

**Draft Character Appraisal &  
Management Plan: Proposed  
Cropwell Bishop Conservation Area  
October 2018**



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## 1.1 Background

Conservation Areas are designated by local planning authorities under the Planning Acts. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as:

'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Rushcliffe Borough Council, as the local planning authority, has a duty to designate parts of the District it sees appropriate as Conservation Areas.

From 2016 Rushcliffe Borough Council has been engaged in a project, along with local residents and the local Ward Councillor, to investigate the potential for a conservation area in Cropwell Bishop.

Carrying out a Conservation Area Character Appraisal is an important method for identifying the qualities and characteristics that such an area possesses and to provide a basic summary of the elements, which collectively contribute towards the special character and appearance of the conservation area. A clear and comprehensive appraisal of the Cropwell Bishop Conservation Area provides a basis from which to propose a suitable conservation area boundary and upon adoption would also provide a sound basis for development control decision-making and assists the Borough Council in defending such decisions that are subject to appeal. Generally the character and appearance of a Conservation Area will be preserved or enhanced through:

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

The purpose of this character appraisal is to:

- Analyse the character of the area, identify an area suitable for designation as a Conservation Area, and identify the components and features of its special interest.
- To outline the planning policies and controls that apply to a Conservation Area.
- To identify opportunities for the future enhancement of the proposed Conservation Area.

It should be noted that the omission of any particular building, structure, tree, wall or any other feature from being highlighted within this character appraisal does not imply that it is not of special interest, nor is there an implication in such an omission that it does not make a positive contribution, or conversely a negative contribution, to the character and appearance of the Conservation Area. Also the map is unable to identify accurately every tree of significance and value to the Conservation Area.

## 2.1 Key Characteristics

- Cropwell Bishop is located in the east of the Borough, on the edge of the Vale of Belvoir approximately 1 mile east of the A46 Fosse Way.
- The village is of a nuclear form, with its core dominated by the church and churchyard. Cropwell Bishop is situated in shallow depression surrounded by open countryside and overlooked by Hoe Hill to the North West.
- Brick built cottages, farmhouses and traditional agricultural buildings give a strong sense of consistency and character to the village.
- The scattered farmhouses and farmyards, the majority redundant, form a core part of the character of the village and demonstrate the agricultural basis upon which the settlement was founded and thrived.
- Much of the village was owned from the 10<sup>th</sup> Century onwards by two non-resident Prebendaries of the collegiate church at Southwell, and traditionally leased often to independent farmers whose families farmed in the area for generations.
- The village was an 'open' village leading to further development and independent trades and industry, which contribute to its historic character.



Cropwell Bishop is one of only 6 locations where Stilton Cheese is made today, the dairy also has a retail shop on Main Street.



## 2.2 Key Issues

### Development Pressures

The character of the historic centre of Cropwell Bishop has survived despite the addition of much modern housing to the North and West of the village in the 1970s. Despite this and infill developments, many of the buildings shown in the first series Ordnance Survey maps of 1886 still exist. In particular the historic views down Church Street, Fern Road and Nottingham Road back towards the church at the village centre still survive, with any modern development set back from the historic street scene.

### Alterations to Listed and key unlisted properties –

The proportion of listed buildings within the village has helped to maintain the traditional character, and the unlisted buildings have also experienced relatively little alteration. However, there are changes which have occurred to erode the quality and architectural treatment of many buildings. As well as replacement of windows, buildings have been extended or rendered in sometimes unsympathetic ways.

### Boundary treatments –

Some older properties front the pavement edge, and others have red brick boundary walls fronting the property which often have brick copings and stone pier caps. Those without walls are less common but estate fencing with associated planting including hedging also appear. Stone retaining walls of rough grey marl are also characteristic, often incorporating stone footings from earlier buildings or walls. These stone or part stone walls are a feature found more commonly in Cropwell Bishop than elsewhere in the borough.



A widespread feature seen around the village are boundary walls featuring stone plinths or footings, commonly either in blue lias or grey marl. Whilst walls entirely built of stone do exist they are less common.

### **Agriculture –**

Although many of the former farm houses together with their yards and former agricultural buildings have long since been assimilated into housing, quite a number remain and add particular character to the village. There are also some working farms in the village including Home Farm adjacent to the Church.

### **Industry -**

Historic industrial sites lie mainly outside the historic centre of the village, but the expansion in Gypsum mining, lime kilns and brick making led to characteristic development of further housing after the mid19<sup>th</sup> Century. These are most noticeable as terraced cottages often built at right angles to the main streets set on narrow historic plots or closes.

### **Highways and Transportation -**

The village is located 1 mile east of the Fosse Way (A46). Bus services serving the Vale of Belvoir villages to the East are limited, and commuting traffic uses the route through the village towards Nottingham particularly in the morning and evening. Most residents also rely upon cars which has led to further 'on road' parking which can come into conflict with traffic flows. Some industrial and public service vehicles use the shorter route through the village to reach Langar. Increasingly large agricultural vehicles also use the routes through the village representing a perennial problem in rural areas.

### **Public Realm –**

Although relatively recent, the telephone kiosk and the traditional post box outside the former Post Office opposite the church on Church Street contribute to the character of the village, as for many typical villages throughout England.

Street surfaces are largely standardised tarmac with which they were resurfaced in the modern times. Elsewhere off the main street such as Mill Lane, narrow grass verges are characteristic with no formal pedestrian pavements, and these add to the rural feel of the village.

Trees also contribute to the village character. Particularly historic trees which surround the Church, and those also at the rear car park opposite the Wheatsheaf. Also a large characteristic Yew tree in front of former Farmhouse called 'The Yews'. There has also been recent tree planting near the historic Pinfold on Church Street.

### **Buildings at risk –**

There are a number of buildings around the village which could be considered to be at risk. See attached appendix of possible properties to consider.

## **3.1 Potential for a Cropwell Bishop Conservation Area**

Cropwell Bishop was suggested for a Conservation area in 2016. This followed increasing pressure for new development in the village which raised concerns that these may lead to proposals which might detract from the historical form and layout of the village.

After discussion involving the Parish Council and District Councillor, as well as the Village Heritage Group and Rushcliffe Borough Council Conservation Officer, agreement was reached to prepare a proposal for consideration also involving the wider residents of the Area.

It is clear that the local residents and landowners value the nature of the place they call home, and this attitude together with the lack of any single or overriding resident land owner has helped the village develop a particular rural character and charm.

## 3.2 The Purpose of a Conservation Area Appraisal

Local Planning Authorities have a duty to designate as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990).

A conservation area designation is not designed to preserve a place in aspic, instead the processes of change which allow places to grow and evolve are recognised as being unavoidable, and it is also recognised that change can be a positive and desirable force. The designation instead allows greater scrutiny and control to manage change to positive effect and to ensure that any changes which require planning permission do not harm, and ideally serve to actively enhance, the existing character of the place.

In 2005, Rushcliffe Borough Council followed government advice by looking more closely at the architectural and historic features within each of its adopted conservation areas and how their special character could be preserved or enhanced. This work resulted in the production of Conservation Area Appraisals and Management Plans. Best practise suggests that all new conservation area designations must be supported by Character Appraisals and Management Plans to define their special interest and the ways in which their preservation and enhancement will be supported.

This document represents a draft Character Appraisal and recommends a proposed boundary for a Cropwell Bishop Conservation Area based upon research and initial public engagement. The document also identifies buildings and spaces which could represent opportunities to enhance the existing character of the village, largely on sites currently occupied by 20<sup>th</sup> Century agricultural buildings and vacant older properties which could be targets for renovation and re-occupation.

This document should be used by residents and professionals both as a source of information and as a guide to any future planning proposals.

## 3.3 The Planning Policy Context

This appraisal provides a firm basis on which applications for development within the Cropwell Bishop Conservation Area can be assessed but can also help to inform applications to make them better fit within the character of the area. It should be read alongside the wider development plan policy framework produced by Rushcliffe Borough Council and the National Planning policy Framework (NPPF). The relevant documents include:

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

## 4.1 Location and Landscape Setting

Cropwell Bishop stands in a shallow saddle like depression around one mile east of the Fosse Way. It lies in open countryside between Cropwell Butler, one mile to the North, and Colston Bassett, 2 miles to the South East. Overlooking the village is a small round wooded hill called Hoe Hill to the North West, and the dry Grantham Canal passes near to the West of the village.



Stone buildings, particularly stone agricultural buildings, are rarities in Rushcliffe but this prominent example can be seen on Main Street at the west end of The Wheatsheaf.

## 4.2 Location and Activities

Rushcliffe Borough forms the Southern tip of Nottinghamshire near its border with Leicestershire to the south. It is predominantly a rural Borough that contains a mixture of city suburbs, market towns and villages. Rushcliffe is located about 0.5 mile South of Nottingham City Centre, with the River Trent forming the majority of its Northern boundary and the River Soar defining its Western Boundary.

The A46, a distinctive Roman Road, runs through the centre of the Borough and leads to Newark in the North and Leicester in the South. In the Northern half of the Borough, the A52 forms Nottingham's primary transport link to Grantham and the East of England. Junction 24 of the M1 and East Midlands Airport are located about 1 mile from the Western border. Cropwell Bishop enjoys a rural setting in open countryside one mile to the East of the A46. Cropwell Bishop has a long history as an agricultural settlement and farms still operate from the village, and the character of the village is still heavily influenced by its farms and former agricultural buildings.

A number of industries have also framed the development of Cropwell Bishop. Mining has a particularly long history, Lias Limestone taken from Cropwell Bishop was used as a flux in



smelting iron by the Romans at Margidunum. Later extraction of Gypsum unusually available near the surface represented a significant industry in this part of south Nottinghamshire. The nearby canal also supported increasing brick and tile manufacture as well as that of, lime and cement in the 19<sup>th</sup> and into the 20<sup>th</sup> Centuries.

Cropwell Bishop today is notable as one of only six places still producing Stilton Cheese from the dairy within the village. The village also has a butcher, two hairdressers, the cheese shop, and a sandwich shop in addition to a Co-op which now includes the Post Office. It also has a medical centre, a modern Primary school and two village pubs.

The village Church stands very prominently in the historic centre of the village. Built around 1215 with later additions completed with the stone tower in the 16<sup>th</sup> Century. There is also an active Methodist Church built in 1842 further along Nottingham Road. As well as a Memorial Hall with Playing Fields, built by villagers who returned from the First World War, the Parish Council were also able to purchase the Old School building near the Church. Both are valued and are extensively used for the many thriving village clubs and social events.

The village is therefore well served and self-contained, with a notably diverse and strong sense of community. Increasingly, the village also provides services to support other nearby villages in the area.

### **4.3 Topography and Geology**

The particular geology of Cropwell Bishop has contributed greatly to village life over many centuries.

The village is settled into a saddle like depression formed in a low Jurassic limestone escarpment. It is suggested that this was formed by a preglacial route for the Trent to enter the Vale of Belvoir and flow on further towards the East and North by a different route to the sea. (British Geological Survey Technical Report WA/90/1 - Nottingham: A geological background for planning and development).

A small, heavily weathered hand axe, oval in shape was found near the village believed to date from the Lower Palaeolithic period, which in Britain is from around 700,000 years ago until around 150,000 years ago. A lot of finds from this period will be from river gravel deposits and may have been moved from the location of their use by glaciation, rather than indicating a site of occupation.

The Grantham Canal completed in 1796 also used this depression to reach the Vale of Belvoir, which it crosses in a single 20 mile level 'pound' above the Cropwell Locks.

The position of the village in its dip, not visible from the nearby Fosse, may have provided protection from any marauding tribes travelling along this route. It also provided water by way of a spring where Stockwell lane now meets Church Street, as well as nearby springs under Mill Hill behind the village to the east.

The land in front of the limestone scarp, on which the village is built, is highly gypsiferous leading to an extensive local industry exploiting this in the 19<sup>th</sup> and 20<sup>th</sup> Centuries. This band, called the Cropwell Bishop Formation, also extends many miles to the North East and South West with further important mining of Gypsum towards Newark and Gotham in the other direction.

Limestone in the form of a blue or grey marl was collected and used for building, particularly in retaining walls such as at the Church and providing substantial footings to many of the older

buildings. It was also burned in the lime kilns near the former Lime Kiln Inn, to the South of the village.

#### **4.4 Relationship of the Conservation Area to its Surroundings**

The proposed conservation area boundary would include much of the central historic area of the village. This is highlighted in the large scale 1900 Ordnance Survey of the village, and includes parts of Fern Road, Church Street and Nottingham Road which meet in front of the Church. Also Stockwell lane, which loops behind the Church, and Mill Lane.

Much modern housing was built particularly to the North and West of the historic village in the 1970s. The modern Hoe View Road connects Nottingham Road and Cropwell Butler Road, in a loop to the North West. And roads leading off St Giles Way, which runs from Church Street almost opposite the Chequers Inn. There has also been some further development to the North East including Springfield Close, behind Esha Stores and on the site of the former Netherhall Manor Farm, called Old Hall Farm, which stood there until earlier in the 20<sup>th</sup> Century.

Nevertheless the views along the main historic streets in the village centre which meet in front of the Church remain surprisingly unchanged, with most of the older 19<sup>th</sup> Century buildings remaining and more modern infill being characteristically set back from the historic buildings.

There has been almost no development to the immediate South of the historic village, which allows the footpaths from the village centre, to still open immediately off Nottingham Road and Field Road onto fields and attractive open countryside. Each of these represents an ancient historic route by foot to nearby villages and are widely used by walkers to this day. Manor Farm and Home Farm still operate from the village in this area to the South.

The Grantham Canal crosses Nottingham Road to the West of the village. This disused canal runs from the River Trent near Lady Bay Bridge through to Grantham. Most of the canal has had the towpath restored and can be walked or cycled along, and many parts are recognised as important for a wide range of wildlife.

To the North West of the village are extensive and notable views of Hoe Hill, which is said to give the village its name. This is extensively wooded sitting in particular contrast to the surrounding arable fields. Fox hunting was once widespread in the area and it is said Hoe Hill was planted with trees originally as a fox covert in the 18<sup>th</sup> Century.

#### **5.1 History**

Cropwell Bishop is an ancient village whose history has been largely moulded by its position and geology, together with its long ownership by the Church.

‘Crophille’ was part of lands originally given to the Archbishop of York by the King in 956. Exceptionally, this ownership survived the Norman Conquest. The lands were later divided into 16 Prebends, each held by a Prebendary or Canon of the collegiate church at Southwell. Each Prebendary was also Lord of the Manor of the Prebend allocated to them as a stipend.

Two Prebends known as Oxton I and Oxton II, or Oxton Netherhall and Oxton Overhall respectively, owned most of the land of Cropwell Bishop Parish. Oxton Netherhall land lay broadly to the East side of the village, with Oxton Overhall land to the West. The names of the large pre enclosure fields and pastures are recorded in the 1804 Act of Enclosure, together with their post enclosure ownership.

Prebend land was usually leased for a period of 'three lives'. However leases were often surrendered for a new lease upon any death, so that the land could pass down generations who often came to regard themselves as owners. Canons did not visit their Prebends, so that unlike the manors of nearby villages, landholders and farmers had more freedom and more involvement in the running the village. The distinction reflected what became known as an 'Open' parish, where land ownership and use was divided amongst a number of controlling interests. As opposed to a 'Closed' parish, where a single land owner might dictate how all land was used.



The Parish Church of St Giles (Grade I Listed) occupies a prominent position at the corner of Nottingham Road, Fern Road and Church Street and is the oldest building within the village, with the oldest standing elements dating to the 13<sup>th</sup> Century,

As a result of the control on housing, 'closed' parishes might have smaller populations and needed services and labour from nearby 'open' parishes. In Cropwell Bishop as an 'open' parish, housing and labour would have been more available, and people might even travel to work on foot in the lands of nearby closed parishes. The 'closed' parishes were almost entirely agricultural, whilst 'open' parishes often developed to include a wider range of trades and services.

This distinction may reflect some of the village's particular character and sense of place, which differs subtly from others nearby. Cropwell Bishop has changed and adapted over the many years it has existed, in ways that other villages may have avoided. But when some villages may have lost local and independent trades and services provided by shops and local workers, of a school or even a local doctor, Cropwell Bishop has managed to retain many even into the 21<sup>st</sup> Century.

The other substantial influence on the village is related to its position and particular geology which led to significant industry and employment in the 19<sup>th</sup> and 20<sup>th</sup> Centuries. As discussed previously, Cropwell Bishop is situated in a low saddle like depression in front of a low Jurassic limestone escarpment. Beyond the escarpment to the south and east lies the Vale of Belvoir. The nearby canal also provided employment and allowed transport to markets in Nottingham.



Terraces within the village tend to be arranged running back from the road with a gabled end fronting the roadside, the access and small frontage plots allow raking views along the rows.

Up until the 19<sup>th</sup> Century, the highly gypsiferous ground in front of the escarpment was extensively mined near the surface immediately to the South and West of the village. The 'Cropwell Bishop Formation', was also mined more deeply in the 20<sup>th</sup> Century further to the West of the village and beyond the canal. A survey by the British Geological Survey published in 1990 highlighted the extent of mining, and that all development in these areas will require very careful geological investigations to ascertain whether there is any risk of subsidence.

The mining clay and manufacture of bricks in the 18<sup>th</sup> Century and earlier at a number of nearby sites gave the village its predominant red brick and pantiles. Local clay was also used for clay drainage pipes which by the 19<sup>th</sup> Century were all manufactured in large brick kilns near to the canal.

Above the low scarp to the South and near to the former Lime Kiln Inn, limestone extracted from small adjacent quarries (now filled in) was burnt in Lime Kilns during the 18<sup>th</sup> and 19<sup>th</sup> Centuries. Lime-ash residue found at the bottom of wood-fired lime kilns, consisted of waste lime and wood ash. This was widely used in an economic form of floor construction for upper floors which is particularly characteristic of the area.

Earlier and certainly before the 1804 Enclosure Act the economy of the village was based mainly as in other nearby villages, on agriculture. This was mainly arable, but after enclosure included dairy farms later in the 19<sup>th</sup> Century.

Increasing local land ownership after Enclosure, with access to the canal, also enabled expansion in the mining, brick, lime and cement manufacture which became extensive. This had a strong social influence on the village in the 19<sup>th</sup> Century at a time when employment on the land was declining, as well as providing many of the locally characteristic building materials.

## 5.2 Plan Form and Layout

Cropwell Bishop is a nucleated village, with the village church and churchyard at its centre, where Fern Road, Nottingham Road and Church Street meet at a point historically known as 'The Turn'. Stockwell Lane loops around to the rear of the Church, from Fern Road to Church Street at 'The Pin Fold'. An important historical site, at which the ancient village spring fed a pond existing from the earliest times, and later also serving as the village animal pound and site of the village stocks until comparatively recently.

In the earliest times even before Doomsday, the area enclosed by Stockwell Lane and parts of Church Street and Fern Road may have formed a defensive area or ring, in which the village would have lived or at least retreated together with their valuable animals in case of any external threats.

Along these original village roads, whilst the land is divided in a somewhat irregular pattern, many plots can be measured back to multiples of the ancient measurement of 5 ½ yards or one Rod, Pole or Perch. There are some wider plots, often identified with historic farms together with their characteristic yards and barns. So, in Fern Road we see Home Farm near the Church, which was the Overhall Manor Farm, and further out Manor Farm. On Nottingham Road, the Barlow's Farm was beside the Wheatsheaf Inn, 'The Yews' Farm, and further out the later Lenton House and farm. On Church Street, Fillingham Farm was almost opposite the Church, Squires Farm opposite the present Esha Stores, and the whole area north of Stockwell Lane was Netherhall Manor Farm, or Old Hall Farm.

In between and amongst these, there were as referred to in the Enclosure Act a number of 'Ancient Homesteads'. Some of these plots or 'closes' were developed with cottages across the frontage in the conventional sense. Others plots were particularly narrow. These are interesting, because they contribute the characteristic terraced cottages which feature end on to the main village streets in a number of places.





Whilst the majority of buildings within the village are brick built there are exceptions including some properties which feature visible elements of timber framing such as White Cottage (grade II listed)

As these narrow plots were successively developed, buildings typically developed just along one side boundary, the other being left clear for access. Originally with a simple home perhaps of mud towards the front of the plot. Later developed in successive stages, with a substantial brick house or business premises to the front, with stables, barn and so on behind. A closer examination of these later buildings suggest they often reused earlier limestone or stone Marl footings or foundations, from the earlier building. A particular surviving example is the old 'Mace' shop on Church Street. These historical plots may have come with rights to grow crops and graze animals on the surrounding Common Lands. This largely came to an end following the Enclosure Act in 1804, when many of these small holdings would have lost these rights.

Subsequently, quite a few plots or closes were eventually developed into complete terraces of cottages in the mid 19<sup>th</sup> Century, reflecting the growing employment from the Canal, mining, brick making etc. Several of these terraces still remain such as Mill Cottages on Mill Lane, and Simpsons Terrace on Church Street. A particular and notable feature was that none originally had windows opening onto their rear face, and it can be seen how these have been added subsequently.

Mill Lane was renamed after the steam mill and cottages built on that close in around 1850. However, in the 1804 Enclosures Act it is referred to Hallam's Lane which may originally have been a 'back lane' leading to 'ancient homesteads' behind Church Street. At the top of Mill Lane now are Orchard Farm and cottages which are mainly Victorian but replaced earlier buildings including mud cottages on the site.

### **5.3 Open Spaces, Trees and Landscape**

Cropwell Bishop has only a limited number of significant trees and open spaces in the historic centre of the village.

Dominating the village centre is the church yard and surrounding ancient trees. The view from along Nottingham Road towards the church is probably the most characteristic and often photographed view in the village. These can often be roughly dated by the varying height of the tree to the right of the church tower.

The land in the foreground was a paddock in front of The Wheatsheaf Inn, which together with the paddock belonging to the Chequers Inn was historically used for an Annual Fair. Visiting Showmen brought roundabouts, swing boats, coconut shies, hoopla's and an organ all powered

by a steam engine. Photographs still exist of the fair which began each year on the first Sunday after the 12<sup>th</sup> of September.

The paddocks were also used by the South Notts Hunt when gathering near the public houses, and later becoming their car parks. The remaining grass areas and mature trees still make a valuable contribution to the street scene. In 2009 a new terrace named Kerrs Close was built at the eastern end of the Chequers car park, which although modern reflects the existing street scene making a positive contribution to the Conservation Area.

Beside the Wheelwrights' Cottage in front of the Church at the start of Fern Road, is a particular example of the several ancient public footpaths which led to nearby villages. This opens immediately onto attractive open fields towards Colston Bassett. On Nottingham Road, in front of 'The Yews' there is a large and ancient Yew tree after which the former farm was named.



There are examples of sensitively designed new buildings within the conservation area

## 5.4 Public Realm

Cropwell Bishop's roads and pavements are mostly surfaced with asphalt with few kerbstones in natural stone. This reflects that raised footpaths existed only in the main street of the historic centre of the village, with the majority created comparatively recently as motor vehicles became common. On Nottingham Road, only the footpath on the North side existed nearer to the Church until the 1950s.

Boundary treatments in the village are mainly red brick or earlier grey marl stone, usually with some form of coping in stone or brick. Copings in Staffordshire blue brick widely remain and typically represent replacements of earlier red brick copings. Brick piers at gateways are capped with stone, a common form is shown. There are also some estate fences often used with planting including hedges. For example along Little Lane to the rear of the Wheatsheaf car park and in front of the former Squire's Farmhouse opposite the Esha Stores.

There is evidence that a number of cottages were rebuilt after 1850, and evidence for this can also be found in boundary walls which remain or include sections of earlier narrow bricks, such as on the corner of Mill Lane and Little Lane beside Ebenezer House.

The rear wall of Ebenezer house shows three stages of construction. Two of narrow bricks, suggesting that the roof was raised to eliminate former dormers. This also suggests that the rear of the former Fillingham Farmhouse was retained when it was again rebuilt as Ebenezer House, explaining the unusual double gabled roof.

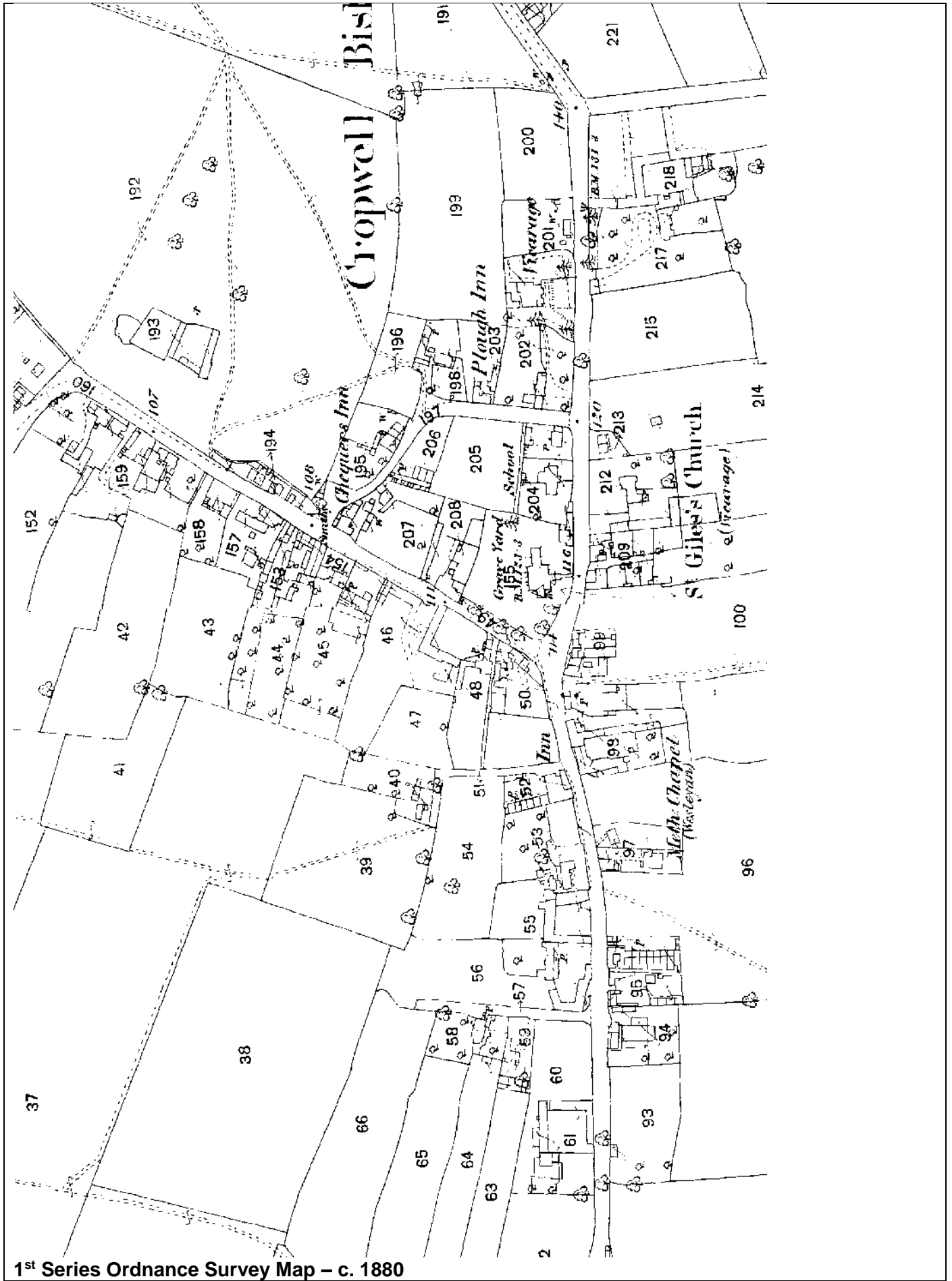
Several cottages show similar evidence that their ridge was raised. This reflects that early cottages were usually built with dormered windows to save on expensive bricks. Less altered examples are 16 and 20 Fern Road as well as those at the Creamery, which are Listed Buildings.

Many cottages and other building in the village dating from the 18<sup>th</sup> Century show an interesting and characterful array of brickwork 'dentil' coursing and decorated gables. These features are typical throughout Nottinghamshire, although Cropwell Bishop does have a wide variety. Some of the work is so distinctive that it remains possible to identify the characteristic brickwork of individual builders. As an example, the Cart shed in front of the of the Fillingham Farm stack yard on Church Street built by David Salvin, shows remarkable consistency in bricks and craftsmanship to the adjacent Parish Rooms as well as other village properties.

Decoration with dentil courses is a particular feature of many village cottages, with rainwater gutters supported by 'rise and fall' gutter brackets without soffit boards. Later in the 19<sup>th</sup> Century it is notable how much of this decorative brick work increasingly used 'special' bricks and in particular 'Cants' which have one end finished at 45 degrees to the length of the brick. An example is Lenton House which retains fine brickwork including the original chimneys and contemporary pots.

The public realm also features items of historic infrastructure including a K6 public telephone kiosk and traditional post box on Church Street outside the former post office.

## 5.5 Historic Mapping







## 6.1 Buildings of the Conservation Area

The oldest building in the village is of course the Church. Originally built around 1215 with the support of the Prebendary, with successive additions until the stone tower in the 16<sup>th</sup> Century. It is a substantial church for the village, and serves as a major focal point situated at the heart of the village. The view to the front from Nottingham Road is one of the most published and numerous photographs and post cards exist. These date back to around 1880 and also show the original farmhouse at Overhall before it was pulled down. The church is surrounded by a retaining wall in grey marl of early 19<sup>th</sup> Century date. In front of the Church is 'The Turn', where it was possible to turn carts without backing. To the right 'The Turn Cottages' beside Wheelwrights Cottage.

Along Church Street, the view back towards the church from 'Farnies Corner' (the sharp turn at the furthest end of Church Street which would have been adjacent to Old Hall Farm), is surprisingly intact. Although a number of the buildings have suffered later adaptations. (Refer appendix buildings appraisal).

Along Nottingham Road, again looking back into the village towards the Church, the view is similarly intact. The barn to the left was part of the yard associated with Lenton House just out of shot to the left. Part remains but the further portion was demolished to give access to Hoe View Road.

On Fern Road, looking back towards the Church we see the former School House and Old School beyond dating from 1878. The tiny cottages to the centre were built on 'waste' land beside the church, originally to house the Poor. Later ownership appears to have become unclear leading to their dereliction and eventual demolition. The Parish Council planted a Millennium Garden on this site in 2000. Just out of shot to the left is The White Cottage opposite the entrance to Stockwell Lane on the right and beyond are a pair of listed cottages. Other than the demolished cottages in front of the church, the buildings in the distance still remain.



The former village school was built in 1878 and has the typical 'gothic' design influences of civic buildings of the high Victorian period.

As previously discussed the Old Manor Farm of Netherhall (behind the Co-op) and the original farmhouse of Overhall (now Home Farm) were pulled down at the beginning of the 20<sup>th</sup> Century

and late in the 19<sup>th</sup> respectively, although a range of old farm buildings still remain at Home Farm.

Other than the Church, there are a number of listed buildings in the village along Nottingham Road and Fern Road. 'The White Cottage' on Fern Road is the oldest house in the village. This dates to the 17<sup>th</sup> Century and is of timber framed construction. There are also the pair of cottages nearby on Fern Road adjacent to Home Farm dating to the mid 18<sup>th</sup> Century. These show the characteristic high pitched roof with red brick gables and unaltered dormer windows of earlier cottages. The Wheatsheaf Inn on Nottingham Road is believed to be early 18<sup>th</sup> Century. The Wesleyan Chapel dated 1842, also on Nottingham Road. Quixhill cottage further along on Nottingham Road believed to be of 18<sup>th</sup> Century construction, which is opposite the dairy. And in the dairy, a range of former cottages of late 17<sup>th</sup> of early 18<sup>th</sup> Century.

In addition, there are a number of notable historic buildings mainly from the 19<sup>th</sup> Century often adapted and rebuilt from earlier buildings and foundations. 'The Yews' farmhouse on Nottingham Road from earlier in the 19<sup>th</sup> Century. The White House and adjoining Mill Cottages facing Mill lane from the mid 19<sup>th</sup> Century. The White House formerly comprised Mill House together with the adjoining Steam Mill until this exploded in 1904, later rebuilt as a single house.

## 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:

<http://www.rushcliffe.gov.uk/conservation/listedbuildings/>

A complete list of Listed Buildings and structures in Cropwell Bishop is provided in Appendix 1. All Listed Buildings are shown on the Townscape Appraisal plan, but some of the smaller structures such as gravestones may not be shown.

The official list is maintained by Historic England and is available online as a continually updated register via the National Heritage List for England at: <https://historicengland.org.uk/listing/the-list>

## 6.3 The Contribution of Unlisted Buildings

Although the historic centre of Cropwell Bishop contains a number of listed buildings a strong contribution to the established character of the place also comes from buildings around the village which are not recognised via listing. Examples include The Old School, Lenton House, 49 Nottingham Road, The Yews Farmhouse, The White House and Mill Cottages. More recent buildings such as Kerrs Close Cottages have also made a positive contribution to the character of the village, being of similar scale, style and materials to many of the older properties within the village.

## Appendix 1 – Listed Buildings Within the Proposed Conservation Area

Listed Building	Listing Grade
Parish Church – St Giles	I
11 Headstones west of tower of parish church	II
32 Headstones south of parish church	II
7 Headstones east of chancel of parish church	II
7 Headstones north of chancel of parish church	II
Churchyard wall at St Giles	II
47 Nottingham Road	II
Former Cottages at Cropwell Bishop Creamery (12 Nottingham Road)	II
Methodist Chapel, Nottingham Road	II
The Wheatsheaf Inn, Nottingham Road	II
16 & 20 Fern Road	II
White Cottage, 24 Fern Road	II

## Appendix 2 – Buildings at Risk

Headstones in Churchyard of Church of St Giles, North of Chancel, Fern Road



Overall Condition: Poor

Risk Category: 3A

Details: Middle headstone of the three is cracked with a large piece missing.

Survey Date: 11.07.2018

Headstones in Churchyard of Church of St Giles, North of Chancel, Fern Road



Condition: Poor

Priority: C - Slow decay; no solution agreed

Previous Priority: C

Designation: Listed Place of Worship grade I

The Cottage



While The Cottage is currently not considered a building at risk, it is at danger of becoming a building at risk if a program of restoration works were not developed to return it to its former glory.

### Appendix 3 – List of Former Farms around Cropwell Bishop





Manor Farm, Fern Rd, Arthur Barlow,	Dairy and Arable
Home Farm, Fern Rd, Harold Barlow,	Dairy and Arable
The Yews, Nottingham Rd, Vic Hall,	Dairy and Arable
Orchard Farm, Field Lane, Harry Ing, Cheese shop	Dairy
Lenton House Farm, Nottingham Rd Arthur Barlow,	Dairy and Arable
Canal Farm, Nottingham Rd, Truswell,	Dairy
Stockwell Farm, Church St, George Clarke, (corner of the Maltings)	Dairy
Squires Farm, Church St, William Knight,	Dairy
Spring Hill Farm (Old Hall Farm) Church St, Frankie Knight,	Dairy and Arable.
Fillingham Farm (now the Stackyard) Church Street.	



# Appendix 4 – Proposed Conservation Area Boundary Map

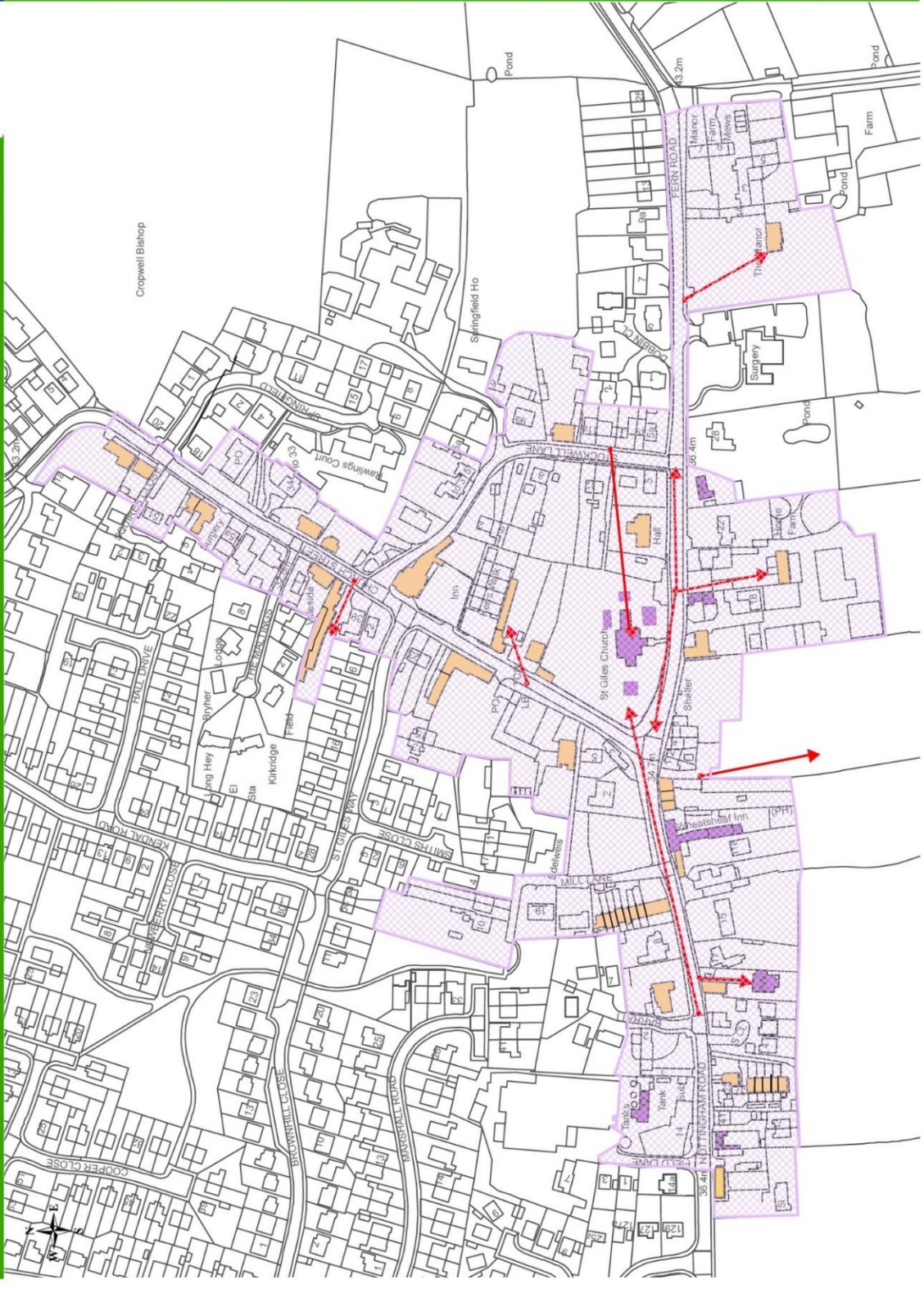
## Cropwell Bishop

**KEY**

-  Conservation Area
-  Listed Buildings
-  Key Unlisted Buildings
-  Key View

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## Conservation Area Boundary



# Appendix 5 – Generic Conservation Area Management Plan

## 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 in law 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 may 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:

- The National Planning Policy Framework, or 'NPPF' (Particularly, but not exclusively Chapter 16: "Conserving and enhancing the historic environment")
- The National Planning Practise Guidance or 'NPPG'
- Historic England "Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management"

3.2 Rushcliffe Borough Council adopted part 1 of its new local plan in December 2014. This includes the high level strategic historic environment policy for the Borough:

#### Policy 11 – HISTORIC ENVIRONMENT

1. Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can make to the delivery of wider social, cultural, economic and environmental objectives.

2. The elements of Rushcliffe's historic environment which contribute towards the unique identity of areas and help create a sense of place will be conserved and, where possible, enhanced with further detail set out in later Local Development Documents. Elements of particular importance include:

- a) industrial and commercial heritage such as the textile heritage and the Grantham Canal;
- b) Registered Parks and Gardens including the grounds of Flintham Hall, Holme Pierrepont Hall, Kingston Hall and Stanford Hall; and
- c) prominent listed buildings.

3. A variety of approaches will be used to assist in the protection and enjoyment of the historic environment including:

- a) the use of appraisals and management plans of existing and potential conservation areas;
- b) considering the use of Article 4 directions;
- c) working with partners, owners and developers to identify ways to manage and make better use of historic assets;
- d) considering improvements to the public realm and the setting of heritage assets within it;
- e) ensuring that information about the significance of the historic environment is publicly available. Where there is to be a loss in whole or in part to the significance of an identified historic asset then evidence should first be recorded in order to fully understand its importance; and
- f) considering the need for the preparation of local evidence or plans.

4. Particular attention will be given to heritage assets at risk of harm or loss of significance, or where a number of heritage assets have significance as a group or give context to a wider area.

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. Until the adoption of part 2 of the local plan it contains the most recent development management policies relating to the historic environment for the Borough:

## 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 2015 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 considered where appropriate.

### 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 metric brickwork.

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 are a small number of buildings built of 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 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.

4.4.2 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.

4.4.3 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.

4.4.4 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.

4.5.2 In Conservation Areas there is a requirement 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 has worked with Parish Councils to carry out small scale planting and other landscape schemes in their areas previously.

## **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.

5.4 Where the poor condition of a building or structure is as a result of neglect and lack of maintenance by its owner there is no requirement for the Borough Council to take its deteriorated condition into account when deciding whether demolition is appropriate. This is to avoid rewarding the deliberate neglect of buildings by representing such action as a way to obtain planning permission for demolition and redevelopment.

## **6.0 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.