



Rushcliffe  
Borough Council

# Costock Conservation Area Appraisal and Management Plan

September 2009



**RUSHCLIFFE - GREAT PLACE • GREAT LIFESTYLE • GREAT SPORT**

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## **PART 1 CHARACTER APPRAISAL**

### **1 Introduction and summary**

#### **1.1 The Costock Conservation Area**

Costock was designated in 1990 as part of the Borough Council's proposals to create ten new Conservation Areas. Its historic core, bounded by Church Lane and Chapel Lane is very picturesque and has a genuine village feel with winding and secluded lanes, trees and high walls.

The church and Manor House stand close together, the latter being one of the most charming Elizabethan stone houses in Nottinghamshire. The church of St Giles on the other hand, has undergone major restoration in 1688, 1848 and 1862, though some of the original 14th century masonry, both internal and external, still remains.

The eastern part of the small Conservation Area is separated from the remainder by Loughborough Road which tends to detract from the balance and unity of the village. The 7 Listed Buildings within the Conservation Area are somewhat dispersed. Highfields House (outside the Conservation Area), to the north of the village, bears the inscription "Sir T Parkyns AD 1729". This was the dower house to Bunny Hall.

#### **1.2 Key characteristics**

- Historic village core with medieval church and Elizabethan Manor House as focal points.
- High brick boundary walls along roadsides.
- Groups of mature trees throughout.
- Mixture of traditional cottages and houses and modern infill development.
- Eastern side of the Conservation Area separated from centre by Loughborough Road.

#### **1.3 Key issues**

**Development Pressures** - Continuing proposals for residential infill development.

**Highways and Transportation** - The A60 currently separates the two sides of Costock. It detracts from the village's rural character, creates a noise disturbance and poses a safety risk.

**Buildings at risk** - Pomerania House (Grade II), though not on Nottinghamshire County Council's register of Buildings at Risk, is currently vacant and in need of renovation work.

## **2 Purpose and context**

### **2.1 The purpose of a Conservation Area character appraisal**

Local Planning Authorities have a duty to designate as Conservation Areas any 'areas of special historic or architectural interest the character or appearance of which it is desirable to preserve or enhance'. (PPS 5). This Appraisal aims to describe Costock as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces.

In 2005, Rushcliffe Borough Council followed government advice by looking more closely at the architectural and historic features within each Conservation Area and how their special character could be preserved or enhanced. The appraisal process has also provided an opportunity to evaluate the appropriateness of the Conservation Area's boundary and make changes where necessary. In the case of Costock a number of minor alterations have been made in order to follow up to date property boundaries more closely, to include areas of positive open space alongside highways and to omit two properties on the fringes of the Conservation Area which make no particular contribution to its architectural or historic character.

The survey and analysis work within the appraisal sections of this document highlight the particular features and characteristics of Costock that are worthy of preservation. Work on previous Conservation Areas has identified characteristics which are common throughout Rushcliffe. These have been fed into a generic Management Plan for the Borough which states why these features and characteristics should be preserved or enhanced and how this could be achieved. This document should be used by residents and professionals both as a source of information and as a guide.

### **2.2 The planning policy context**

This appraisal provides a firm basis on which applications for development within the Costock 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 Statement 5 (PPS 5): Planning for the Historic Environment (2010)
- Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development (2006)
- By Design: Urban Design in the Planning System – Towards Better Practice (2000)
- Rushcliffe Residential Design Guide Supplementary Planning Document (2009)

### **3 Location and landscape setting**

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

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

Costock is situated in the south of the Borough on the A60 Loughborough Road. The village is situated in an elevated position in the Nottinghamshire Wolds Character Area and is surrounded by arable and pasture land. The neighbouring village of East Leake is situated less than a mile to the west along Leake Road while just over a mile to the south along the A60, lies the village of Rempstone.



## 4 Historic development and archaeology

The discovery in the village of a Bronze Age female skeleton thought to date to around 3000 BC provides archaeological evidence for there being a settlement at Costock long before the Norman invasion provided the first historical evidence. The village is recorded in the Domesday Survey of 1086 under the name of Cotingstoche, a combination of the Saxon owner's name of Corting or Curtling and the word 'stoche' meaning seat or place. The Survey makes no mention of a church or priest in the village but it seems that by the 13<sup>th</sup> century the church of St Giles was in use as it still is to this day. Before the north aisle was added in 1848, the building was just a chancel and a nave and the bell hung in a box where the west window now is. The bell gable and other substantial alterations to the appearance of the building were the 1862 work of Sir Gilbert Scott. Today the only obviously medieval masonry in the building is a 14<sup>th</sup> century niche in the south wall.

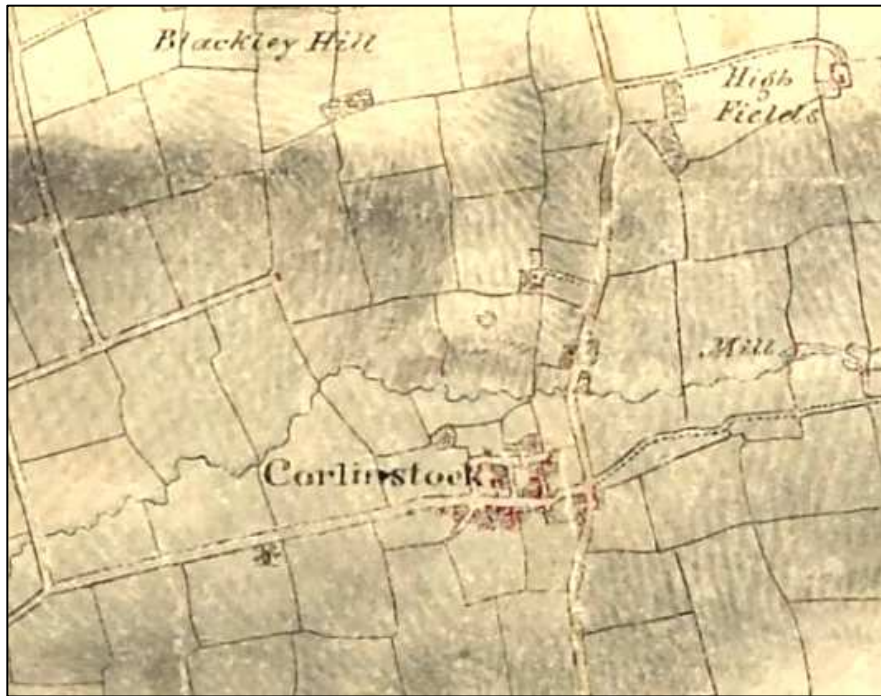
There are two large houses of note in the village. The first is the 16<sup>th</sup> century stone Manor House which has a typical late medieval plan of two cross wings linked by a central hall. Later additions and alterations have not reduced the appeal of the building which Nikolaus Pevsner called "One of the most charming in the county" (*The Buildings of England: Nottinghamshire*). It is thought that the Manor was endowed with land and timber forest by Elizabeth I. The other noteworthy building is Hall Farmhouse, an early 17<sup>th</sup> century stone and brick house which was allegedly linked to the Manor House by an underground tunnel.

In September 1644 the farmland to the south of Costock set the scene for a skirmish between Royalist and Parliamentary forces during the English Civil War. A Parliamentary supply convoy which was travelling from Nottingham to Leicester was ambushed on the road by a small Royalist force. The Royalists quickly lost the upper hand and were pursued eastwards over adjoining fields by the Parliamentary escort. The engagement ended in eight Royalists killed and sixty captured. The event is recorded in the parish registers of East Leake church where four of the casualties (two Royalist and two Parliamentary) were buried under a slab near the porch.

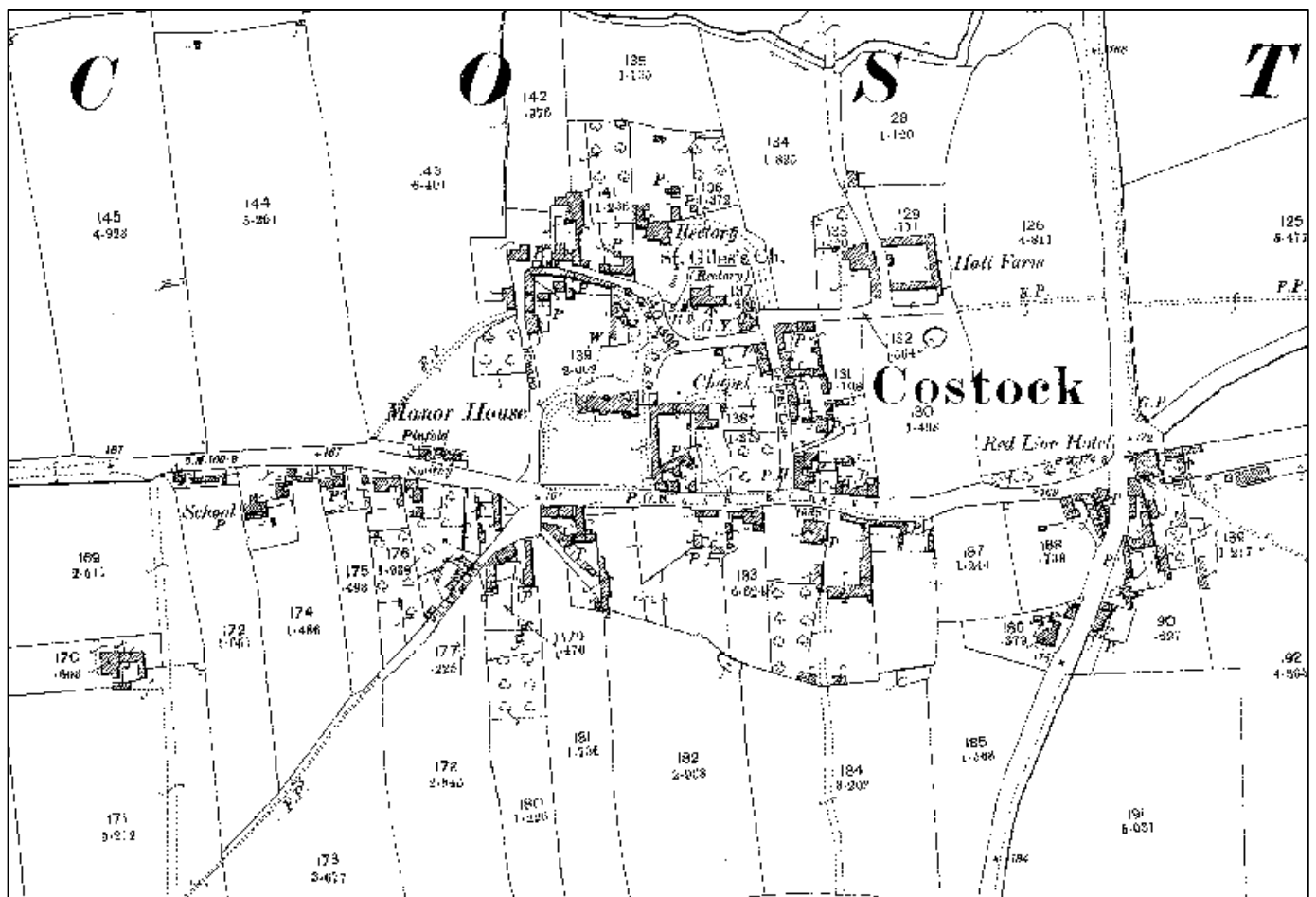
For centuries Costock was largely an agricultural community and the remains of the pinfold, an enclosure for stray stock, is still a feature in the village. By the 19<sup>th</sup> century however, the growth of the domestic stocking frame industry reduced the village's dependence on agriculture and caused the population of the village to double between 1801 and 1851. This rapid growth prompted the construction of the village's first purpose built school which has been in use as the village hall since 1975 when a new junior school was built next to it.



Chapman's map of 1774 shows the village of 'Cortlinstock' in an elevated position with its buildings arranged alongside Main Street and Loughborough Road. Note the simple form of St Giles to the north of Main Street.

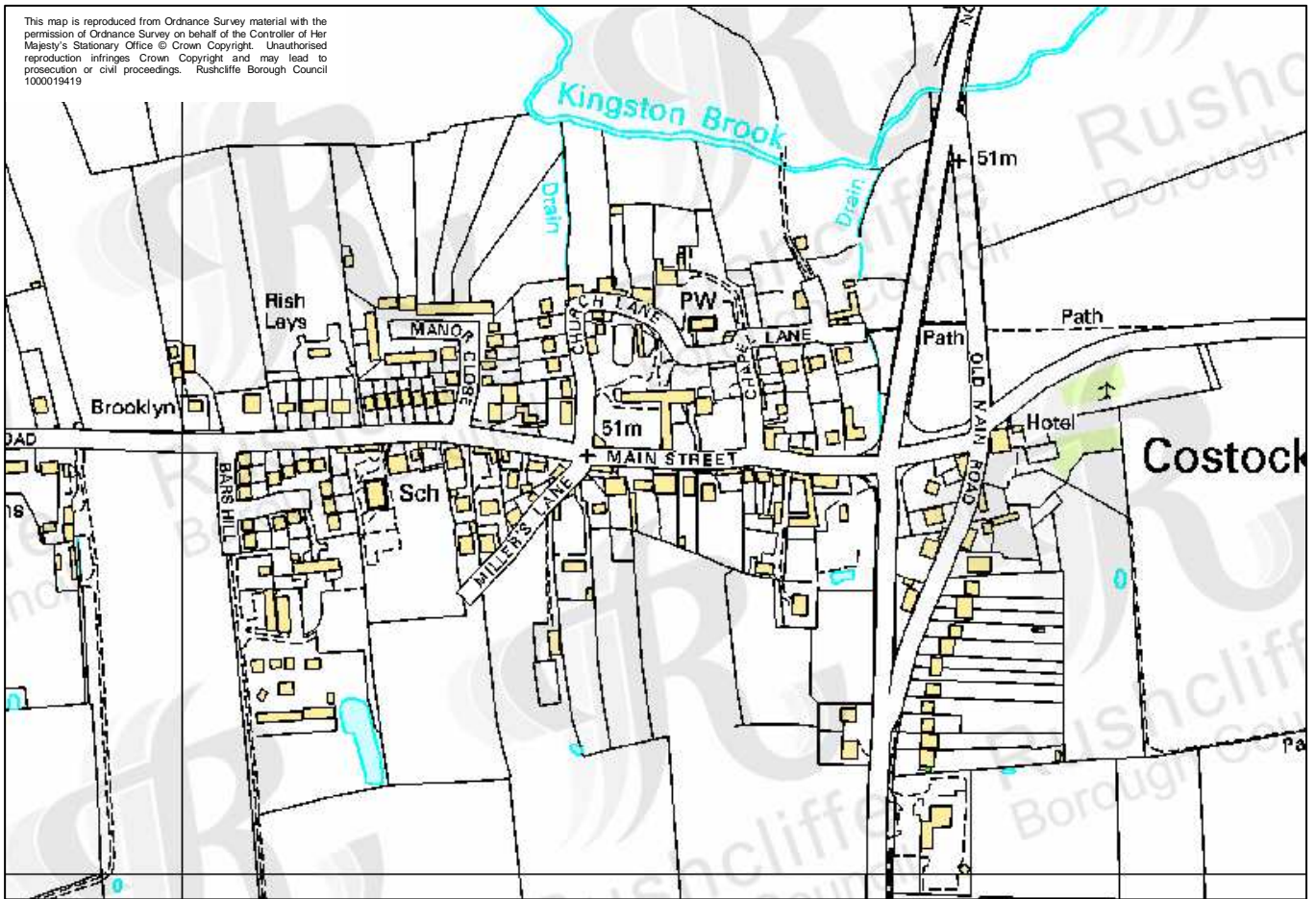


Ordnance Survey map of 1816. Chapel Lane and Church Lane are visible to the north of Main Street.



Ordnance Survey map of 1900.

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Present day Costock. Note the redirection of Loughborough Road to the west and the presence of 20<sup>th</sup> century infill development to the west of Church Lane and east of Loughborough Road.



## 5 Spatial analysis

### 5.1 Plan form and layout

Costock has a typical village layout of main roads and back lanes. Main Street, which leads to East Leake in the west, is the main artery from which the back lanes of Chapel Lane and Church Lane loop northwards and Millers Lane projects southwards. In the east of the village, Main Street forms a crossroads with a section of Loughborough Road which was diverted to the west of the old turnpike route of Old Main Road. The latter of these effectively marks the eastern extent of the village. The properties in the village either face directly onto the highways or are set back behind high brick boundary walls or hedgerows.



Chapel Lane (left), Main Street (centre) and Loughborough Road (right)

### 5.2 Landmarks, focal points and views

The village has no single focal point but has various significant landmarks. The Church of St Giles is the most eye catching of these, set in an open churchyard which is bordered by a brick wall. The other two significant landmark buildings, Hall Farm and the Manor House are less visible however. Hall Farm is tucked away behind a screen of vegetation in the north east corner of the village while the Manor House, though its grounds dominate the central part of the village, is frequently obscured by its high brick boundary wall. Other buildings of quality are more easily seen, the White House and the Generous Briton Public House for example, feature strongly in views along Main Street. While views along Church Lane and Chapel Lane are also particularly attractive, the enclosed feel of the village allows for only occasional glimpses of the surrounding countryside.

The Townscape Appraisal map in Appendix 2 illustrates these key views and other views which link the village to the adjacent countryside.



St Giles church (left), the Generous Briton public house (centre) and a view down Chapel Lane (right).

### 5.3 Open spaces, trees and landscape

There are very few public open spaces in the Conservation Area but many of the properties benefit from extensive and attractive private gardens. Trees are a prominent feature, especially in the historic core of the village, and hedgerows can also be found around the village where they are used to delineate property boundaries in place of brick walls.



Trees in the grounds of the Manor House (left), a small area of open public open space next to the pinfold on Main Street (centre), a Beech boundary hedge at 3 Church Lane.

### 5.4 Public realm

Brick walls (occasionally in conjunction with iron railings or gates), hedges and timber fences are all used as boundary treatments within the Conservation Area and make a very strong contribution to its unique character. In some cases where properties front directly onto the highway or pavement, the walls of the buildings themselves become boundaries. The roads in the village are all surfaced in asphalt but a large number of private drives are of gravel which has a more informal quality.



Brick boundary walls and gravel drive at The Manor House (left), timber fencing at Holme Farm (centre) and Cottages and hedgerow on Chapel Lane (right).



## 6 The buildings of the Conservation Area

### 6.1 Building types

The older buildings in Costock mainly consist of a mixture of farmhouses, cottages, barns and outbuildings and country houses. Many of these can be seen on the historical maps shown in 4.1. The Conservation Area also contains a number of more modern dwellings which are mostly to be found along the southern side of Main Street.

### 6.2 Listed Buildings

Buildings on the Government's List of Buildings of Special Architectural or Historic Interest are called "Listed" buildings and are protected by law. Consent is required from Rushcliffe Borough Council before any works of alteration, extension, or demolition can be carried out. Further information can be found in Rushcliffe Borough Council's publication Listed Buildings in Rushcliffe, which is also available online at [www.rushcliffe.gov.uk/doc.asp?cat=9564](http://www.rushcliffe.gov.uk/doc.asp?cat=9564).



Hall Farmhouse (grade II)



The Manor House (grade II\*)



Pomerania House (grade II)



The White House (grade II)

A complete list of Listed Buildings and structures in Costock is provided in Appendix 1 and their positions are shown on the Townscape Appraisal map in Appendix 2.

### 6.3 The contribution of unlisted buildings

The Costock Conservation Area includes a number of unlisted buildings that make a positive contribution to the character and appearance of the Conservation Area. This may be because of their age, architectural style, former function, or general contribution to the variety of the townscape. Key unlisted buildings are highlighted in the Townscape Appraisal in Appendix 2 and some examples of these are shown in the photographs below. However it is important to stress that nearly all the buildings within a Conservation Area can make a positive contribution to the townscape in some way.



The Village Hall (left), Cottages on Main Street (centre) and 31 Main Street (right).



35 Church Lane (left), 61 Main Street (centre) and Croft Farmhouse (right).

### 6.4 Building materials and local details

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

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

**Walls:** Dominated by orange/red brick, usually in Flemish bond which sometimes creates a chequered pattern. Blue brick is occasionally used as a decorative accent. Some buildings have rubble stone plinths and brick walls and a handful are built entirely in stone. Several buildings have rendered or painted walls.

**Roofs:** Dominated by slate with examples of orange clay pantiles and some plain tiles. Almost all of Costock's buildings have gable ends that are plain close verge where the tiles run to the edge of the brick gables.



Windows: Mostly timber casements and sliding sashes in a variety of configurations with many creating a symmetrical façade and having glazing bars. There are also examples of stone mullioned and transomed windows. Stone or arched brick lintels are most prominent.

Doors: Timber plank and batten, panelled and part glazed are commonest types. Larger properties have decorative porticos and most have iron door furniture.



Cherry Tree Farm: Brick walled barns with parapet gables and pantiled roofs. The farmhouse has rendered white painted walls.



6 Chapel Lane: Chequered Flemish bond brickwork, timber sliding sash windows with stone sills and lintels, slate roofs and part glazed timber door.

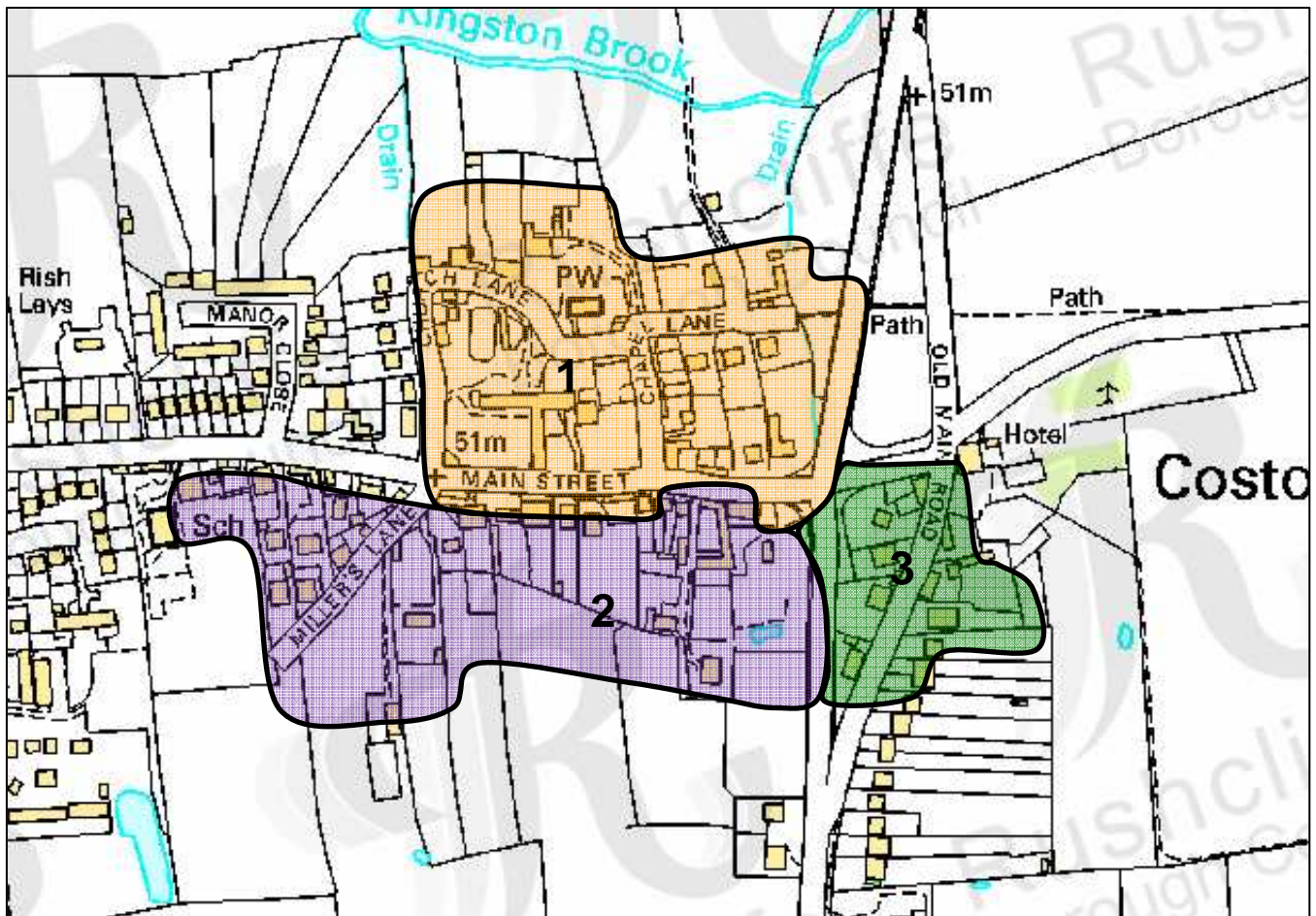


The White House: Rendered and painted walls with string courses at floor levels, Georgian style timber sliding sash windows with stone sills and a panelled timber door with decorative stone surround.



Hall Farmhouse: 17<sup>th</sup> century rubble stone walls with stone mullioned windows and a dovecote alongside an 18<sup>th</sup> century brick extension with larger timber casement windows, arched brick lintels, corbelled eaves and plain tile roof.

## 7 The Character of the Conservation Area



- 1 Historic Core.** Church and churchyard of St Giles and Elizabethan Manor House. Enclosed feel with high brick boundary walls along narrow lanes and cottages fronting directly onto highway. Groups of mature trees and some hedgerows.
- 2 Main Street.** Mix of older cottages and houses and modern infill development. Low brick walls and hedgerow borders. Substantial rear gardens and fringes of countryside to the south. 19<sup>th</sup> century school (now village hall).
- 3 Loughborough Road and Old Main Road.** Road junction with wide grass verges and hedgerow lined approaches to village. Cluster of traditional farmhouses and cottages fronting onto Old Main Road.

## **PART 2 GENERIC MANAGEMENT PLAN FOR CONSERVATION AREAS IN RUSHCLIFFE**

### **1.0 Introduction**

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

### **2.0 Aims and Objectives of this Management Plan**

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

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

### **3.0 National and Local Policies and guidance**

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

Planning Policy Statement 5 “Planning for the Historic Environment”

English Heritage “Management of Conservation Areas”

- 3.2 The County Structure Plan contains the following policy:



## **POLICY 2/12 HISTORIC CHARACTER**

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

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

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

### **EN2 – CONSERVATION AREAS**

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

- a) the proposal would preserve or enhance the character or appearance of the Conservation Area by virtue of its use, design, scale, siting and materials;*
- b) there will be no adverse impact upon the form of the Conservation Area, including its open spaces (including gardens), the position of existing buildings and notable features such as groups of trees, walls and other structures; and*

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

### **EN3 – DEMOLITION IN CONSERVATION AREAS**

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

## **3.4 Village Design Statements**

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



## 4.0 Development in Conservation Areas

### 4.1 Article 4 Directions.

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

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

### 4.2 Building Design

Extensions to buildings in Conservation Areas should respect

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

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

4.2.1 Good contemporary design will be encouraged where it respects the scale and character of its context. This must be demonstrated in the Design and Access Statement submitted with any planning application.

4.2.2 In particularly sensitive locations, such as uniform terraces, exact replication may be necessary to maintain compositional unity. In that case, attention to details, choice of materials and high quality workmanship are the keynotes.

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

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

*“New and old buildings can coexist happily without disguising one as the other, if the design of the new is a response to urban design objectives”.*  
(DETR - ‘By Design’, p19)

4.2.5 Pastiche designs, incorporating poor imitations of other styles will be resisted, particularly where they incorporate details which are not locally appropriate. Careful high quality replication may be required in a few very sensitive locations.

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

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

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

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

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

#### 4.3 Materials

Rushcliffe's older buildings are predominantly brick, some incorporating earlier timber framed structures. (There were many small local brickyards, some of which only worked for a few years and produced bricks in various shades of orangey red.) There is a little local stone, mainly a soft grey lias, and higher status buildings in stone imported from Lincolnshire and elsewhere. Roofs are mainly plain tiles or pantiles, with some Swithland slate and Welsh slate from the mid 19c onwards. A few original thatched roofs remain.

Most of these materials are no longer available second hand, except in very limited quantities. National guidance is to use high quality new materials for extensions to existing buildings. However, it is preferable to use reclaimed materials where:

- Small quantities are needed to exactly match the materials of the existing building
- The materials are of high quality, the correct dimensions and colour
- The materials are sourced locally e.g. the approved demolition of an existing structure on site or in the immediate vicinity
- It can be demonstrated that the sourced materials have not resulted in the loss of a heritage asset elsewhere

#### 4.4 Boundary Treatment

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

#### 4.4.1 Types of boundary

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

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

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

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

#### 4.5 Landscaping

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

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

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

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

5.1 A number of important buildings in our various Conservation Areas are currently vacant or not in regular use, with some being 'at risk' of neglect or decay. There is a presumption against demolition of buildings which contribute to the character of the area unless there are exceptional circumstances. It would therefore benefit both the physical form and the function of the Conservation Area if these buildings were repaired, maintained and brought back into use.

5.2 The Council will encourage owners of key properties in Conservation Areas which are in need of renovation or repair to carry out the basic maintenance work necessary to make sure the building is structurally sound and weather tight. The Council will encourage and advise on renovation and repair work that is sensitive to the original or traditional historic character of the building and retains original features.

5.3 The Council may take formal action if the condition of any building (listed or unlisted) which makes a positive contribution to the character of the Conservation Area is considered to be at risk.

## **6.0 Management of Public Realm**

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

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

are applied within Conservation Areas.

6.2 Grass verges can also be lost during road or pavement improvement schemes and kerbstones may be added. They can also come under threat from property owners seeking to create hard-standings for off-street parking. The loss of grass verges, and the cumulative effect that this has over time, can result in the gradual deterioration of the special character of a Conservation Area. Such works will be resisted.

6.3 The quality and design of street surfaces and street furniture can also have a major impact on the character of the Conservation Area. Where historic or traditional street surfaces and street furniture have survived, these should be preserved and maintained. Any streets or public spaces in poor condition can have a negative impact on the Conservation Area and may need to be improved. Materials should be carefully selected to ensure that they complement and enhance the character of the Conservation Area.

6.4 Any surfaces, whether public or privately owned, that are in a severe state of disrepair and/or have a negative impact on the Conservation Area should be a priority for improvement works.

6.5 The public footpaths and other rights of way within and adjacent to the Conservation Area play a vital role in allowing people to enjoy and experience the area. It is important that these paths are well maintained, clearly marked and made accessible.

## **7.0 Monitoring**

7.1 This Management Plan will be reviewed in accordance with a programme to be agreed in the light of the emerging Local Development Framework and government policy and best practice guidance at the time.

7.2 This review could involve residents and/or members of a residents’ conservation group or conservation advisory committee under the guidance of the Borough Council. By this means, the local community would become more involved in the process, thus raising public awareness of and commitment to conservation issues.



# APPENDICES

## Appendix 1 – Listed Buildings and Structures

**THE MANOR HOUSE, CHURCH LANE, LE12 6UZ** *Grade: II\* Date Listed: 14/05/1952 GRID REFERENCE: SK5738626402*

**POMERANIA, CHURCH LANE, LE12 6UY** *Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5739026481*

**CHURCH OF ST GILES, CHURCH LANE, LE12 6UY** *Grade: II Date Listed: 17/10/2005 GRID REFERENCE: SK5743926463*

**THE HALL FARMHOUSE, CHURCH LANE, LE12 6UY** *Grade: II Date Listed: 14/05/1952 GRID REFERENCE: SK5752326486*

**WHITE HOUSE, MAIN STREET, LE12 6XD** *Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5746426339*








**FULWELL FARM HOUSE, MAIN STREET, LE12 6XD** *Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5743826397*

**CHERRY TREE COTTAGE AND ATTACHED OUTBUILDINGS, OLD MAIN ROAD** *Grade: II Date Listed: 12/10/1987 GRID REFERENCE: SK5767726308*

## Appendix 2 – Townscape Appraisal



Note: A townscape appraisal is not a mapping exercise and the symbols illustrate the character of the area, rather than exact positions and sizes of individual features. No appraisal can be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

-  Important vista
-  Panoramic (wide view (medium to long distance))
-  Listed Building
-  Key unlisted Buildings
-  Positive open spaces (landscape)
-  Focal point or visual stop
-  Conservation Area boundary

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## Appendix 3 – Works within Conservation Areas that require permission

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

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

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

