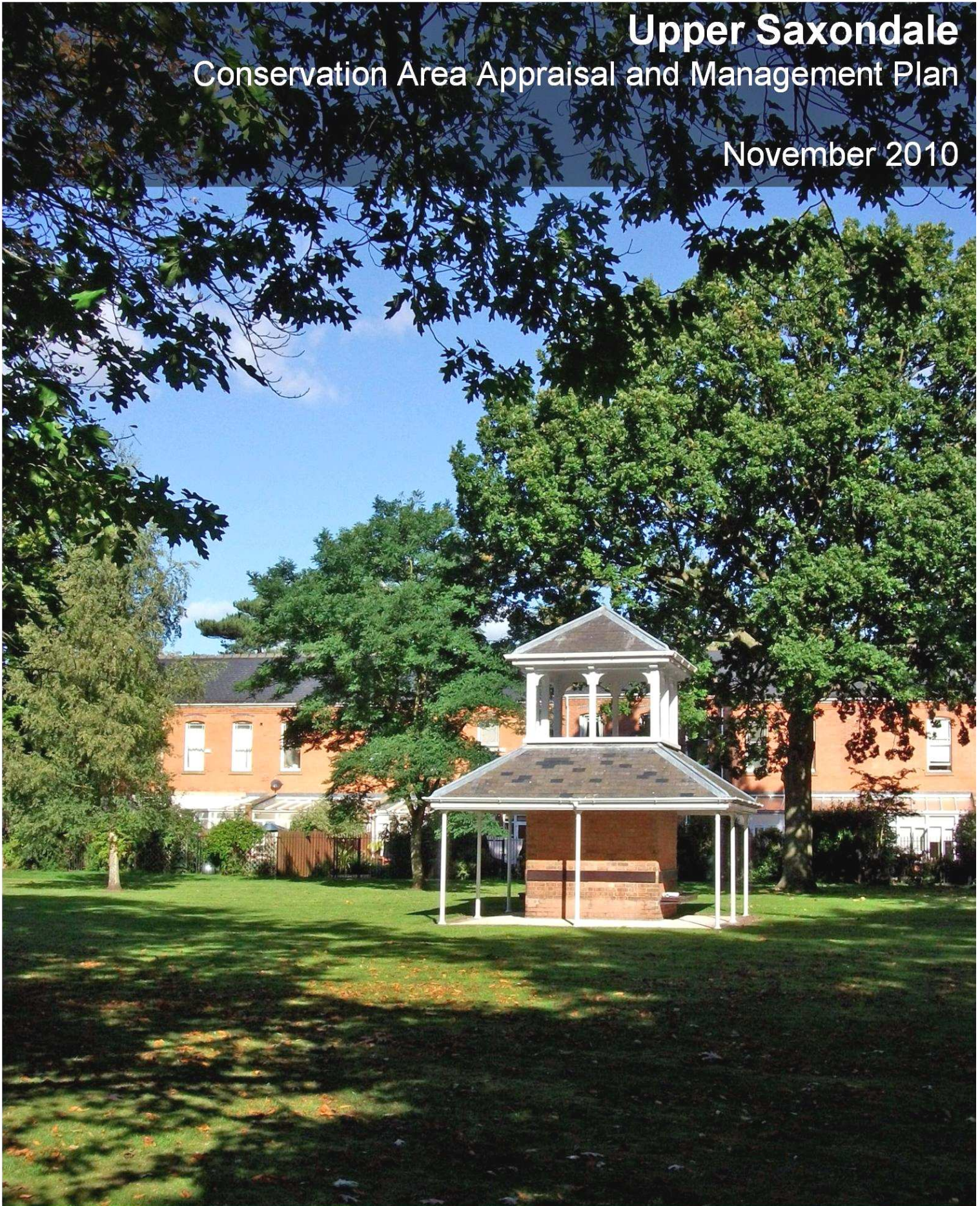




Rushcliffe
Borough Council

Upper Saxondale Conservation Area Appraisal and Management Plan

November 2010



RUSHCLIFFE - GREAT PLACE ■ GREAT LIFESTYLE ■ GREAT SPORT

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PART 1 CHARACTER APPRAISAL

1 Introduction and summary

1.1 The Upper Saxondale Conservation Area

Situated on a small hill to the east of Radcliffe on Trent, this 30 hectare Conservation Area was designated as recently as October 1993. The boundary contains the entire former Saxondale Psychiatric Hospital site and includes the extensive wooded grounds. After becoming redundant, the site was eventually redeveloped for housing and in order to preserve the parkland landscape and many fine trees, the Conservation Area was created.

The Chapel was built in 1902 to the designs of E W Roberts, the then County Architect, for use by former hospital staff and patients. The small, revivalist style building, with Gothic fittings, has been retained as a church. Today the site is a blend of old and new. High quality conversions of the Victorian buildings, the mature parkland, its core of community buildings and its public open spaces have resulted in an unusual residential area of special character and quality.

1.2 Key characteristics

- Converted early 20th century hospital buildings arranged in a symmetrical plan form the core of the settlement.
- Extensive parkland setting contains large numbers of mature trees and four small pavilion buildings.
- Standing opposite each other, the Chapel and former administration building act as a key focal point.
- A pair of lodge buildings which once served as doctor's houses mark the north eastern entrance to the site along Saxondale Drive.
- Hedgerows create a distinctly rural character along the principal approach to the settlement from the north west.
- Late 20th century housing development is concentrated in the east and west of the Conservation Area.

1.3 Key issues

- Poor management of parkland areas and trees.
- Poor maintenance of road and driveway surfaces.
- Traffic using the area as a cut through between the A46 and A52.

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 Upper Saxondale 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 Upper Saxondale initial assessment has found that the boundary is still appropriate and no changes are therefore proposed as part of this review.

The survey and analysis work within the appraisal sections of this document highlight the particular features and characteristics of Upper Saxondale 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 Upper Saxondale 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.

Upper Saxondale is situated on a small hill surrounded by arable farmland approximately 6 miles to the east of Nottingham. Close by to the north the A52 Grantham Road provides good transport links to the nearby settlements of Radcliffe on Trent and Bingham while the Fosse Way lies $\frac{1}{2}$ mile to the east. The small hamlet of Saxondale is situated on the north side of the A52 around $\frac{3}{4}$ mile to the north east of the Conservation Area.



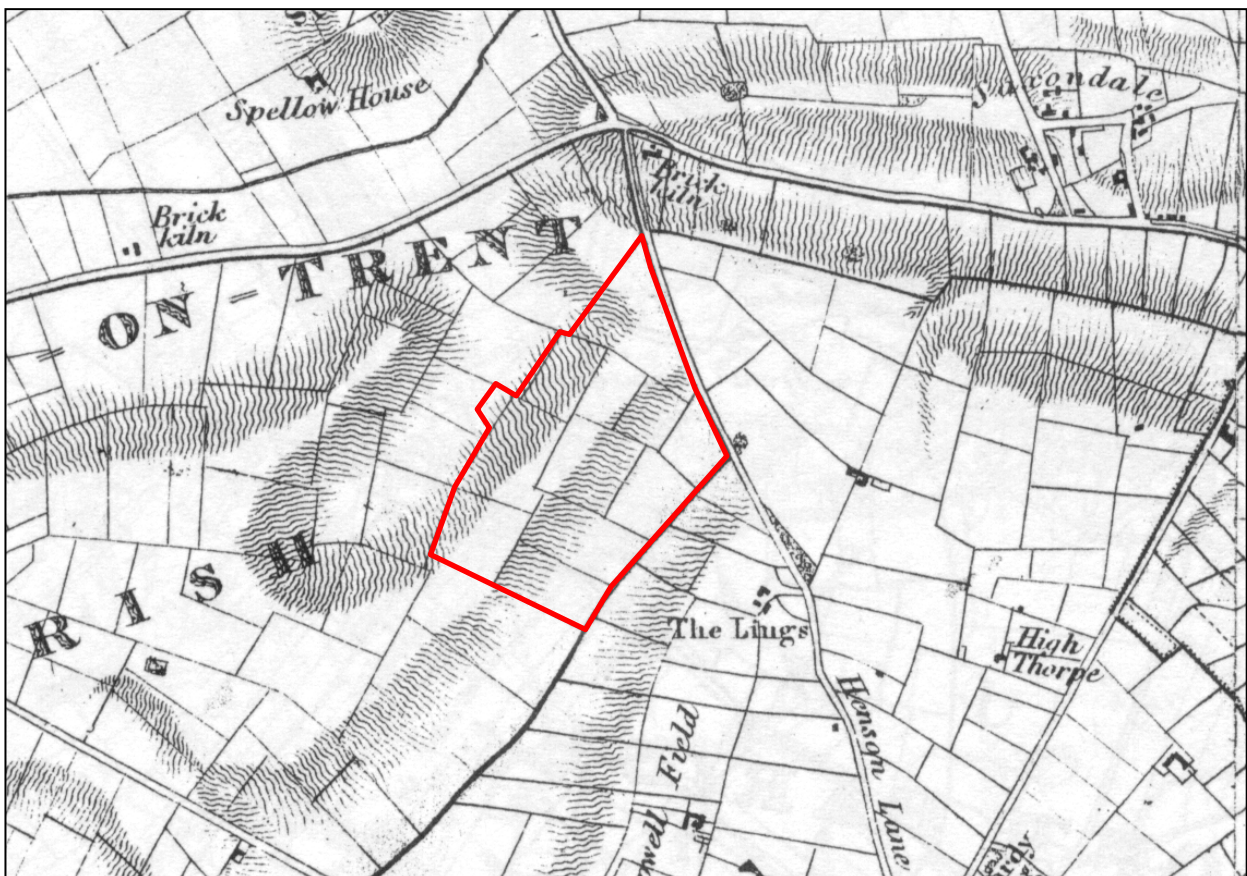
Above: the landscape of arable fields to the north west of the Conservation Area.

4 Historic development

The Upper Saxondale Conservation Area contains the whole of the site of the Nottinghamshire County Asylum which was founded on the 25th July 1899 on a 130 acre greenfield site near the hamlet of Saxondale. Constructed at a cost of £147,000, the facility was officially opened to patients on the 24th July 1902. The principal buildings and layout of the hospital were designed by Edgar Purnell Hooley (better known as the inventor of Tarmac) during his tenure as Surveyor to the County of Nottinghamshire while the Chapel was the work of the County Architect, E. W. Roberts. This small gothic revival style building helped to create a focal point at the formal entrance to the hospital. Accommodation for staff members within the grounds included the large Professor's House to the west of the Chapel and three pairs of semi detached "lodges" positioned at the gateways to the site. Ordnance Survey maps of the hospital as it appeared in the early 1900s indicate the position of additional buildings such as a cricket pavilion, an isolation hospital and a mortuary in the grounds.

The hospital's original wards accommodated up to 452 patients (226 of each sex). To increase capacity extensions were built to house an extra 148 patients in 1913, while additional blocks added in 1932 and 1955 housed a further 172 patients. Staff accommodation was also increased with the construction of a row of nurse's cottages along Saxondale Drive (formerly Hospital Drive) in the 1930s.

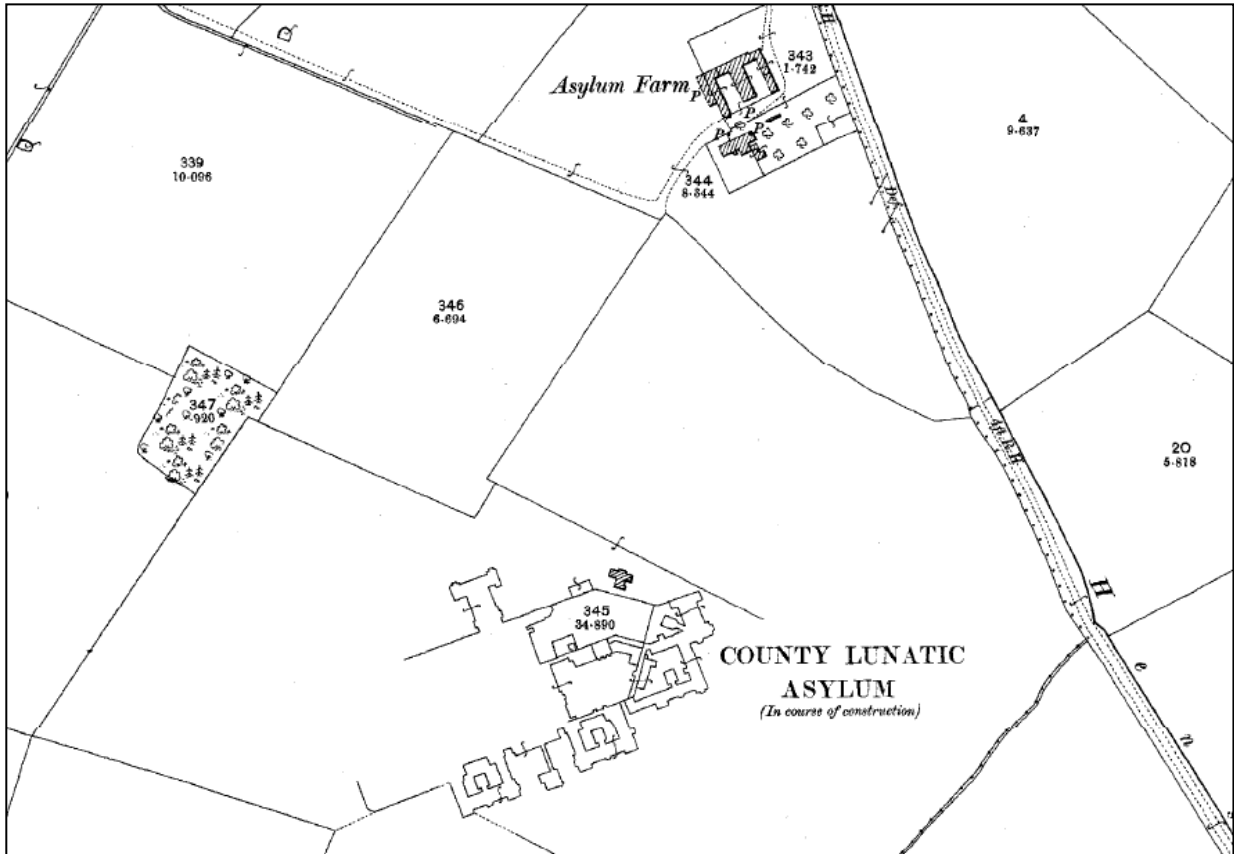
Further facilities continued to be added during the mid to late 20th century until the hospital's closure in 1987. The site then lay vacant until its redevelopment by David Wilson Homes between 1995 and 2001. The central part of the hospital and many of the outlying buildings were demolished and the Victorian ward blocks converted to residential accommodation. The administration building became a restaurant and the Chapel was occupied by the Wellspring Christian Growth Centre. Much of the parkland setting was retained as part of the development including the four garden pavilions and large numbers of mature trees.



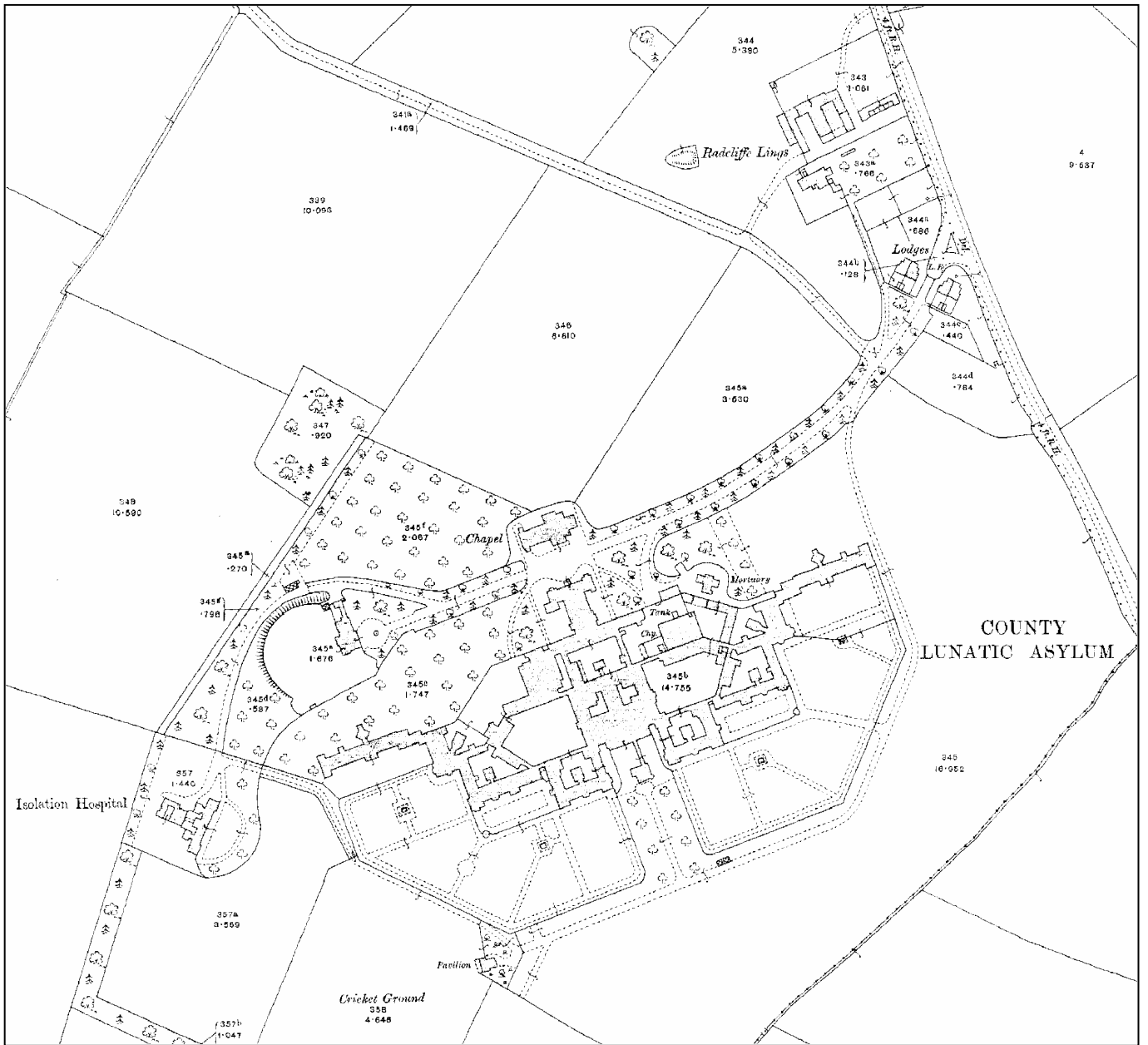
Sanderson's map of 1835 shows the hospital site as a vacant area of agricultural land to the south west of Saxondale. The approximate boundary of the Conservation Area is outlined in red.



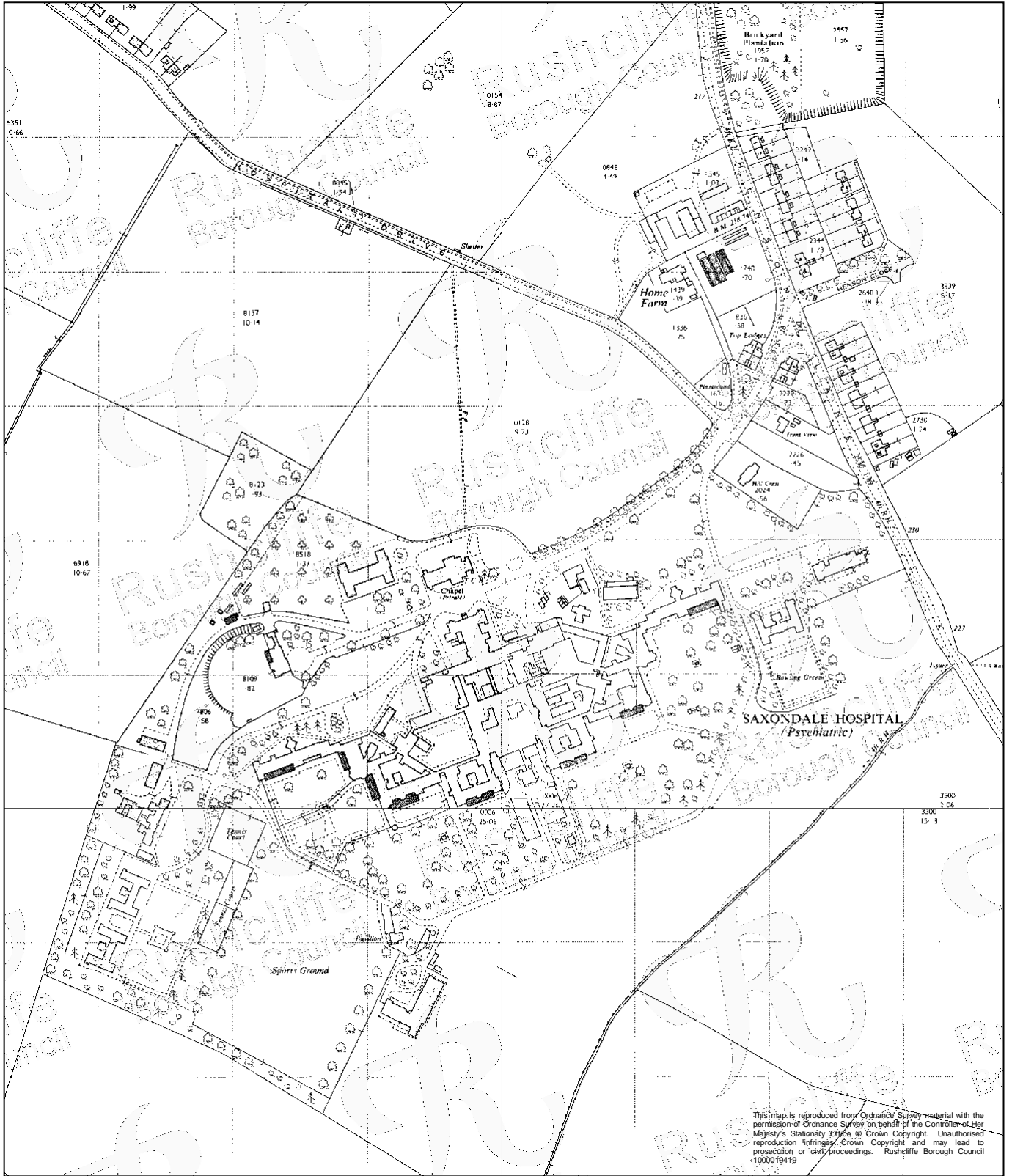
Above: The Ordnance Survey map of 1880 shows the site shortly before construction began. At this stage Hospital Drive was just a farm track providing access to Radcliffe Lings Farm.



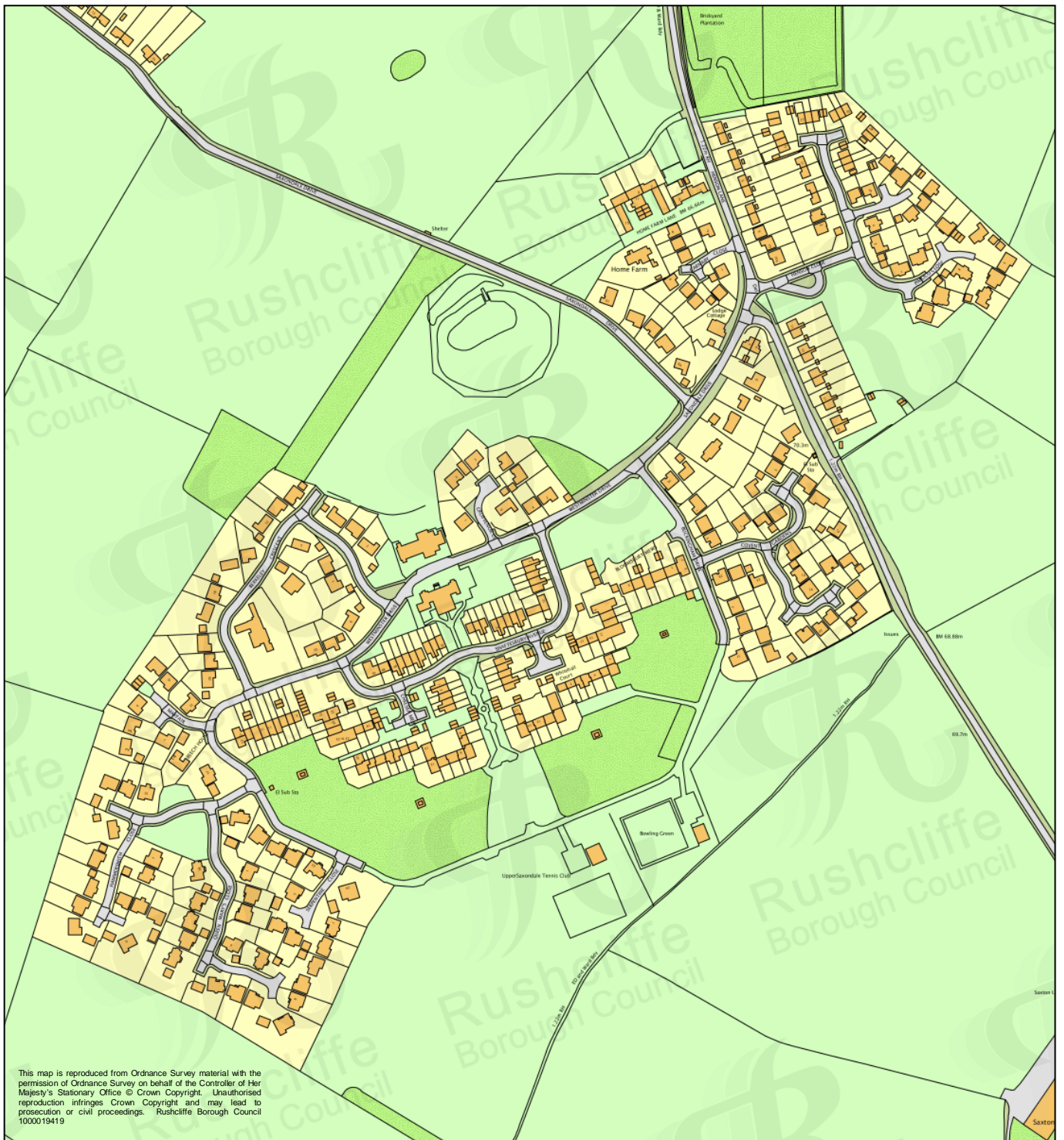
Above: The Ordnance Survey map of 1900 showing the 'County Lunatic Asylum' under construction. Radcliffe Lings Farm to the north of the site is now labelled as 'Asylum Farm'.



Above: The Ordnance Survey map of 1915 shows the completed hospital. To the south of the main buildings the landscaped grounds are formally arranged around the four pavilions while to the north there are wooded areas and the tree lined drive. The Isolation Hospital and Cricket ground with pavilion are positioned on the periphery of the site.



Above: The Ordnance survey map of 1960 shows how the site developed over the first half of the 20th century. New patient blocks have been added as well as additional recreation facilities such as tennis courts and a bowling green. Staff housing provision has also been increased with the construction of semi detached housing along Henson Lane.



Above: The hospital site today is a mixture of converted Victorian buildings and new build dwellings contained within the mature parkland setting. The central core of the hospital has been demolished to make way for new housing as have the majority of the later 20th century additions.

5 Spatial analysis

5.1 Plan form and layout

Despite the introduction of a large number of new build dwellings in Upper Saxondale, Edgar Purnell Hooley's original 'compact arrow plan' is still clearly discernible. The elongated Victorian ward buildings have been converted into terraced properties which back onto the landscaped gardens to the south. New detached dwellings are arranged in cul-de-sacs around the periphery while new terraces have replaced the original buildings in the central core of the hospital. To the north east of the centre Saxondale Drive and Henson Lane provide access to the A52 and the Fosse Way respectively.

5.2 Landmarks, focal points and views

The Conservation Area's key landmarks are the Chapel and the former Administration building. Together these buildings form Upper Saxondale's main focal point and frame the space where hospital's formal entrance would have been. Glimpses of the Chapel's slender spire can be appreciated from a number of points around the Conservation Area while perhaps the most attractive views and glimpses are created by the interplay between the ward buildings, pavilions and wooded gardens. More far reaching views of the surrounding countryside can be appreciated from the open areas on the northern and southern edges of the Conservation Area. In views from the A52 and from the countryside to the south of the Conservation Area the buildings of the settlement are particularly well screened by belts of mature trees, helping to maintain the appearance of a wooded hill.



Above: standing opposite one another the chapel and administration building mark the key focal point of the Conservation Area (left); one of the four garden pavilions glimpsed between the mature trees of the hospital grounds (right).

5.3 Open spaces, trees and landscape

The retention of many mature trees and landscaped grounds throughout Upper Saxondale has been a critical factor in the successful cohesion between the former hospital buildings and areas of new development. The Conservation Area's parkland setting provides public amenity space for residents and frames views of the settlement's historic buildings.



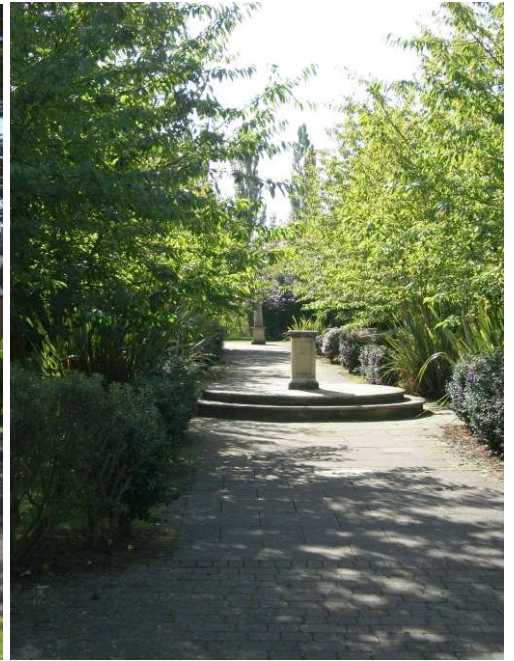
Above: The attractive public gardens enhance the setting of the former ward buildings (left); mature trees and grass verges lining Westminster Drive (right).



Above: Open space in the north of the Conservation Area (left); mature trees at the western end of Westminster Drive soften the appearance of new development.

5.4 Public realm

Boundary treatments in the Conservation Area are a mixture of low brick walls, metal railings and timber fencing. Particularly during the summer months these man made elements become subservient to the greenery produced by hedges, shrubs, wide grass verges, trees and lawned front gardens. Throughout Upper Saxondale asphalt is used as the surface treatment for highways and pavements while block paving is found on private driveways and some footpaths. Hard landscaping is most prevalent in the central core of the settlement. This includes the sculpture path which heads southwards from Shaftesbury Avenue known as the Millennium Walk.



Above left: looking east along Saxondale Drive the open nature of the public realm is clearly evident. Low boundary walls and railings combine with grass verges and trees. The pavement and road are both paved in asphalt. Above right: Looking south down the tree lined Millennium Walk which is paved with block paving and is punctuated with a series of sculptures.



Above left: The sculpture at the southern end of the Millennium Walk with hedges and shrubs in the background and lawn in the foreground. Above right: hard landscaping at Chelsea Mews consists of asphalt highway and block paving on private drives. Small trees and other planting are less dominant here but still present.

6 The buildings of the Conservation Area

6.1 Building types

The oldest building in the Conservation Area is the 19th century red brick and plain tile farmhouse at Home Farm (formerly Radcliffe Lings Farm) which predates the construction of the hospital. The Conservation Area's other buildings can be categorised into three distinct groups. The first includes the hospital ward buildings with their four feature towers, formal simplicity and elongated plan form. The second consists of the hospital's ancillary structures including the chapel, the administration building, Professor's House, the two pairs of semi detached lodge houses and the garden pavilions, all of which are distinctively late Victorian but have their own individual character. The final group of buildings encompasses all of the late 20th century housing built during the redevelopment of the site.



Above: Home Farm (left) and the barn conversions on Home Farm Lane (right).



Above: The converted former ward buildings are of a typically restrained late Victorian character. Architectural detail and variety in the elevations is provided by full height bay windows and feature towers.



Above: E. W. Roberts' gothic revival style chapel (left) and a pair of semi detached lodge houses built to house senior staff members (right).



Above: Professors House, the largest of the original staff residences (left) and the former administration building, now The Sanctuary restaurant (right).



Above left: One of the four garden pavilions. These timber and cast iron structures were built around central brick ventilation shafts which provided fresh air to the hospital cellars through a network of underground tunnels beneath the grounds. Above right: late 20th century detached houses on Berkeley Crescent.

6.2 Listed Buildings

The Upper Saxondale Conservation Area does not contain any buildings on the Government's List of Buildings of Special Architectural or Historic Interest ("Listed buildings").

6.4 Building materials and local details

Upper Saxondale's remaining historic buildings all date to the late Victorian era and therefore exhibit a limited palette of materials and architectural details:

Walls: The dominant construction material is an orange machine made brick laid in a Flemish bond with fine lime mortar joints. This basic material is also used to create details such as projecting courses at the eaves and arched brick lintels. Other decorative flourishes are provided by ashlar door and window surrounds, plinths and kneelers, areas of floral diaper work, moulded bricks and blue bricks.

Roofs: Welsh slate is the most abundant roofing material and is used on the ward buildings, the pavilions and the lodges. Clay plain tiles are also common and can be seen on the roofs of the Professors House, Home Farm, the administration building and the Chapel. The ward buildings and pavilions have hipped and pyramidal roof profiles while the other buildings have prominent gables, some with ashlar parapets and finials and others with over sailing roofs and plain timber barge-boards. Decorative clay ridge tiles are found on most of the buildings and the tops of the ward buildings' towers are decorated with wrought ironwork. Rainwater goods are of the half round or profiled cast iron type.

Windows: The ward buildings have a consistent pattern of tall, slender timber sliding sashes with stone sills and arched brick lintels which are occasionally arranged in three sided bay windows. Most of the other buildings have a mixture of ashlar mullioned and transomed sash windows and plain timber sashes with ashlar surrounds. There are also examples of timber casement windows with glazing bars (Manor Farmhouse) and stained glass gothic windows (the chapel).

Doors: The traditional doors which are visible from the public realm are mostly of the timber plank and batten type and have decorative ashlar surrounds.



Above right: The chapel has orange brick walls with ashlar door and window surrounds, kneelers, eaveslines, parapet gables and finials. The roof is of clay plain tiles with decorative ridge tiles and the windows are typically gothic in character. Above left: Home Farmhouse is constructed of a darker coloured brick to the other Victorian buildings. It has timber casement windows with arched brick lintels, an ashlar door surround, brick string courses and a plain tile roof.



Above left: The architecture of the ward buildings includes slender sash windows with ashlar sills and arched brick lintels incorporating blue brick detailing. The roof is of Welsh slate with ridge tiles and the eaves are decorated with courses of projecting bricks. Above right: one of the four towers found on the ward buildings. These have pyramidal state roofs with wrought iron finials and brick eaves detailing.



Above left: Professors House has an over sailing roof with timber barge-boards at the gables and ashlar mullioned and transomed sash windows. Above right: the administration building's central entrance was once the formal entrance to the hospital and is heavily decorated with ashlar detailing around the windows, door and clock face. The gable is further adorned with ashlar kneelers, parapet and finial and floral terracotta diaper work.

7 The character of the Conservation Area

Due to the way in which the Upper Saxondale Conservation Area has developed its character is relatively consistent throughout and is not easily divisible into different character areas. The remaining hospital buildings have become integrated with new development thanks to the retention of the hospital's verdant parkland setting. It is this successful combination of old and new which gives Upper Saxondale its unique character.

8 SWOT Analysis

Note: In order to complete the appraisal process, a SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) exercise was undertaken during the community consultation event held at Upper Saxondale Village Hall on 3rd November 2010. The purpose of the exercise is to identify:

- *What the special character of the village is;*
- *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

Strengths	<ul style="list-style-type: none"> • Architecture and history of original buildings, particularly the gazebos, the church and the commercial building • Peaceful atmosphere • Unique type of settlement • Very limited amount of commercial activity • Mature trees screening settlement from A52 • Attractive parkland (historically an ancient meadow) • Abundance of wildlife – recent survey found 59 species of fungi in the area and protected species such as bats (3 different species) and barn owls forage in local habitats • Far reaching views • Community which cares for and respects the area • Ancient woodland and hedgerows, mature trees in parkland and new tree planting program • Layout of properties provides natural surveillance creating a safer community
Weaknesses	<ul style="list-style-type: none"> • Heavy through traffic • Speeding vehicles • Poor management of parkland areas, e.g. - no program for replacement of older trees, shrub beds overgrown, Millennium Walk not cared for • Poor maintenance of road surfaces • Residents have to depend on private vehicles for access to public services such as schools and medical care. • Pedestrian access to A52 via Henson Lane is not being maintained
Opportunities	<ul style="list-style-type: none"> • Further investment in biodiversity • Discourage traffic from cutting through • Provision of play park for local children • Provide better pedestrian access to A52 down Henson Lane and Saxondale Drive to encourage use of regular bus services • Introduce traffic calming measures to discourage speeding • Transfer of land management to Borough Council • Introduce glass recycling collections • Promote self sufficiency in food production • Invest in microgeneration • Approach English Heritage about listing historic buildings • Provide signage to the settlement from the A52 and A46

Threats	<ul style="list-style-type: none">• Deterioration of environment due to poor maintenance and lack of proper management• Potential noise pollution from new A46• Further housing development on surrounding land• Vacant commercial building may fall into disrepair if left unoccupied• Common land is vulnerable
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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 Guidance Note 15 “Planning and the Historic Environment”

English Heritage “Management of Conservation Areas”

- 3.2 The County Structure Plan contains the following policy:

POLICY 2/12 HISTORIC CHARACTER

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

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

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

EN2 – CONSERVATION AREAS

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

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

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

EN3 – DEMOLITION IN CONSERVATION AREAS

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

3.4 Village Design Statements

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

4.0 Development in Conservation Areas

4.1 Article 4 Directions.

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

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

4.2 Building Design

Extensions to buildings in Conservation Areas should respect

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

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

4.2.1 Good contemporary 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.

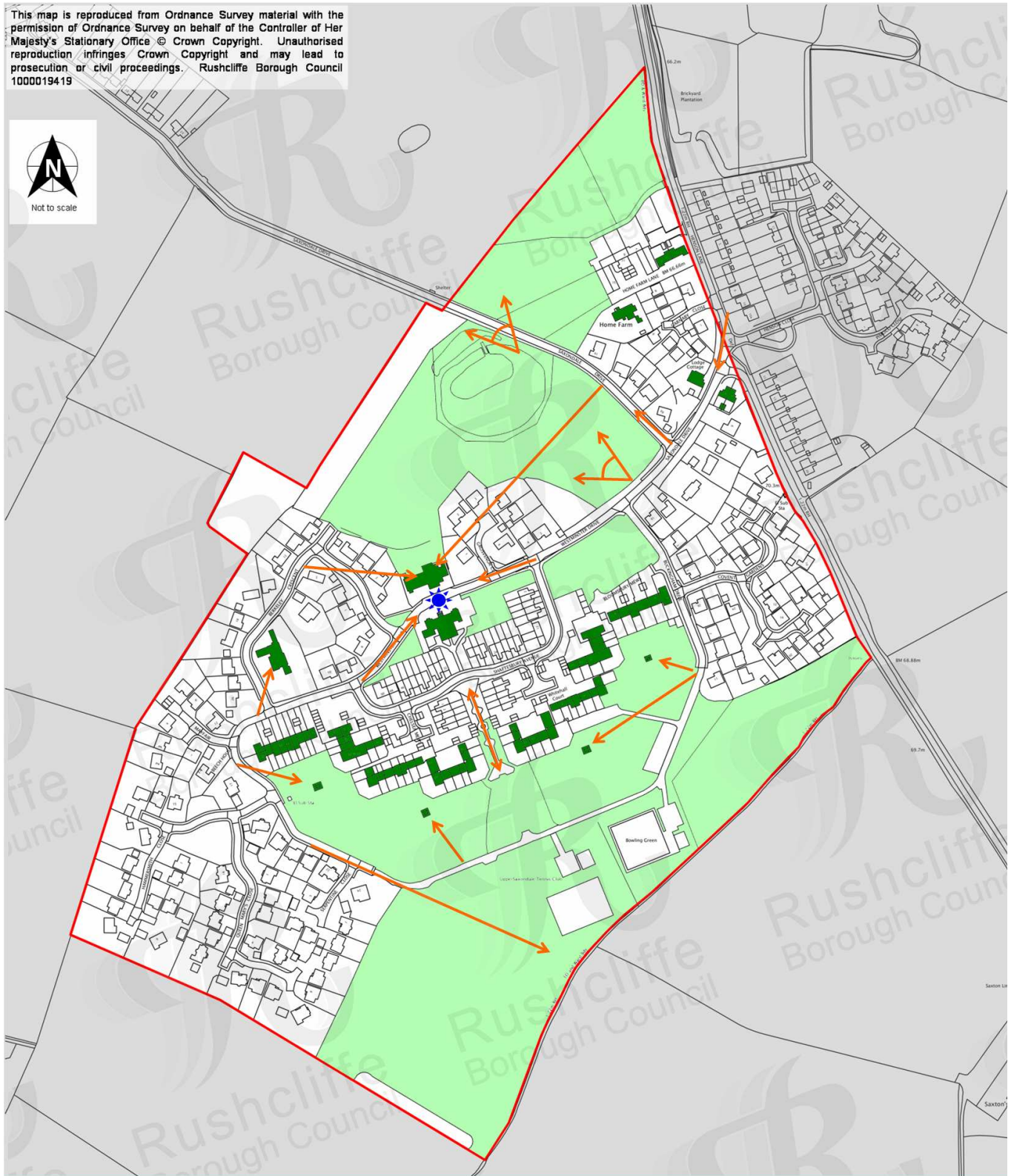
- 6.2 Grass verges can also be lost during road or pavement improvement schemes and kerbstones may be added. They can also come under threat from property owners seeking to create hard-standings for off-street parking. The loss of grass verges, and the cumulative effect that this has over time, can result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

Appendix 1 – Townscape Appraisal

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-  Important view or glimpse
-  Focal point or 'visual stop'
-  Panoramic view
-  Positive open spaces
-  Key unlisted building
-  Conservation Area boundary

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.

Appendix 2 – 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:

