



Rushcliffe
Borough Council

Normanton on the Wolds 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 Normanton-on-the-Wolds Conservation Area

This small Conservation Area contains four Listed Buildings and was designated in 1990 as part of the Borough Council's proposals to create ten new Conservation Areas.

Normanton is a small, secluded village with a fairly simple plan but interest is provided by the presence of a back lane. This very green village was formerly on the main road to Melton (the village is now by-passed) and contains a succession of large houses set well back in their own grounds.

From the northern end of Old Melton Road, past the small green and around the bend, all the way down to The Plough Inn, a continuous enclosed feeling is provided by red brick walls, tall hedgerows, verges and mature trees which also gives the village a unity of character.

1.2 Key characteristics

- Enclosed feel in village centre provided by high brick walls, hedges and overhanging tree branches is a key unifying element.
- Paddocks and small fields surround the village and provide a contrast to the heavily wooded village centre.
- Large properties in extensive private gardens.
- Wide variety of architectural styles.

1.3 Key issues

Alterations to Listed and key unlisted properties – Rear extension at Avenue Farm is unsympathetic to the Listed farmhouse and some of the outbuildings are in need of attention. Character of larger residential properties could be threatened by subdivision to apartments or conversion to commercial uses such as hotels.

Public Realm – Area of hard standing on village green detracts from rural character, poor road drainage, unsightly electricity pylons and overhead wires in the south of the village, unsightly bin storage area at entrance to Chapel Yard, lack of street lighting which if introduced would need to be of an appropriate design.

Agriculture and landscape – Threat to archaeological earthworks from intensive arable farming, potential for better planting schemes along roadsides.

Development Pressures – Greenfield land on the outskirts of the village could be lost to housing development.

Highways and Transportation – Large number of parked cars near The Plough Inn, traffic noise from the A606.

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 Normanton-on-the-Wolds 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 Normanton-on-the-Wolds the original boundary was drawn very tightly around the built up area of the village, omitting the surrounding small fields and paddocks which are of great importance to its rural setting and provide a stark visual contrast to the feeling of enclosure along Old Melton Road and Back Lane. These areas of open space often contain extensive evidence of medieval ridge and furrow farming (still visible in aerial photographs) and are also vital to the historic context of certain buildings in the village. The paddocks to the east of Avenue Farm for example, contained a long avenue of trees, some of which still remain. Many such areas of open space have now been brought within the Conservation Area boundary.

The survey and analysis work within the appraisal sections of this document highlight the particular features and characteristics of Normanton-on-the-Wolds 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 Normanton on the Wolds 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.

Normanton-on-the-Wolds is situated alongside the A 606 Melton Road which runs roughly north west to south east through the centre of Rushcliffe Borough. As its name suggests the village is located in the Nottinghamshire Wolds Character Area. Nearby settlements include the large village of Keyworth around one mile to the south, Plumtree almost immediately to the west and Tollerton a mile to the north west. The rolling landscape around the village consists of open arable fields and pasture punctuated by areas of woodland.



The view from the north west of the village towards Hoe Hill

4 Historic development and archaeology

The small village of Normanton-on-the-Wolds has been closely associated with neighbouring Plumtree throughout its history. The village itself is Saxon in origin; four Saxon burials have been discovered along the Fosse Way dating to the fifth or sixth century and before the Norman conquest the village had a manor owned by Unfac. Afterwards the land passed to Roger de Busli, who occupied a manor on the site when the Domesday book was written, where the village is called Normantone. De Busli also held the villages of Normanton-on-Soar and Normanton-on-Trent.

During the late medieval period some of the land in the village appears to change hands a few times. During the reign of Henry II, Simon of Keyworth gave seventeen acres of arable land to Haverholm priory. This land passed to other religious orders including the Crusading order, the Hospitaliers (also known as the Knights of Malta). In 1201 a royal charter decreed that land was confirmed by King John to Geoffrey Lutral (Lotal) 'the gift to him by Gerbode de Escaud of fifteen burates of land in Gamston and Normanton-on-the-Wolds'. This land appears to have remained in the Lutral family until at least the reign of Richard II along with West Bridgford, Basingfield and Keyworth. It is likely that during this time and continuing later, the village consisted of many smaller plots of land, suggested by the use of the word Platt, meaning plot, in many areas of the village. The presence of ridge and furrow earthworks still visible today shows the area was farmed for crops.

With the dissolution of the monasteries in the 1530s, monastic land became crown property, including those at Normanton-on-the-Wolds. In 1548 these were bought by Thomas Brende and in 1553 by John, Earl of Bedford and Edmund Downing. The area appears to have been kept by tenants until they were sold off in parts by Edward VI. Land ownership appears to have changed regularly during the sixteenth and seventeenth centuries by both mutual agreement and court action. The village was later enclosed during the reign of Charles II 'to the great loss of the church of Plumtree, to which it is parish.' (Thoroton, 1790).

During the reign of George III the village was 1000 acres in size and consisted of twenty dwellings. In 1797 Methodists from Plumtree built a chapel in the village (which was enlarged in 1827). The village continued to grow and consisted of around 33 dwellings by the reign of William IV.

Despite the growth in the number of dwellings, census records show that, the village's population fluctuated greatly in the nineteenth century:

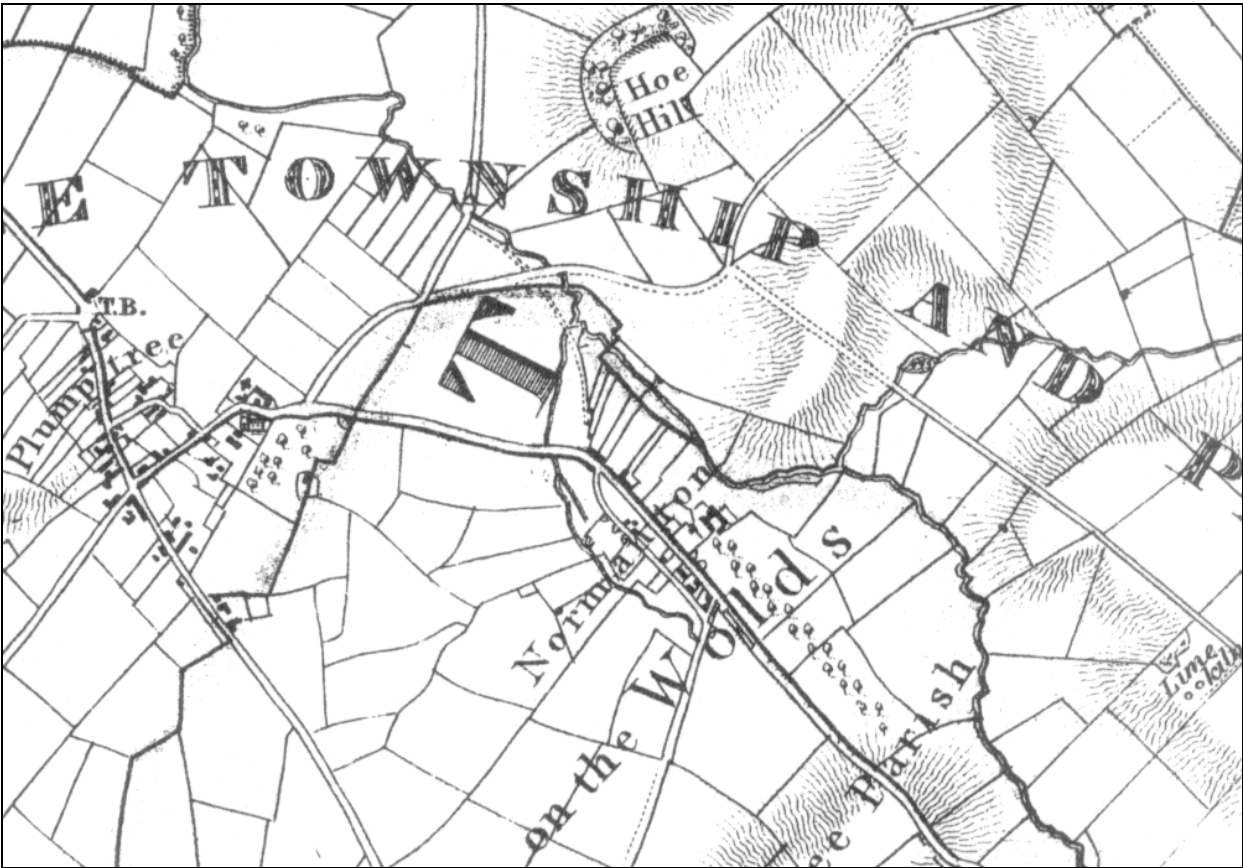
| | | | |
|-------------|-----|-------------|-----|
| 1801 | 102 | 1861 | 193 |
| 1811 | 140 | 1871 | 151 |
| 1821 | 194 | 1881 | 99 |
| 1831 | 185 | 1891 | 201 |
| 1841 | 210 | 1901 | 209 |
| 1851 | 230 | | |

The village still shows traces of its past. Place names like Toothill, meaning a lookout hill, suggest the presence of a beacon at some time. There are still some extensive earthworks including water mill complex from the medieval period of the village's history. Many of the buildings in the village are historic in either date or location. In 1540 for example, the land on which Normanton Grange now stands was owned by Haverholm Priory.

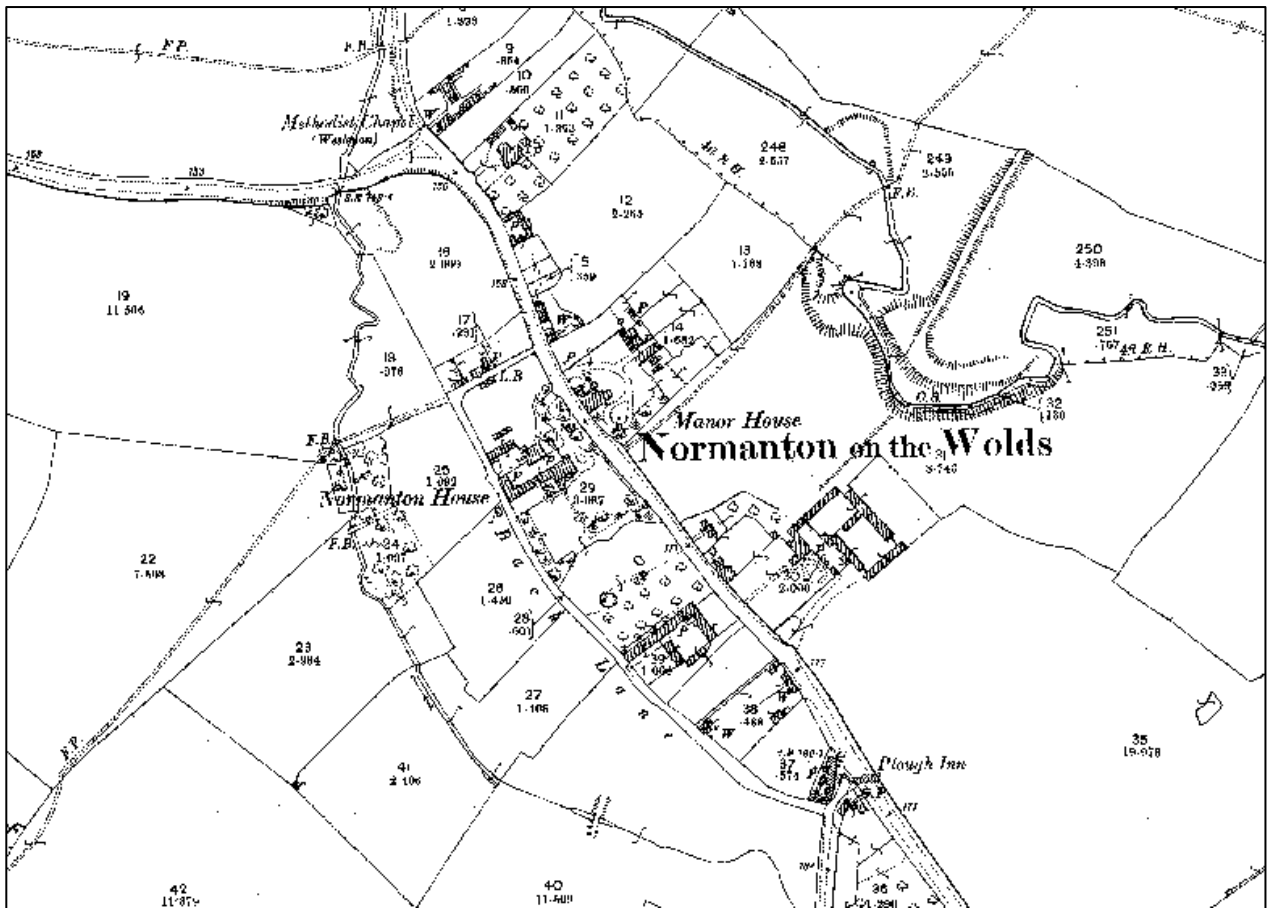
The village grew substantially during the twentieth century as a commuter village, and now has a pub, The Plough Inn, although the Wesleyan Chapel is now a private dwelling.



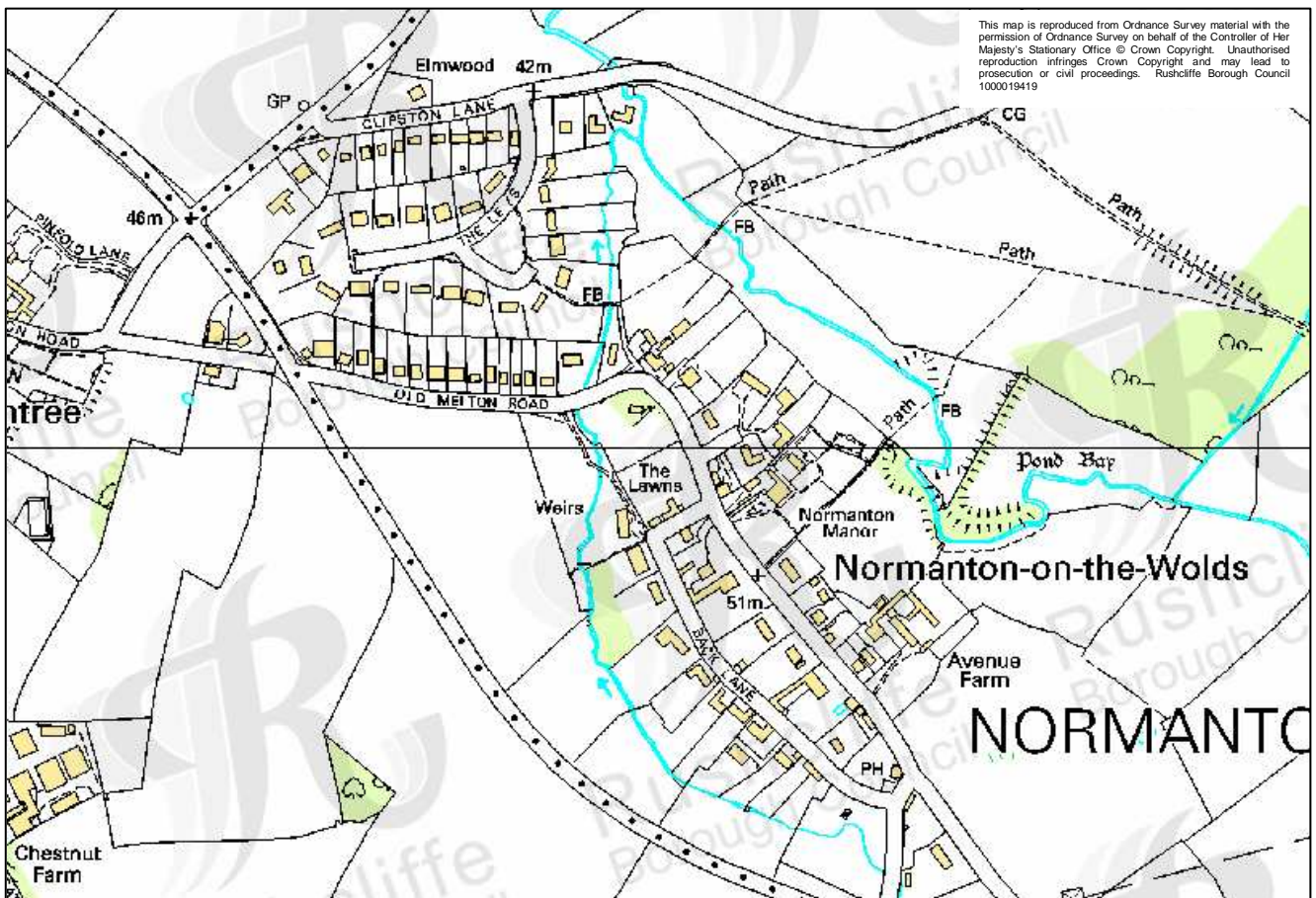
Chapman's map of 1774.



Sanderson's map of 1836. Note the long avenue of trees extending south eastwards from Avenue Farm.



Ordnance Survey map of 1900. The medieval earthworks of Pond Bay to the east of the village are clearly shown.



Present day Normanton. Note the Plumtree bypass to the west and new housing development in the north of the village and along Back Lane.

5 Spatial analysis

5.1 Plan form and layout

Normanton-on-the-Wolds has a simple linear layout. The main thoroughfare of Old Melton Road was once the principal route between Nottingham and Melton Mowbray before the A606 Plumtree Bypass was built in the early twentieth century to the west of the village. In the north of the village, Old Melton Road runs in an easterly direction from Plumtree before turning south east at the small village green. The Road then continues for half a mile before rejoining the A 606. A second road, Back Lane runs parallel with Old Melton Road through the village centre. Residential properties in Normanton-on-the-Wolds are generally large and set back from the highways behind walls and hedges. The village's grandest properties have ranges of outbuildings.



Old Melton Road



Back Lane

5.2 Landmarks, focal points and views

Although the Conservation Area includes a number of grand historic properties, these tend to be partially obscured behind boundary walls and vegetation and do not feature strongly in views throughout the village. Avenue Farmhouse is perhaps the most visible of these historic properties in its position to the east of Old Melton Road. The village's two main focal points are the small village green with its red telephone kiosk in the north of the village and the Plough Inn Public House in the south. Between these two points the subtle curves in Old Melton Road and Back Lane produce some pleasing views of the streetscene while views of the open countryside can be appreciated from certain vantage points on the eastern edge of the built up area.

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



Avenue Farmhouse (left), the village green (centre) and The Plough Inn (right).

5.3 Open spaces, trees and landscape

Trees and hedges are a dominant feature throughout the Conservation Area and are key to the maintenance of the enclosed rural feel along the village's two main roads. Grass verges also contribute to this rural character, being particularly prominent on the approaches to the village and at the bend in Old Melton Road opposite the Village Green. The remnants of an avenue of trees in the grounds of Avenue Farm are an important historic feature in the landscape to the south east of the village.



Trees and hedges along Old Melton Road (left), grass verges and hedges at the village green (top right), Avenue of trees at Avenue Farm (bottom right).

5.4 Public realm

Roads and pavements in Normanton-on-the-Wolds are paved with asphalt but several properties have gravel driveways which create a more informal and rural feel. The village is particularly well connected to the surrounding countryside by a number of footpaths. Boundary treatments in the village centre are a mixture of high brick walls and mature hedgerows creating a feeling of enclosure along the highway. There are also less frequent examples of cottages which front directly onto the highway, timber fencing and metal railings.



Hedgerow boundaries along Back Lane (left), metal railings on Back Lane (centre) and timber post and rail fencing at Avenue Farm (right).



The Lawns, Back Lane, fronts directly onto the highway (left), brick boundary walls on Old Melton Road (centre) and the gravel forecourt at Normanton House (right).

6 The buildings of the Conservation Area

6.1 Building types

The older buildings in Normanton-on-the-Wolds include two substantial country houses: the Georgian Normanton Grange and Normanton House, a late 16th century farmhouse with later Queen Anne, Georgian, Regency and Victorian additions. Other historic buildings include a Georgian farmhouse with its associated outbuildings (Avenue Farm), an 18th century public house (The Plough Inn), a former Wesleyan Chapel, a number of traditional cottages and a handful of 19th century detached houses. Many of these buildings can be seen on the historical maps shown in 4.1. More modern buildings include early 20th century cottages with Arts and Crafts influences, large detached bungalows (particularly along the west side of Back Lane) and semi-detached houses.

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 available online at www.rushcliffe.gov.uk/doc.asp?cat=9564.

There are four Listed Buildings in the Normanton-on-the-Wolds Conservation Area all of which are Grade II listed. Further details of these buildings are provided in Appendix 1 and all are shown on the Townscape Appraisal plan in Appendix 2.



Avenue Farmhouse and outbuilding (Grade II)



Normanton Grange (Grade II)



Normanton House (Grade II)

6.3 The contribution of unlisted buildings

The Normanton-on-the-Wolds 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.



Willow Cottage and Cartref, Back Lane (left), Xatome, Old Melton Road (centre), Wynstay House, Old Melton Road (right).



The Plough Inn (left), the telephone box on the village green (centre), The Croft, Old Melton Road (right).

6.4 Building materials and local details

Traditional building materials were largely locally sourced. Bricks for example, were not transported far from where they were made, with most villages having their own brick pit and yard. This lead 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:

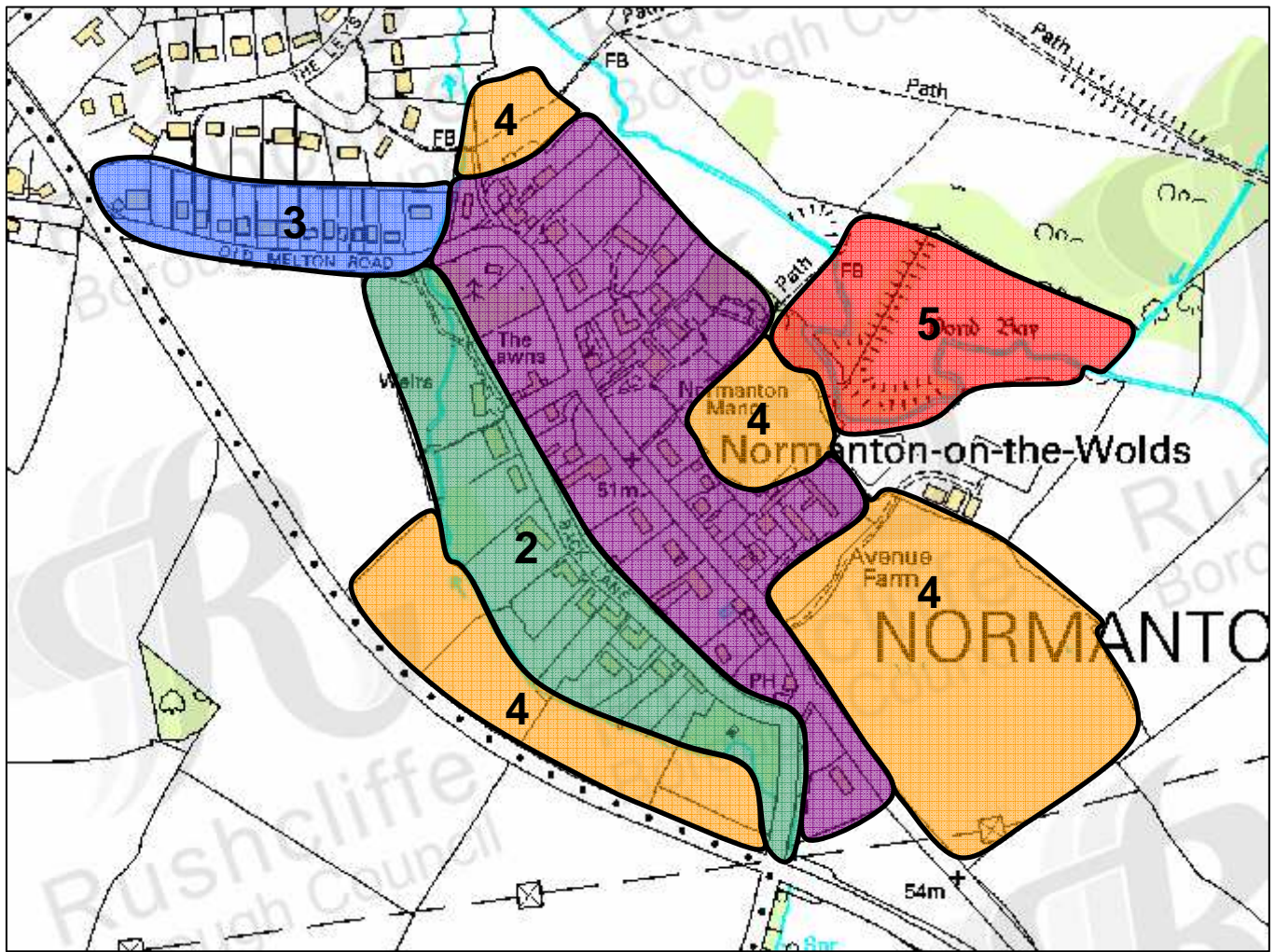
Walls: Orange/red brick sometimes embellished with ashlar details or rendered and painted.

Roofs: Orange clay pantiles, red plain tiles or slate. Some decorative ridge tiles. Large properties sometimes have hipped roofs or parapet gables. More modest buildings generally have plain close verge gables where the tiles simply run to the edge of the brick gable but some also have timber barge boards. Brick chimney stacks are positioned either on ridges or gable walls.

Windows: Timber sliding sashes or casement windows in a variety of configurations, with many creating a symmetrical façade and having glazing bars. Several properties have decorative ashlar lintels or window surrounds but simple brick lintels are more common.

Doors: Timber panelled, plank and batten or part glazed varieties. Some properties have decorative fan lights. Porches are common and range from simple brick constructions to timber framed and glazed examples. Door furniture is of iron or brass.

7 The Character of the Conservation Area



1. **Village Centre.** Large detached properties (some of which have ranges of historic outbuildings) set back from the highway with private gardens and a few small cottages. Some suburban style, modern development. Old Main Road thoroughfare characterised by brick walls, hedges and overhanging trees. Courtyard of historic agricultural buildings at Avenue Farm.
2. **Back Lane.** Suburban style development of mostly 20th century detached housing with properties set back from the road. Boundaries are defined by hedges, brick walls or railings and much of the highway is lined with overhanging trees. Running along the rear boundaries of the properties are the wooded banks of a small stream.
3. **North Old Melton Road.** Suburban 20th century housing with properties set back from the highway. Grass verges and hedgerow along the south side of Old Melton Road provides a rural approach to the village centre.
4. **Surrounding paddocks and pasture.** Small paddocks and fields immediately surrounding the built up area of the village provide a contrast to the enclosed village centre. Ridge and furrow earthworks still visible in the majority of these. Areas of woodland and remains of an historic avenue of Elm trees in the fields south of Avenue Farm.
5. **Site of medieval water mill.** Substantial earthworks including mill race, millpond and dam. The site is now mostly shrouded by trees and vegetation.

8 SWOT Analysis

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

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

Table 1: SWOT Analysis

| | |
|-----------------------------|--|
| <p>Strengths</p> | <ul style="list-style-type: none"> • Large, well maintained properties. • Overhanging trees along Main Street and Back Lane. • Lack of parked cars along majority of Main Street enhances rural atmosphere. • Quiet and peaceful. • Hedge and brick wall boundaries. • Lack of unsightly street lights. • Traditional Nottinghamshire buildings. • Good public footpaths. • Open fields around the village enhance its setting. |
| <p>Weaknesses</p> | <ul style="list-style-type: none"> • Large number of cars parked on street near The Plough Inn. • Traffic noise from vehicles on the A606. • Pylons and overhead wires in the south of the village. • Unsympathetic post-war development along northern approach to the village. • Unsightly bin storage area at entrance to Chapel Yard. • Unsympathetic rear extension at Avenue Farm. • No central community focal point. |
| <p>Opportunities</p> | <ul style="list-style-type: none"> • Remove hard standing area from village green and replace with soft landscaping. • Introduce traffic calming measures along Old Melton Road. • Introduce appropriately designed street lighting. • Improve planting schemes along roadsides. • Plant more trees. • Use of better quality street furniture. • Replace unsympathetic 20th century housing. • Improve road drainage. • Improve general appearance of Avenue Farm's buildings. |
| <p>Threats</p> | <ul style="list-style-type: none"> • Loss of greenbelt land to housing development. • Concrete street lighting columns. • Unnecessary removal of mature trees. • Construction of unsympathetic structures in the grounds of Listed Buildings. • Extension of roadside parking. |

- | | |
|--|--|
| | <ul style="list-style-type: none">• Character of large residential properties could be damaged by subdivision to apartments or changes of use for commercial purposes such as hotels.• Unsympathetic house extensions.• Ploughing up of fields containing archaeological earthworks. |
|--|--|

9 Management Plan for Normanton-on-the-Wolds Conservation Area

The Generic Management Plan for Conservation Areas in Rushcliffe sets out broad guidelines for all Conservation Areas. In addition there are specific management recommendations in Normanton-on-the-Wolds which are set out below:

Archaeology

- Where archaeological features such as medieval earthworks survive there should always be a strong presumption in favour of their preservation.
- Medieval ridge and furrow is particularly vulnerable to ploughing and its survival can be best ensured through more sympathetic land uses such as rough pasture or wild flower meadows for beekeeping.
- The earthworks associated with the medieval water mill at Pond Bay should be regarded as a heritage asset due to their important place in Normanton-on-the-Wolds' history. Any activities which detrimentally affect them should be strongly justified.

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

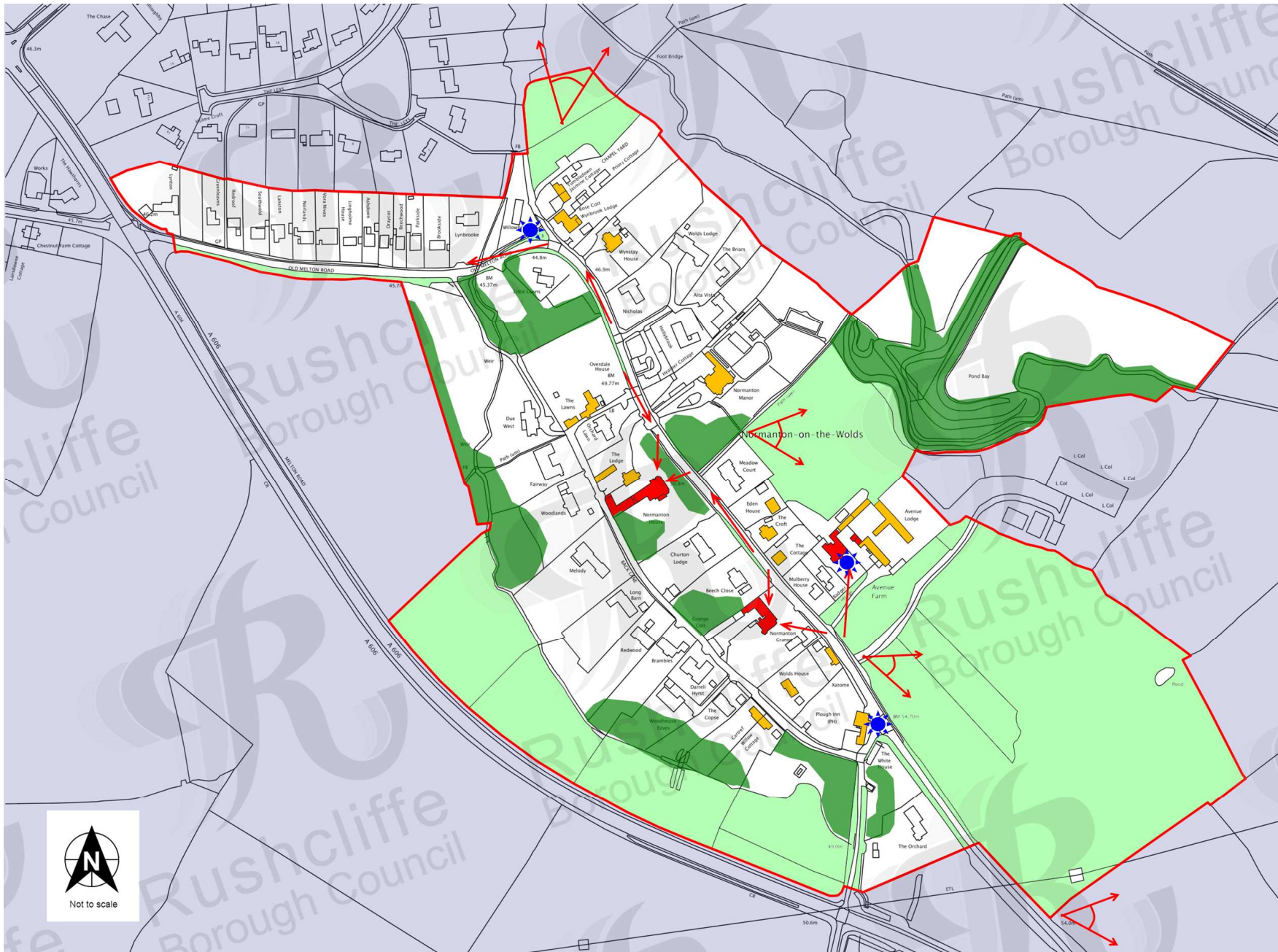
AVENUE FARMHOUSE AND ATTACHED WALL AND GATE PIERS, OLD MELTON ROAD, NG12 5NN *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK6238532823*

OUTBUILDING TO THE EAST OF AVENUE FARMHOUSE, OLD MELTON ROAD, NG12 5NN *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK6237132829*

NORMANTON GRANGE AND THE MEWS, OLD MELTON ROAD, NG12 5NN *Grade: II Date Listed: 13/11/1986 GRID REFERENCE: SK6229632777*

NORMANTON HOUSE, OLD MELTON ROAD, NG12 5NN *Grade: II Date Listed: 01/12/1965 GRID REFERENCE: SK6220832866*

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
-  Listed Building
-  Key unlisted Buildings
-  Positive open spaces
-  Wooded areas
-  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:

