout

- The historic village is distinct from the more suburban areas, retaining an organic, rural layout.
- Village Street winds gently through the area, bordered by old brick walls, hedgerows, and mature trees, reinforcing a sense of enclosure and intimacy.

5.2.3 Key Characteristics SWOT Analysis

Strengths – what is it about most existing buildings that looks good?	Weaknesses - what is it about most existing buildings that does not look good?
Architectural coherence – while the area showcases a range of historic styles, from vernacular farm buildings to Victorian and Edwardian houses, they are all in scale, have similar settings and use similar materials which contributes to a sense of coherence. Listed and Historic Buildings – The Church of the Holy Rood, The Old Post office and other historic properties serve as key heritage assets that contribute to the area's significance. The overall setting, including building setbacks, plot sizes, and historic boundary treatments, preserves the character of a traditional village within a suburban context.	Erosion of Historic Detail – Some original architectural features have been lost due to modern alterations, such as uPVC windows replacing traditional wooden ones. Modern replacement buildings – Some new developments and extensions do not always reflect the historic character of the area, impacting its architectural coherence.
Opportunities - what could make existing buildings (or new builds) look good and contribute to the character of the area?	**Threats -** what could make existing buildings (or new builds) look worse and detract from the character of the area?
Heritage-Led Design Guidance – Encouraging sympathetic alterations and extensions through design guidelines can help protect and enhance the conservation area's character. Community Awareness & Engagement – Promoting the significance of Edwalton's architectural heritage could encourage responsible conservation practices among homeowners. Carefully Managed New Development – Any new construction can be designed to complement,	Loss of historic fabric - Pressures to demolish period properties and replace with contemporary designs for profit. This could result in the gradual erosion of the traditional street scene and plan form. Unauthorised changes to listed buildings Over-Development – The large plots of some properties make them attractive for redevelopment, potentially leading to unsympathetic infill and loss of green space.

rather than detract from, the existing historic environment.	

5.3 Listed buildings

Buildings on the Government's List of Buildings of Special Architectural or Historic Interest are called "Listed" buildings and are protected by law. Consent is required from Rushcliffe Borough Council before any works of alteration, extension, or demolition can be carried out on any listed building.

Further information can be found in Rushcliffe Borough Council's publication Listed Buildings in Rushcliffe.

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

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

5.4 Key Unlisted Buildings

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

6 - Generic Management Plan

for Conservation Areas in Rushcliffe

6.1   Introduction

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

- Outline a strategic management proposal for the preservation and enhancement of the Edwalton Conservation Area.
- Act as a guide for professionals and residents alike regarding:
  - features of value, worthy of preservation;
  - characteristics worthy of preservation;
  - opportunities for enhancement
  - development proposals which preserve and enhance the special character of the area
- Inspire community commitment to conservation principles and reporting

6.2   National and Local Policies and Guidance

There is a duty to formulate and publish management plans setting out policies and proposals for the preservation and enhancement of Conservation Areas. Many of these policies and proposals are common to all Conservation Areas and these are set out in this document. The Central Government Guidance and Local policies applicable to Conservation Areas include:

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

- Historic England "Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management"

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

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

6.3 Article 4 Directions

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

- Any additions or alterations to the roof (for example, dormer windows)
- the installation of satellite dishes on chimneys, roofs or walls fronting a highway
- any extension which extends beyond the side of the original dwelling house
- any extension of more than one storey that extends beyond the rear wall of the original dwelling house
- cladding the exterior of the dwelling
- any demolishing of a building or part of a building that has a volume over 115m^3

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

Details of Article 4 Directions for Edwalton Conservation Area

There are currently no Article 4 Directions for Edwalton Conservation Area

6.4 Building Design

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

Extensions to buildings in Conservation Areas should respect:

- The key characteristics of the original building, including scale, mass, materials and proportions

- The contextual setting and character of the Conservation Area

Copying like for like can devalue and destroy the ability to "read" historic change, and dilutes our historic heritage. Pastiche designs, incorporating poor imitations of other styles will be resisted, particularly where they incorporate details which are not locally appropriate. Careful high-quality replication may be required in a few very sensitive locations.

In particularly sensitive locations, such as uniform terraces, exact replication may be necessary to maintain compositional unity. In that case, attention to details, choice of materials and high-quality workmanship are the keynotes. However, in some cases a direct relationship is not impossible. For example, Flemish Bond

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

Where new building is appropriate, on infill sites or where an existing building detracts from the character of the area, the opportunity should be taken to re-establish the streetscape, reinforce enclosure, open up distant vistas or views of landmarks or hide unsightly views.

"New and old buildings can coexist happily without disguising one as the other, if the design of the new is a response to urban design objectives" (DETR – "By Design", p19).

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

All new buildings should respond appropriately to the existing frontage and normally follow the established building line. Development or redevelopment will normally be resisted if:

"it blocks important views identified in the individual appraisals, uses important open spaces identified in the appraisals, adversely affects the setting of any Listed or key buildings, fails to maintain or re-establish the streetscape where appropriate dominates its Conservation Area background fails to recognise the context of the site destroys important features identified in the individual appraisals such as boundary walls, fences, hedgerows or trees"

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

New development that stands out from the background of buildings may be appropriate in exceptional circumstances if it contributes positively as a landmark to enhance the street scene, to highlight a corner or to signal a visual change of direction such as along a curving vista.

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

Energy producing or saving devices are generally welcomed by the Council, but careful consideration is required when these are to be located in a Conservation Area and some may require planning permission. In particular, they should be positioned to minimise their impact on the building and on the local amenity.

6.5 Publicity and Knowledge Transfer

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

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

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

The approach taken within Edwalton Conservation Area was **Council Led**

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

The date of the Consultation Event

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

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

[DD/MM/YYYY]

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

6.6 Public Realm

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

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

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

Report damage to roads and pavements to **Nottinghamshire County Council**. This can be done online through the Nottinghamshire County Council Website.

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

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

Works to Trees

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

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

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

This flow chart outlines the decision-making process regarding works to trees.

6.7 Boundary Treatments

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

6.7.1 Walls and Fences

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

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

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

6.7.2 Hedges

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

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

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

6.8 Buildings at risk

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

The Council will encourage and advise on renovation and repair work that is sensitive to the original or traditional historic character of the building and retains original features. The council will monitor the opportunity and potential for grant aid schemes to encourage the basic maintenance work necessary to ensure that key buildings within the conservation area are structurally sound and weather tight. However, given the current financial climate and outlook, such schemes are unlikely in the short to medium term.

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

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

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

6.9 Enforcement

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

Where co-operation cannot be gained by any other means, Rushcliffe Borough Council may take formal action if the condition of any building (listed or unlisted) which makes a positive contribution to the character of the Conservation Area is considered to be at risk.

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

7 Appendix 1 – Listed Buildings (as of March 2025)

Edwalton Hall Hotel and Adjoining Outbuildings

Grade: II   Listing Entry Number: 1370140
                                                    National Grid Ref: SK 59461 35187

Location: Edwalton Hall Hotel and Adjoining Outbuildings, Village Street

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Church of the Holy Rood

Grade: II*   Listing Entry Number: 1302765
                                                    National Grid Ref: SK 59850 35002

Location: Church of the Holy Rood, Village Street

The Old Post Office

Grade: II   Listing Entry Number: 1466810
                                                    National Grid Ref: SK 59833 35067

Location: The Old Post Office, Village Street, Edwalton, Nottingham, NG12 4AB

Memorial Lychgate at Church of the Holy Rood

Grade: II*   Listing Entry Number: 1045642
                                                    National Grid Ref: SK 59849 35042

Location: Memorial Lychgate at Church of the Holy Rood, Village Street

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Headstone 16 Metres South of South Aisle at Church of The Holy Rood

Grade: II   Listing Entry Number: 1156715
                                                    National Grid Ref: SK 59851 34974

Location: Headstone 16 Metres South of South Aisle at Church of The Holy Rood, Village Street

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Pair Of Headstones 10 Metres And 12 Metres South of South Aisle at Church of The Holy Rood

Grade: II   Listing Entry Number: 1237033
                                                    National Grid Ref: SK 59843 34979

Location: Pair Of Headstones 10 Metres And 12 Metres South of South Aisle at Church of The Holy Rood, Village Street

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

For example, when a house is listed, the listing will apply to extensions, porches, detached historic stables, barns, wash houses, privies etc. Such outbuildings and extensions are only exempt from the provisions of

listing where the listing specifically excludes them. Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map

8 Appendix 2 - Conservation Area Boundary and Townscape Appraisal Map