

# NEWARK AND SHERWOOD LOCAL DEVELOPMENT FRAMEWORK

## Collingham Conservation Area Appraisal



Supplementary Planning Document

February 2006  
Newark and Sherwood District Council



## Document Passport

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**Title:** Newark and Sherwood Local Development Framework;  
Collingham Conservation Area Appraisal

**Status:** Supplementary Planning Document

**Summary:** This document sets out the Council's appraisal of the character and appearance of the conservation area of Collingham

**Date of approval:** 27<sup>th</sup> February 2006

**Route of Approval:** Cabinet, 27<sup>th</sup> February 2006

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### Consultation Summary:

The Council undertook consultation with the following stakeholders; Parish Council, local councillors, local history and archaeology groups, English Heritage, County Council Highways, Government Office of the East Midlands and the East Midlands Regional Assembly. The document was available for consultation between 17<sup>th</sup> November and the 29<sup>th</sup> December 2005. Copies were deposited at Kelham Hall, local libraries and the Council's web site.

The overriding theme of responses to the Draft SPD was supportive. In addition to several minor corrections and map amendments the main theme of discussion centred on agreeing the extent of the revised boundary. A list of the comments received and how these have been addressed is available within the Statement of Consultation Responses and Sustainability Issues in relation to this document on the Council's website.

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### Document Availability:

Copies of the SPD and the Statement of Consultation Responses and Sustainability Issues are available at Kelham Hall Planning Reception (open between 8.30am and 5.15pm Monday to Thursday and 8.30am and 4.45pm on Friday) and on the Council's website:

<http://www.newark-sherwooddc.gov.uk/>

**Please note:** This document is available in alternative formats on request

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# COLLINGHAM CONSERVATION AREA APPRAISAL

## 1. Status of the Appraisal

- 1.1 This document is an assessment of the special interest, character and appearance of Collingham Conservation Area. It will be used to provide a basis for making decisions about future development and for formulating policies for the preservation and enhancement of the area.
- 1.2 This report, following consultation, has been adopted as a Supplementary Planning Document as part of the Local Development Framework.

## 2. Introduction

- 2.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* requires all Local Authorities to determine which parts of their areas are of special architectural or historic interest and to designate them as conservation areas. Designation requires that special regard be taken to preserve or enhance their character and appearance.
- 2.2 It is the quality of areas, as well as individual buildings that is important. There are many factors that contribute to the character of the conservation area:
  - The historic layout of properties, boundaries and thoroughfares
  - A particular mix of uses
  - Vistas along streets and between buildings
  - Characteristic materials
  - Appropriate scaling and detailing of buildings
  - Traditional shop fronts
  - Quality street furniture and hard and soft surfaces
  - Trees and open spaces.
- 2.3 This conservation area assessment seeks to highlight these qualities in Collingham as a framework against which decisions about future development can be made.

## 3. Planning Policy Framework

- 3.1 This report relates to several policies in the Newark and Sherwood District Council Local Plan (Adopted March 1999), which are given in Appendix A.
- 3.2 When considering development please note that several policies may also be relevant. A full list of all the policies are available in the Local Plan, which can be viewed at Kelham Hall or on our web site from <http://www.newark-sherwooddc.gov.uk/>
- 3.3 There are a couple designations in the Local Plan relating to Collingham that merit mention here. A swathe of open land to the west

of Collingham is identified as a Mature Landscape Area (Policy NE8), which seeks to protect the visual or nature conservation importance of the designated area. Several areas of the open land to the east of 'old' Collingham are designated as Main Open Areas (Policy FS7), which protects them from applications for built development.

- 3.4 Adopted as Supplementary Planning Guidance to the Local Plan is guidance on 'Shopfronts and Advertisements', June 1995, which is relevant to anyone considering altering, removing or installing a shopfront within the Conservation Area of Collingham.
- 3.5 The Character Appraisal has been produced in line with the following Acts, Planning Policy Guidance Notes and Advice Notes:

#### **Planning (Listed Buildings and Conservation Areas) Act 1990**

Section 71 of this Act places the Local Authority under a duty to "formulate and publish proposals for the preservation and enhancement of [their] conservation areas."

**PPG15 Planning and the Historic Environment** (HMSO, September 1994) Section 4 of this guidance note concerns Conservation Areas.

#### **PPG16 Archaeology and Planning** (1990)

**Conservation Area Appraisals** (English Heritage, March 1997) and **Guidance on conservation area appraisals** (draft) (English Heritage, February 2006). The structure and content of the appraisal is based on the 'checklist' contained in this non-statutory advice note.

**Guidance on the management of conservation areas** (draft) (English Heritage, February 2006)

### **3.6 Statutory Designations**

#### *Conservation Areas*

- 3.7 Conservation areas were introduced in 1967 but the current legislation relating to them is the *Planning (Listed Buildings and Conservation Areas) Act* 1990. Conservation areas are designated by local planning authorities as part of their statutory responsibilities following consultation with local communities.
- 3.8 Designation brings certain responsibilities for Local Authorities as follows:
  - Local Authorities should formulate proposals from time to time for the preservation and enhancement of conservation areas.
  - In exercising their planning powers, Local Authorities should pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Policies within the Local Plan guide decisions within conservation areas.

- Local Authorities are able to carry out urgent works to preserve unlisted buildings in a conservation area.
- 3.9 There is also a range of certain planning controls that relate specifically to development in conservation areas:
- Permitted development rights are more restrictive in conservation areas.
  - There are additional controls over demolition in conservation areas. Consent to demolish is called Conservation Area Consent and must be applied for through the District Council.
  - Anyone proposing to carry out any works to a tree that is in a conservation area must give at least 6 weeks written notice of their intentions to the District Council.
  - New development should be designed to respect and enhance its surroundings and complement the character of the area.
- 3.10 The revised and adopted boundary of the Collingham Conservation Area is marked on map 2. For comparison the previous boundary is given in map 1. An explanation of the changes to the boundary is given in section 10.

#### *Listed Buildings*

- 3.11 A listed building is one recognised as being of special architectural or historic interest. Listing is made at three levels of importance - Grade I, Grade II\* and Grade II. Listed Building Consent is required before any alterations, extensions or demolitions can be made to a listed building which might affect its character.
- 3.12 In Collingham Conservation Area the list comprises the following numbers of buildings:

<b>Grade</b>	<b>Number of buildings</b>	<b>Description</b>
I	2	Church of All Saints, Low Street Church of St John the Baptist, Westfield Lane
II*	1	Thatch Cottage and boundary wall, The Green
II	63	

- 3.13 A full table of listed buildings appears at the end of this document in Appendix B and can be seen marked on maps 6 and 7.
- 3.14 Listed building legislation may also apply to what are called *curtilage* listed buildings, which are normally buildings with a historic association with the main listed building, for example a barn associated with a listed farmhouse.

- 3.15 The listed buildings marked on the maps are only the principal listed buildings as noted on the statutory list and curtilage buildings are not often identified - please be aware of this when using these maps. Please also note that some buildings marked as being buildings of Local Interest could also be curtilage Listed Buildings. Please seek the advice of the Conservation Officer on this matter if there is any doubt.

#### *Scheduled Ancient Monuments*

- 3.16 Certain nationally important archaeological sites and monuments enjoy special protection as Scheduled Ancient Monuments under the *Ancient Monuments and Archaeological Areas Act 1979*. This protection ensures that the case for preservation is fully considered should there be any proposals for development or other work that might damage the Monument. Any proposals are subject to Scheduled Ancient Monument Consent procedures, administered by English Heritage. There would normally be a presumption in favour of the physical preservation of the monument.

- 3.17 In Collingham there is one Scheduled Ancient Monument:

*Village Cross, North Collingham*

- 3.18 The Scheduled Ancient Monument is marked on map 7.

### **4. Collingham Conservation Area – A Summary of Special Interest**

- 4.1 Collingham is a large village, which historic research suggests may have been formed from the growth of the two adjoining parishes of North and South Collingham, as indicated by the two surviving Medieval churches. The village can be dated back to the Domesday Book in 1086 but has a much longer archaeological history. In 1974 the two villages were united under a single Parish Council.
- 4.2 Collingham is unusual in that it has two Grade I listed medieval parish churches. It also has a good stock of predominantly C18 buildings, with several others dating from the C16 and C17. It also has two of the few surviving thatched buildings within Newark and Sherwood District.
- 4.3 Collingham was first designated a conservation area in 1973 and the boundary was extended along the eastern side of the High Street in 1989. An outline of the revised and adopted Conservation Area boundary can be found on map 2, the previous boundary is shown on map 1.

### **5. Location and Setting**

#### *5.1 Location*

- 5.1.1 Collingham is a large village situated towards the eastern edge of the county, bordering Lincolnshire and on the eastern side of the Trent

Valley. It is two miles from the Trent itself, six miles north-east of Newark and 11 miles south-west of Lincoln.

- 5.1.2 There is a population of 2774 (2001 Census returns) living in the Parish.

## 5.2 *Character and Plan form*

- 5.2.1 Collingham is predominantly a residential village, with several commercial buildings along the High Street, and a developing range of retail and service sector facilities in a small shopping centre close to the centre of the village off the High Street.

- 5.2.2 Recent studies suggest that medieval Collingham was surrounded by arable fields, with commons to the east and meadows in the Trent floodplain to the west and evidence has been found of medieval ploughing in the area. Some enclosure was carried out in North Collingham by agreement in 1567 and the remainder of the parish was enclosed by Act of Parliament in 1790. South Collingham, however, was already completely enclosed by the mid C17. Many of the buildings now surviving in Collingham were formally connected to agriculture and there are several old farm complexes within the village. North and South Collingham each used to have their own pinfolds, stood at Woodhill Road and Dykes End respectively, however both of these are now demolished.

- 5.2.3 Evidence suggests that Collingham's essentially agricultural economy was supported by a variety of local tradesmen. By the third quarter of the C18 brick kilns were in production, making bricks for local use and some goods for trade were presumably brought in and/or sent out via a wharf on the Trent. C19 trade directories continue this view of a predominantly agricultural settlement with a growing range of village trades including maltsers, cooper, wheelwright, saddler, tailor and bricklayer. There were as many as five malt houses at North Collingham by the end of the C19 and possibly one of these survives in Low Street, albeit in a very altered form.

- 5.2.4 The village remained a predominantly agricultural community until the middle of the C20 when extensive public and private development to the east of the old village changed the overall village function to that of a dormitory settlement for surrounding settlements like Newark, Nottingham, Lincoln and Mansfield.

- 5.2.5 In 1846 the Midland Railway line between Nottingham and Lincoln opened and a station was built at Collingham (this falls outside the boundary of the Conservation Area). Collingham made good use of the railway for the redistribution of coal and the transport of locally-grown carrots, for which it acquired quite a reputation. The River Fleet was also an important means of communication and Collingham was famed for being the last parish in which the River Trent flows free from the influence of the tide.

- 5.2.6 Collingham acquired some local importance as a centre for non-conformity from at least the early C17. North Collingham in particular seems to have been a focus, with figures in 1676 showing that over a third of all non-conformists enumerated in the Newark deanery were within North Collingham. Most were Baptists and in 1672 a building at North Collingham was licensed for worship by the Congregationalists.
- 5.2.7 The village experienced little growth until the C20 when a considerable amount of new housing development took place. This changed the overall character of the village, known before as 'long Collingham' owing to its linear medieval plan form. As the majority of this development was on open land well to the east of the historic core the character of the old village is still intact.
- 5.2.8 The Medieval road pattern of Collingham village still remains to the western part of the present village and it is this area that forms the majority of the conservation area. The settlement has developed in a broadly linear form along High Street and Low Street, which run parallel with each other from north to south, connecting at either end of the village.
- 5.2.9 The road pattern and lanes linking Low Street and High Street are still visible today as they were in the early C19. The names of these lanes reflect the buildings that lay along them; the Church being on Church Lane, the White Hart hotel at the eastern end of White Hart Lane, the Temperance Hall on Temperance Lane and the Baptist Chapel on Baptist Lane. The plots on the whole can be seen to run east west between Low Street and High Street.
- 5.2.10 It is thought that Low Street was once the original main street with High Street functioning as a back lane. Development increasingly took place along High Street in the post medieval period with standing buildings indicating this was underway by at least the C17. At some point this role as back lane swapped and High Street is now the busy course of A1133 and Low Street is a quiet and winding back road.

### 5.3 *Landscape Setting*

- 5.3.1 The village of Collingham is divided into two distinctively different landscape types. The land to the west of Collingham lies within the *River Meadowlands* and the land to the east is part of the *Terrace Sandlands*, as shown on map 3.
- 5.3.2 The River Meadowlands is a flat low-lying riverine landscape characterised by alluvial meadows, grazing animals and remnant wetland vegetation. The landscape in this area is defined by medium to large scale regular and semi regular field patterns. The fields to the west of Collingham have mainly remained intact and are shown on Sanderson map of 1836. This gives the landscape a strong sense of place and feeling of naturalness and it is recommended that these are

included within the Conservation Area. Despite only the occasional small deciduous woodland and willow holts, the overall impression is of a well treed landscape. Ash, oak and willow hedgerow trees are the most important components of the overall tree cover. These enhance the sense of enclosure and allow filtered views. Numerous willow-lined streams flowing into the main river channels are also prominent landscape features. Further to the west large areas have been converted to arable land. This encroaches to the river channel edges in many areas disrupting the unity of the river corridor.

5.3.3 The Terrace Sandlands to the east are intensively farmed enclosed agricultural landscapes, with a largely remote rural character located on broad river terrace deposits to the east of the river Trent. The pattern of land use and settlement has historically been determined by the physical environment of the terrace with the principal components consisting of intensively managed farmlands, small red brick settlements and a variable pattern of woodland cover.

5.3.4 The village of Collingham lies on the edge of the terrace adjacent to the low lying alluvial lands of the River Meadowlands. Building within the village is constructed from traditional red brick and pantile materials. The vernacular style is an important component of the region's character, although there has been a degree of modern infill as in most settlements. The predominance of traditional red brick buildings in Collingham has produced a strong sense of place and unity. The village links with small and intimate landscapes containing features such as species-rich hedgerows, permanent pasture, ridge and furrow and old field ponds.

5.3.5 The farmlands are enclosed by a well-ordered pattern of hedged fields and lanes which reflect the late enclosure of the farmland. The regular and medium to large scale field pattern tends to be the most dominant landscape element. Many of the fields are bounded by drains and ditches, highlighting the fact that many of the underlying sandy soils are naturally prone to waterlogging. Field patterns are largely intact with thorn hedgerows predominate, although mixed species hedges are found locally, particularly along the narrow country lanes.

5.3.6. There are substantial tree groups around the edge of Collingham, especially along the northern and southern approaches, enclosing the village and preventing any significant views of it from any distance. The main extensive views into the village are given from the western side, along a series of tracks leading up and around the Trent.

5.3.7 The landscape setting also includes a number of footpaths leading out from the village into the surrounding countryside.

#### 5.3.8 *Summary*

- The remaining open fields to the east of village form a valuable break between old and new Collingham and should remain open

- Views out of the village towards open fields, especially those to the west, should be protected
- Views towards the village from surrounding open land, especially from the west, should be protected

## **6. Historic developments and archaeology**

### *Early Development*

- 6.1 It is clear from place-name evidence and from the Domesday Book (1086) that a settlement existed at Collingham in the early medieval period. The earliest written record is in the Domesday Book, where the place-name is written as *Colingeham*, meaning the town ('ham') of the people of *Cola*.
- 6.2 Domesday mentioned that Peterborough Abbey owned the Manor of Collingham, it is uncertain when they acquired it but they continued to have a significant influence and it has been suggested that North Collingham may actually have been established in a deliberate attempt by Peterborough Abbey to create an inland port on the River Fleet. The plan form of North Collingham is certainly very regulated, suggesting a deliberate establishment at some point. Ralph of Limsey held some of the land in South Collingham, who also owned the Manor of Thorpe. By the C13 Thurgarton Priory had also acquired land at South Collingham.

### *Archaeology*

- 6.3 The area surrounding Collingham is one of high prehistoric and Roman activity, with Bronze Age and Roman material having been found in the village. Collingham provides evidence of early medieval occupation and together with the remains of an early medieval bridge across the Trent to the west and a probable pagan Saxon cemetery to the east gives an archaeological potential at Collingham for evidence of settlement continuity over a very long period. Finds of Saxon age between the two settlements suggests there might actually have been a single early focus for the settlement, which only later developed into the two separate foci of North and South Collingham.
- 6.4 While Domesday Book mentions two churches as existing in 1086 the oldest fabric in the North Collingham Church of All Saints appears to be from the first half of the C13 and that of St John the Baptist in South Collingham is C12. Excavations at All Saints, carried out in 1989, uncovered earlier limestone walls and foundations, indicating there were earlier structures on the site.

## **7. CHARACTER AREAS**

- 7.1 Map 4 identifies the broad character zones of Collingham. The more detailed building and landscape maps (maps 6 - 7) have been divided into North and South Collingham, purely for ease of mapping.

## **7.2 The southern approaches and South Collingham**

### ***Newark Road***

- 7.2.1 This is the main entrance into the conservation area from Newark and is dominated by the busy road that eventually becomes the High Street, though its visual impact is somewhat reduced by the wide grass verges, hedgelines and attractive tree groups on both sides, which lead the eye towards the edge of the built up part of the village. The cricket ground on the west side provides an attractive area of more formal open greenery with mature trees and tended grassy areas. The land to the east is open which allows glimpsed views out to an extensive swathe of countryside beyond, which can be fully appreciated from a public footpath.
- 7.2.2 The edge of the village proper is screened from view by greenery and the village opens up quite suddenly as Gainsborough Road bends slightly to where The Green joins it.
- 7.2.3 The first few buildings marking this entrance are all attractive historic buildings and very varied architecturally. This includes the Grade II\* Thatched Cottage, which is set back from the road and allows open views of The Green to develop. This is a distinct and landmark building, through its thatch covering and steep and extensive roof area.



Thatched Cottage on The Green, one of the District's few thatched buildings and a local landmark in Collingham

### **7.2.4 Summary**

- The village is well contained here and has not sprawled south - this needs to be maintained.
- The greenery and open land forming the entrance to Collingham from the south must be protected.

### ***The Green***

- 7.2.5 Linking Low Street and High Street is a broad road called The Green, most of which would have once been a larger village green. Two remnant areas now survive at either end providing pleasant junctions with both High Street and Low Street. At the western end, leading to Low Street, is a distinct mound, known as 'Stocks Hill', traditionally the site of the stocks in South Collingham and an elm tree planted 1746.

The green to the eastern end holds a mature oak tree. From the greens glimpses can be seen through to St John the Baptist Church. Such views should be protected.



The Green at South Collingham with the mound of Stocks Hill just visible

7.2.6 South of the Green the land is taken up by the gardens of South Collingham House, one of the grandest houses in Collingham. Its extensive grounds are prominent from the southern approaches and contribute in no small part to its green character. The trees in the grounds also contribute to the attractiveness of the Green and its gatehouse and boundary wall enclose the south side of the road. Performing a similar function on the north side are several buildings that sit gable end onto the road, which then give way to a row of listed two storey smaller cottages of a style and scale repeated throughout Collingham. They are very attractive; using patterned Flemish bond brickwork and traditional Yorkshire sliding horizontal sashes. These also follow the curve of the road immediately behind the footway leading the eye round onto Low Street.

7.2.7 Views east along The Green are terminated by The Lodge, a large two and a half storey red brick Georgian House and its boundary wall, fairly typical of buildings within Collingham. To the west the blue lias boundary wall of The Manor terminates the views, but some unfortunate late C20 infill development behind the lias wall is particularly prominent and tends to have a disruptive affect on the wider view from the Green.

7.2.8 Just to the west of South Collingham House the now empty 1970's office block, latterly housing the Smith Woolley and Savills commercial operations, presents an opportunity to redevelop a large parcel of land in the heart of the conservation area. Any development should take into account the need to reinforce the enclosed nature of the Green whilst providing an adequate setting to the scale and massing of the adjacent buildings.

### ***Church Street, Cottage Lane, South End and Little Lane***

7.2.9 This part of the conservation area is perhaps the most intimate in terms of its form and character, derived in great part from its lack of formal boundaries and footpaths, particularly in the upper reaches of South End, Little Lane and Cottage Lane where it joins Church Street. This is

helped by the level of enclosure of the narrow spaces with high hedges, sometimes on top of raised verges.

7.2.10 Church Street starts off as a relatively wide and formal street, before narrowing as it heads south. It contains mostly attractive historic buildings of C18 and C19 origins that make a positive contribution to the character of the conservation area.

7.2.11 Those to the east side tend to front right onto the main street, sitting gable end onto the road and are mostly traditional red brick cottages of the C18 and C19. They sit in very regulated and well-preserved plot sizes. Numbers 21 Church Street and Heathdown are modern interruptions that have been developed contrary to the established plan form and any future developments like this should be avoided.

7.2.12 The agricultural origins of the village can be seen in the former threshing barn with ventilation holes in its gables on the east side of Church Street. The buildings on the west side of Church Street tend to be higher status houses, set back from the street front and in their own grounds.



Former threshing barn on Church Street

7.2.13 As Church Street continues south into Cottage Lane it very quickly narrows in width, giving the feeling of being on the margins of the village. The character here is low density, with small areas of greenery separating the buildings. Views from here stretch out beyond the conservation area down a single-track lane that narrows further and is well enclosed by hedgerows.

7.2.14 Branching off from Cottage Lane is Little Lane, which links through to South End. It has a low density and informal appearance and with its sharp right angle bend offers a hidden destination and view, which as it joins onto South End is the Church of St John the Baptists, which forms a local focal point. The plot of land bounded by Church Street, Little Lane and South End has traditionally been open and this forms a significant piece of open land.



Little Lane, an informal and narrow lane with no formal pavement



Attractive open land between Little Lane, Church Street and South End

### 7.2.15 Summary

- The change in formality on Church Street as it narrows onto Cottage Lane is an important part of the character and should be preserved
- The low density of Little Lane, in particular the open plot of land here, should be preserved.
- The regular plot sizes and dominant plan form of street fronting properties should be preserved

7.2.16 South End itself is a narrow winding lane, with informal and grassy verges. There are very regulated boundary plots to the west, which run back to the Fleet providing a setting to the west side of this part of the conservation area. The northern end of the graveyard was extended into this area at the end of the C19 and a stone house with a date of 1651 was removed for this extension, the house apparently having a series of underground tunnels leading up to the church. It is thought that perhaps Cottage Lane developed as the back lane for properties on South End.

7.2.17 South End includes some of the older buildings within the Conservation Area and a number have lias stone plinths and ground floor walls. Number 8 South End is part lias and has visible timber framing on the gable wall. This building is quite imposing, set opposite a bend in the road, but this reflects the overall plan form in this area here, with some buildings fronting the road and other sitting gable end on. All tend to contribute fully to the character of the area being close to or on the roadside. Part way down South End the road widens into an open area that may have its origins as a green in front of the church or was possibly once part of the churchyard.

7.2.18 From here the Church can be accessed down a side lane, giving a rather short, enclosed and intimate approach to the church. The lias boundary wall around the Vicarage defines the northern boundary of

South End at this point. The existing vicarage is 1865 in date and apparently replaced an earlier mud and stud structure with thatched roof.

7.2.19 There has also been a small amount of infill on South End but this has been quite benign and has not been to the detriment of the conservation area. The plots have remained an even size and development has not strayed too far from the road frontage, leaving the land down to the Fleet open.

7.2.20 As South End continues southward there is an attractive green lane leading out between 12 and 16 down to the Fleet. Further south the quality of the built form declines and gives way to C20 infill.

#### 7.2.21 Summary

- It is very important that the intimate and informal character of South End is retained
- Development has stayed towards the street frontage and plots remain relatively unaltered and this historic layout should be retained
- The low density and vernacular style of the buildings here should be respected

7.2.22 At the junction of the Green and Cottage Lane, Westfield Lane leads out west from Church Street towards the Trent and forms a slight holloway before flattening out as it stretches out into open countryside. The road is bounded to the north by a further section of the lias wall of the Manor and to the south by a long narrow house with steep roof and lias stone plinth, which provides a high degree of enclosure to the lane.



Westfield Lane looking west

7.2.23 The developed edge of the village stops quite abruptly and the lane, which is bounded by trees and hedgerows, very quickly narrows to feel like a country lane. There is a short driveway leading up to the Church, again providing a very short and intimate approach to the church.

7.2.24 Westfield Lane has a series of bends in it, which when approaching Collingham from the west provides staggered views of the church tower of St John the Baptist and provides views through to number 4

Low Street, which acts as focal point in this direction. The land either side of the lane frames the village and provides an open foreground for key views into the village.



Views back to the Church of St John the Baptist from a path off Westfield Lane

#### 7.2.25 Summary

- The informal country lane character of Westfield Lane should be maintained.
- The close proximity to open countryside should be protected by preventing any sprawl of the village here.
- Westfield Lane and the land accessed from either side forms a key part of the landscape setting of the village and gives some very attractive views back into the village, which should be protected.

### 7.3 Low Street

#### ***Low Street south of the junction with White Hart Lane***

7.3.1 While Low Street was historically Collingham's original main street it is now very much the back lane, being a relatively quiet and winding road and is connected to the High Street by a number of minor east-west lanes. Low Street has a number of bends, curves and changes in levels which all contribute towards its character, creating diverse long and short views and focal points.

7.3.2 As Low Street stretches off north from Church Street it is bounded on the west side by the lias stone wall of the Manor. This is one of the most remarkable structures within the conservation area, being long, tall, largely un-interrupted by openings and built mostly of the local stone. The wall provides total enclosure for a large part of the west side of Low Street with only 2 and 5 Low Street being glimpsed beyond it.



The lias boundary wall to The Manor, with modern infill development visible behind

- 7.3.3 Although the grounds behind the wall are hidden by the wall one can sense there is open areas here rather than built development. The openness on this side of the village can be particularly appreciated when viewing from Westfield Lane and from the track (Violet Lane) off Carlton Lane, from which the Manor in its extensive grounds is a distinctive focal point.
- 7.3.4 The Manor occupies a very large plot along the west of Low Street and occupies land right down to the Fleet. This whole area has remained predominantly open with only limited infill, for example number 4 Low Street, which is an attractive Edwardian building and provides another focal point from Westfield Lane.
- 7.3.5 The Manor is a complex of building including several traditional farm buildings. The buildings remain mostly hidden from view with only glimpses available from certain points on Low Street. The tall chimneystacks with brick tumbling are a distinctive feature.
- 7.3.6 On the east side of Low Street between The Green and Lunn Lane buildings sit both gable end onto the road and directly facing the road, but on plan these can be seen to stretch off in a narrow plan form down the old boundary plots.
- 7.3.7 From Lunn Lane the west side is still bounded by the wall of the Manor and to the east the street is fronted by the long thin range of 18-20 Low Street, a rendered building that sits ridge parallel to the road and has a partially exposed lias plinth. Between these buildings brick boundary walls and some hedging help to maintain the enclosed nature of the street.
- 7.3.8 At the junction with Bell Lane is The Chestnuts, which is an important focal point if travelling north up Low Street as it terminates the view and marks the end of this distinctive part of the street. This is a very attractive hipped, slate roofed, Georgian house, with a distinctive looking cart shed with Dutch gable features.



The Chestnuts on Low Street

7.3.9 In front of the house there is a small-grassed triangular green space with a mature tree, which marks the convergence of Low Street and Bell Lane. The tree, together with the one within the grounds of The Chestnuts provides a foil to the wall around the Manor and gives this part of Low Street a sense of place between Bell Lane and the Green.

7.3.10 Low Street at this point and beyond is still fully enclosed by the wall to the Manor on the west, which changes to brick rather than stone, and by the rear garden wall of The Chestnuts on the east. Low Street drops down slightly to a point close to the enclosed footpath leading up to Bell Lane and at this point opens up to provide longer views almost to Trent Lane and the Church of All Saints beyond White Hart Lane.

7.3.11 This level section of Low Street between Bell Lane and Baptist Lane displays a range of building ages, architectural styles and plan forms, with some of the older buildings sitting gable end onto the road, others directly fronting the road and several are detached dwellings set back slightly behind front gardens.

7.3.12 There is some modern infill development on this section of Low Street, which has been set back from the street. In themselves they don't particularly contribute positively to the character of this part of Low Street but by being set back they allow the soft landscaping to develop which helps to define the softer character of the space.

7.3.13 On the east side six cottages (45 – 55 Low Street) stand close to the road channelling views northward. From here the character changes and tended allotments and grassed areas develop, with at first glimpsed and then full views across open countryside. As a contrast, the grounds to 72 Low Street at the corner of Low Street and White Hart Lane is bounded by a tall and impressive red brick wall which is a pleasant divergence from the open areas opposite, and together with the churchyard wall further north give an enhanced degree of continuity and enclosure in this area.

#### 7.3.14 *Summary*

- The character of Low Street as a peaceful back land must be preserved and respected

- Where traditional plots remain these should be respected and areas traditionally left undeveloped should remain so
- The large plot surrounding the Manor is historically significant and should remain open
- The almost un-interrupted enclosure offered by the boundary wall of the Manor should not be harmed
- Views to number 24 The Chestnuts should remain open as this is a local focal point
- Views out to open country on the west side of Low Street should be protected
- The open land on the west of Low Street has historically stayed open and should remain so

***Low Street from junction with White Hart Lane and northwards***

7.3.15 Low Street north of White Hart Lane begins with All Saints Church, the church of North Collingham. Unlike the church at South Collingham this is more visible and has a prominent location right on the street frontage. A brick wall that contains stones demarking the heights of various floods bounds it. All Saints Church now occupies the full plot between White Hart Lane and Church Lane and its boundary wall lines the street with a distinctive and attractive lychgate at the corner of Church Lane.

7.3.16 The west side of Low Street here continues to have an open feel, continuing on from the character of the area south of Trent Lane, with open land leading out to the Fleet and beyond. Here the open land though has a green backdrop giving a degree more enclosure to this side of the road than further south.

7.3.17 Carlton Ferry Lane begins with a small triangular green at its junction with Low Street opposite the Church and then leads out to the Trent a considerable distance away. It is similar in its contribution to the village character as Westfield Lane, in that there are vantage points along it from where the village in its landscaped setting can be appreciated and landmark buildings and focal points viewed. Views are offered to All Saints Church, while the Manor on Low Street forms a particularly attractive focal point from an adjoining track.

7.3.18 The green fields either side of Carlton Ferry Lane can be seen in glimpses between buildings on Low Street and provide this part of Collingham with its very open and rural character. Historically these fields were part of a series of pools formed from the Fleet.

7.3.19 Low Street curves slightly to the east and rises around and beyond The Willows, enclosing views again.

7.3.20 Buildings reassert themselves again on the west side of the street with The Willows, an attractive villa style building, set in landscaped grounds. It is bounded by a wall that gives good enclosure to the road,

and this is continued by an almost uninterrupted boundary wall leading up to 119 Low Street.

- 7.3.21 Buildings on the east of the road are generally historic buildings of traditional character and have a varied plan form, and although they are all consistently close to the street frontage they tend to take backstage to the features and buildings on the west side. The road here has a gentle and unbroken curve of the road which continues till it meets its crossroads with the High Street and Woodhill Road.
- 7.3.22 Low Street north of the junction with Queen Street sees a rise in status with several large detached properties on the west, set back from the road behind boundary walls and front gardens.
- 7.3.23 Rutland House is an imposing three storey C18 building and retains original leaded light windows on the rear ranges. Number 139 is an attractive early C20 building but is clearly on an older plot as shown by the older farm buildings stretching back off down the range towards the Fleet.
- 7.3.24 The Old Hall occupies the east side of Low Street, filling half of the plot between Low Street and Queen Street. This is a C17 building with a clear mix of building phases, styles and materials, giving it significant architectural interest. The Hall itself is set back slightly from the road but its associated outbuildings front directly onto Low Street and provide an attractive border to the street.
- 7.3.25 Part of the grounds of The Old Hall are bounded by a close boarded fence, which stands out at odds to the usual use of brick boundary walls and is a feature that could be improved. This gives way to a long lias wall that provides attractive enclosure to this side of the road. The grounds of the Old Hall have remained largely undeveloped and it is important to retain the setting of this high status house.
- 7.3.26 Built within the large plot of the Old Hall is the Old School House and parish rooms, both with decorative bargeboards and Gothick windows.
- 7.3.27 As Low Street curves towards the High Street there is the first example of a late 20C modern development inserted on the north side of Low Street, at Brooklands Close. Developed as a short hammerhead cul-de-sac the development fails to respect the narrow north-south building plots, which are characteristic of the area, and instead has developed in response to highway led standards that do have an affect on the character of the area.
- 7.3.28 The final stretch of Low Street leading east towards High Street sees a change in status again and a return to smaller properties, including rows of cottages, sitting gable end onto the road. While most of these are now in single occupation their origin as several smaller units is still clear. Noticeably the width of the space increases here with attractive

wide grass verges and trees helping to maintain a sense of scale compatible with the rest of the Low Street.

7.3.29 Whilst much of the development behind the street is reasonably well screened the threshing barn at Pitomy Farm is visible on the western side of Low Street both in glimpses and in full profile from Queen Street and terminates views into this backland area. There are remnant farm buildings set back to the north of Low Street with modern infill development interspersed with this, filling the open space between here and the Fleet. Leading out through Pitomy Farm is a walled path that leads right out to open fields, past the farm on the west and the large grounds of number 131 Low Street on the east.

#### **7.4 High Street**

7.4.1 High Street is now the main road in Collingham, although historically this title belonged to Low Street. Despite this there was early settlement on High Street and there are several buildings dating back to the C17.

7.4.2 High Street is now the main north-south route through the village and is also the route of the busy A1133. As the road remains relatively narrow throughout the effect that traffic has on its visual character is quite marked and both through traffic and parked vehicles dominate the High Street at various locations, giving it a busy, noisy and conflicting character, quite a contrast with the peaceful and tranquil nature of Low Street.

7.4.3 At the junction of High Street, Bell Lane and Station Road the road is so narrow it becomes single lane, requiring the need for traffic lights.

7.4.4 High Street is home now to mostly residential properties, although there are a few shops and several buildings retain former shopfronts, which hint at the extent of the historic commercial significance of this street.



Former retail building on High Street retaining the old shopfront

7.4.5 The buildings on High Street are the usual mix of ages, styles and plan forms, with the older buildings usually sitting gable end onto the road with later Georgian, Victorian and Edwardian villas, which tend to sit

just back from the street front. While there are some simple flat fronted cottages these are not so commonplace as on Low Street.

- 7.4.6 Even where buildings are set back slightly the overall feeling of a robust street frontage and the enclosure of space is strong, and this is generally because of the survival of important boundary walls facing the High Street. Where wall have been lost they have tended to be replaced with C20 infill, which has been set back from the road behind wide splayed drives and no significant boundary feature.
- 7.4.7 Overall buildings tend to be closer together on High Street than on Low Street, giving a far more congested feeling to the built form here. Gaps between buildings give glimpses through to rear ranges of buildings, underlining the feeling of a more dense urban form.
- 7.4.8 From the south and The Green the High Street initially presents itself as a relatively narrow entrance with predominantly small scale cottage buildings just along Dykes End and on the west of the street. Into the High Street though, and up to the junction with Swinderby Road and Bell Lane the overall character is one of detached buildings in their own grounds, set behind brick boundary walls. There are subtle variations on the east side of the street though as the continuity provided by the walls on the opposite side is replaced by larger detached buildings close to the High Street with more noticeable gaps between, though some important boundary walls remain.
- 7.4.9 One of these large buildings is the Red House, an imposing three and a half storey building with projecting central gable and semi-circular lunette. This has a long traditionally proportioned range of outbuildings to the rear, which gives way to former agricultural buildings. The land behind these buildings is substantially bigger and so presents itself as a less compact area.
- 7.4.10 Thatch Cottage sits on the west side behind a tall privet hedge, providing one of the more unusual buildings within Collingham.
- 7.4.11 Close to the junction with Station Road is a weather-boarded building that looks like an old village hall but is now used as a garage. This is very dilapidated and its street frontage is boarded up – this could merit repair or possibly there is an opportunity to redevelop the site. Similarly number 42 High Street is a now much altered building with concrete roof tiles, modern windows and a modern shopfront. The building is also in poor condition and is a site for improvement. Overall there may be the possibility that this area could be improved with significant benefits to the appearance of the conservation area. Care will need to be taken in securing a scheme that respects the scale of the site and its surroundings. It will need to address the roadside in a manner that retains the tight enclosure that exists at present but the issue of highway requirements and access into the site may prove to be difficult.

7.4.12 The Royal Oak is on the junction of High Street and Station Road and although it is one of the few prominent buildings on the High Street its impact has been diminished by a collection of large concrete traffic bollards.

7.4.13 The building on the north corner of the junction of Bell Lane and High Street has a curved corner with a rectangular space at first floor for advertisement. While the advert has not survived this architectural feature has and is a good reminder of the commercial significance of High Street.



Curved corner and former space for advertisement preserved on a building on High Street

7.4.14 Progressing up High Street it is clear that there is not an overriding character. The street has developed over a long period of time and there is no generally coherent character that dominates. The area between the traffic lights and the medical centre development is typical with modern detached, C19 semi detached, a Nissen hut type structure reused as a retail unit and the grander War Memorial Hall that has a later frontage inserted.

7.4.15 The library, medical centre and Co-op shop on the east side demonstrates that the development of the village's role of a local service centre continues, the centre taking over from and enhancing the role of the scattering of retail outlets on the High Street. The centre has been configured in a courtyard layout, which does not respect the traditional east west alignment of the original plots, but has developed in this way because of the need to provide adequate car parking close to these facilities and off the High Street. It has also created a wide splayed entrance, which means the good street frontage enclosure has been lost, however the landscaping here helps mitigate this effect.

7.4.16 Number 72 is a very large house set in extensive grounds, which provide the first real impression of space so far on the High Street. While there are no direct views into the grounds from here, the open space can be sensed and mature Horse Chestnuts contribute to the character. It is around here that the first of a coherent townscape emerges with the tall boundary wall set in front of it.

7.4.17 Even beyond here though there is no obvious dominating character but a glimpse in the distance of the end bay of Aberdeen House, which stands on the north side of Church Lane indicates that there is a quality and scale of traditional and higher status buildings in the area.

7.4.18 The building line is particularly dense on the west side between Temperance Lane and White Hart Lane and these buildings together with Vine Farm, the new development around the Vine Farm barn conversions, and Aberdeen House itself is probably one of the most structured parts of the street.

7.4.19 Unfortunately the development on the opposite side displays all the characteristics of mid to late C20 approaches to development in historic places, though it does open up one of the few views into the paddock areas to the east of the existing conservation area.

7.4.20 Beyond this the character on the eastern side changes where trees in the highway verge and in the grounds of the Copper Beeches nursing home gives a welcome “softening” to the streets appearance and the paddock to the south of the home and the grounds themselves give a depth to the street not readily apparent elsewhere.

#### *7.4.21 Summary*

- High Street is dominated by the effects of traffic and could benefit from traffic calming or re-routing
- The retention of historic shopfronts, even on buildings no longer in commercial use, is important
- High Street has a good street frontage enclosure and the loss of this through demolition of boundary walls or the creation of splayed entrances should be avoided
- The building line is traditionally close to the street frontage and backland development should be avoided
- The weather boarded structure to the north of 34 High Street, along with number 42 High Street and the shopfront at 103-107 could all merit from enhancement

### **7.5 Central Area - Lunn Lane, Bell Lane, Baptist Lane, White Hart Lane, Church Lane and Queen Street**

7.5.1 Between the High Street and Low Street are a series of minor link roads. Each has its own distinctive character but all have been developed by varying degrees in the last 50 years with no regard to the importance of the original historic plots.

7.5.2 Lunn Lane is relatively narrow with no pavement. Historically it operated as a link road between Low Street and High Street, with building plots leading off both these roads, but not directly off Lunn Lane. Consequently there are no historic buildings that face directly onto Lunn Lane.

7.5.3 The corner of Lunn Lane and Low Street is bounded by Lime Tree House, which actually fronts Low Street but has a long rear range stretching down Lunn Lane, right up against the street edge. Similarly the buildings and boundary walls of 17 High Street on the corner of Lunn Lane also provide historic interest and enclosure at the east end. They have rounded brickwork at ground floor level and there is a remnant shopfront fronting both High Street and Lunn Lane.

7.5.4 The buildings that do now front onto Lunn Lane are all modern and of no particular architectural merit, though visible from Lunn Lane is Lime Tree Farm, a traditional group of farm buildings that occupies much of the central plot of land between Low Street, High Street, The Green and Lunn Lane. High Street is directly visible from the foot of Lunn lane, The Red House terminating the view, providing a clear visual link into the rest of the conservation area.

#### 7.5.5 *Summary*

- Lunn Lane, historically, did not have building plots running directly from it, but acted as an east west route, linking the plots of Low Street to those on High Street. This traditional plan form should be respected.
- The type of cul-de-sac development seen off Lunn Lane (and echoed on Bell Lane) has been carried out totally against traditional building lines and should be avoided in future.

7.5.6 Unlike Lunn Lane and Baptist Lane the north side of Bell Lane was historically built on and narrow plots can be seen running north off the road. The land to the south of the road was historically open and now has a modern infill housing development in the form of a cul-de-sac that is mirrored on Lunn Lane.

7.5.7 Views westward are terminated by the tall curved brick boundary wall of the Chestnuts, which faces Low Street, while views east link into the High Street and beyond into Station Road.

#### 7.5.8 *Summary*

- The type of cul-de-sac development seen off Bell Lane and Lunn Lane has been carried out totally against traditional building lines and should be avoided in future.

7.5.9 Baptist Lane is similar to Lunn Lane in that the historic plots tend to run off Low Street and High street but not off the lane itself. The only historic building that is now accessed directly off Baptist Lane is the C19 Baptist Chapel. The buildings that now line Baptist Lane on the south side are all C20 and have a neutral impact on the character and appearance of the conservation area. The rest of the north side of the road is composed of the back of plots fronting onto Low Street and High Street.

7.5.10 The entrance to Baptist Lane from High Street sees a splayed entrance on the south side, which contrasts with the usual and characteristic tight entrances to these east–west lanes.

7.5.11 Views to the east along Baptist Lane are terminated by the greenery of the open land beyond the west side of Low Street, emphasising the change of character between the two main streets.

7.5.12 The area of land bounded by Baptist Lane, Bell Lane, Low Street and High Street has a strong and well-preserved plot layout, with plots clearly running east to west, and some plots also running north off Bell Lane. The plots converge in the middle of this block of land. With the exception of two dwellings, one an attractive Edwardian building and the other a C20 building, development has mainly addressed these street frontages, leaving the centre of this block of land open and the historic plot boundaries well preserved.

#### *7.5.13 Summary*

- The characteristic tight entrance to the east – west lanes should be preserved and splayed entrances resisted
- The strong survival of historic boundary plots in the block of land bounded by Baptist Lane, Bell Lane, Low Street and High Street should be preserved and back land development resisted.

7.5.14 Temperance Lane is an extremely narrow road at the Low Street end and has a bend at the west end, giving short views. Number 66 Low Street sits at the corner of Temperance Lane and Low Street, and has a long rear range, lining the lane on the south side. This is an attractive historic building and presents a strong junction.

7.5.15 Similarly at the east end, buildings fronting High Street have depth and stretch back along Temperance Lane from this junction. There is modern infill on the Lane with some historic buildings on the north side.

#### *7.5.16 Summary*

- The narrow width and tight entrance to Temperance Lane are an important part of the character of this road and should be preserved.

7.5.17 The churchyard for All Saints Church takes up the majority of the north side of White Hart Lane. The boundary wall encloses the street here but is low enough to afford views into the open space and church beyond. Historic map evidence shows that the churchyard expanded southwards some time after 1835 and buildings on White Hart Lane were cleared for this.

7.5.18 White Hart Lane has the typical sharp entrance from both Low Street and High Street. On the north side a building fronting High Street

provides enclosure, but unfortunately this is then lost to a car parking area.

7.5.19 The boundary wall of Fleet House lines White Hart Lane on the south side and contains a small thatched summerhouse that can just be glimpsed. Number 11-15 is an historic L-shaped building that fronts the road on the south side and has an attractive brick and lias wall. Unfortunately this wall was partially demolished for the construction of a new house.

#### 7.5.20 *Summary*

- The loss of street enclosure to carparks should be discouraged

7.5.21 Church Lane is a narrow road with the entrance from Low Street being well defined by the lias and brick wall of the churchyard and the orangey-yellow brick boundary wall of number 80 Low Street. At the entrance from High Street the three storey Georgian house on the north side is a dominant feature, set back behind a brick boundary wall. There are several later C20 houses on the north side of Church Lane, set back behind concrete boundary walls. While these make no positive contribution to the character and appearance of the conservation area, overall they have a neutral impact. Beyond the Vine Farm conversion development, which is visible on the south side of the road, is a rendered lias wall that leads up to All Saints Church. This wall bounds an attractive area of open and grazed land, which forms a very pleasant backdrop for the churchyard and church beyond. Views west along Church Lane lead out to the open countryside beyond.

7.5.22 Vicarage Close is a later C20 housing development with similar detached properties set along a curving hammer-head culdesac. The road has been laid over the traditional east to west boundary plots and has destroyed the traditional plan form of the village here. The splayed entrance off High Street is also at odds with the tight entrance of the historic east west lanes that connect High Street and Low Street. From the southern end of the road glimpsed views are offered towards All Saints Church.

#### 7.5.23 *Summary*

- Modern housing developments that fail to respect the traditional plan form of the village are very damaging and should be resisted

7.2.24 Unlike the other east west roads the entrance to Queen Street from Low Street is relatively broad and is softened by vegetation instead of a tight building line, as seen at some of the other connecting roads.

7.2.25 The entrance from High Street is marked by number 1, which has a curved ground floor corner with the first floor corbelled above, a space saving technique which gives architectural interest.

7.5.26 Buildings on the south side of Queen Street front directly onto the street, providing good enclosure. This includes two converted agricultural buildings. Of particular note is an old petrol pump at number 15 Queen Street, the wall having been chamfered and corbelled above the pump to accommodate it.



Redundant petrol pump retained and built into a building on Queen Street

7.5.27 On the north of Queen Street are a couple of historic buildings sitting gable end onto the road followed by a pair of modern buildings, built on land that might once have been part of part of The Old Hall land. There is small remnant of lias boundary wall with attached outbuilding, which again was probably associated with the Old Hall. The boundary then gives way to a close-boarded fence around the Old Hall, which could be improved by a more appropriate treatment.



The lias boundary wall around the Old Hall in North Collingham gives way to a close boarded fence that could be improved

7.5.28 The barn at Pitomy Farm forms part of the views looking west back down Queen Street.

## 7.6 The Eastern edge of the village

### *Dykes End*

7.6.1 There was some settlement of land on the eastern side of High Street by at least the C17 with some of the older buildings being on Dykes End.

7.6.2 Dykes End is a relatively broad street and branches off from High Street opposite the Green. There is a slight bend at the western end

preventing any long views. There is a pavement and grassy verge on the north side, giving it a less developed feel than High Street. The road is treated in resin-bonded gravel, which contributes to its character as a quieter and more rural road than High Street.

- 7.6.3. The entrance to the road is well enclosed by a lias boundary wall on the south side and a row of traditional two storey cottages with Yorkshire sliding sashes on the north side. Visible through the carpark of the Kings Head on the north side are various roofs and chimneys of buildings on the High Street.
- 7.6.4 The historic development of this road is quite limited and buildings give out quite quickly to C20 buildings of a regulated, but now altered, form. In common with the rest of Collingham there is a mix of ages and plan forms on Dykes End, with the oldest buildings tending to sit gable end onto the road.
- 7.6.5 Dykes End is home to The Tryst, a small Grade II listed building, with its distinctive compact design and Gothick windows. Next to this is a modern infill bungalow, set well back from the road and disrupting the building line here.
- 7.6.6 South Collingham pinfold once stood at the eastern most end of Dykes End.

### ***Station Road***

- 7.6.7 Station Road is a wide tarmac road, giving it more in common with High Street than other side roads. The development of this road seems to be from the C19 with some attractive late Victorian and Edwardian buildings on the north side, before giving way to early C20 buildings of a standard form, many of which have lost their original detailing. Development on the south side seems to be all late C20. Unlike most of the other roads in Collingham the enclosure of the street front here is mostly provided by hedgelines.

### ***Swinderby Road***

- 7.6.8 Swinderby Road is bounded on the south side by number 2, which has an attractive rounded ground floor detail. There is an amount of C20 development on Swinderby Road, which generally has a neutral effect on the character, and appearance of the conservation area. Notable is the retention of an existing historic boundary wall at numbers 6 and 8 Swinderby Road, which had to be retained as part of the agreement for the new development. This boundary continues east along to numbers 14 and 16, which is a very attractive hipped, slate roofed villa with associated outbuilding on the street frontage. This has an external staircase and a rounded ground floor with corbelled first floor above, a feature seen repeated in several buildings in Collingham.

## 7.7 The northern approaches and North Collingham

- 7.7.1 From the north the village firstly appears as a well-screened settlement glimpsed through extensive tree cover on the north west side of the village just to the north of Pitomy Farm.
- 7.7.2 From closer to the village the new development off Rio Drive comes into prominence, mainly because of the scale of the buildings and the obvious lack of mature tree cover.
- 7.7.3 The entrance to the village is through a mixture of buildings, including a small traditional single storey cottage and two larger detached dwellings. The road passes through a narrow neck enclosed by the Grey Horse public house and a series of cottages opposite, but then opens out onto a substantially broader carriageway, which allows for a parking bay outside the small supermarket.
- 7.7.4 The Village Cross Ancient Monument stands in a pleasant space opposite the supermarket, but the townscape quality here is let down by the terrace of dilapidated cottages on the eastern side of the road which have recently been the subject of unsuccessful planning applications and dismissed appeals. It is clear that substantial improvements can be made here in townscape terms.



Area of open land around the Village Cross



Row of vacant and dilapidated cottages on High Street

- 7.7.5 Woodhill Road has a number of attractive historic buildings. The road is relatively broad and with its use of tarmac rather than resin bonded gravel relates more to High Street than some of the other subsidiary roads. A bend in the road prevents any long views out of the conservation area.

## 8. General Character Analysis

### 8.1 Materials

8.1.1 Like most Nottinghamshire villages Collingham is predominantly a red brick and pantile village, the brick here tending to the orangey red in places. Many historic houses use Flemish bond brickwork, which is traditionally a high status element but can be seen here on some of the more vernacular cottages. Flemish bond became very popular in the C18 and can be commonly seen in Collingham with pale headers alternated with red stretchers, designed to produce a local decorative effect.



A typical Georgian house, showing Flemish bond brick work, with pale headers. Note also the typical six over six sash windows

8.1.2 In addition to brickwork there is extensive use of a stone known locally as Blue Lias. This is seen at both All Saints Church and St John the Baptist, but is also used as plinth detail or for ground floors elevations in some houses. Where lias is used as the principal building material it tends to be in the older buildings and is sometimes coupled with red brick dressings. Lias is also used in boundary walls, the most noticeable being that around The Manor on Low Street.



A part lias and part brick building, note the use of brick quoins and window headers

8.1.3 There are also examples of timber framed buildings within Collingham, for example the Grade II\* Thatched Cottage on The Green. Invariably the framing is covered over by later masonry but can be seen exposed in places, for example at The Nunnery on South End.

8.1.4 While there are only two examples of thatch in Collingham this is significant as there are only a few examples left across the whole district. Thatch was once a common roofing material but most thatched buildings have been re-roofed in tiles.

8.1.5 Some of the higher status buildings have a slate roof and good examples can be seen on the Georgian villas on High Street. There are also a few examples of plain tiles, usually on high status buildings, like The Manor and Rutland House, both on Low Street.

## 8.2 Local architectural styles and features

8.2.1 Some of the oldest buildings in Collingham are C17 coursed lias rubble cottages with a steep pitch roof with (often hidden) timber framing. These tend to sit gable end onto the road, following the old boundary plots.

8.2.3 Simple C18 and C19 brick cottages tend to sit with the ridge parallel to the road and are usually flat-fronted and two storeys. The windows are generally paned vertical sashes at ground floor and 'Yorkshire' horizontal sliding sashes at first floor, tucked right up under the eaves. Many have a raised parapet and dentilated or cogged eaves, sometimes with a first floor brick band and a pedimented feature picked out in brick in the gable. These sometimes have long, narrow rear ranges stretching down the old boundary plots.

8.2.4 As these cottages are relatively small often two cottages have been combined into one unit. Where this is done it is extremely important to keep the external appearance of the original individual units, as the regular rhythm of windows and doors is an important part of their character. Some of the best examples of these cottages can be seen on The Green.



Typical flat fronted simple brick cottages with pantile roof and 'Yorkshire' sliding sash windows

8.2.5 In contrast to these simple cottages are the larger detached villas of the Georgian and early Victorian era, dating to the C18 and early C19. They tend to be flat-fronted, two or three storeys (sometimes with the third storey added at a later date), with panelled timber doors with overlights and the traditional six over six vertical sliding sash. These are usually brick built with either pantile or slate roof covering and

some have later bay windows and porches added. There are a number of buildings on the High Street displaying these features.

- 8.2.6 Collingham also has some high status country houses, for example South Collingham House on The Green, The Manor on Low Street in South Collingham and The Old Hall on Low Street in North Collingham. These houses display a mix of styles and ages and do not conform to the more typical styles of the smaller domestic architecture. The interesting use of Dutch gables at South Collingham House is a case in point.
- 8.2.7 Many of the buildings in Collingham were formally connected to agriculture, as farming was once the principal employer. Farmhouses include those at Manor Farm, Church Farm, Lime Tree Farm and South Collingham Farm. There does seem to be a typical layout of former farm building groups, which are elongated or 'L' shaped within their plots. Some of the former agricultural buildings in the area have details such as air vents (used to ventilate crops stored within), which are arranged in geometric patterns. In many barns that were formerly used as threshing barns the large doorways on each elevation (used to allow laden carts into the barn) can still be seen.
- 8.2.8 In addition to these main architectural groupings Collingham does have two attractive C19 Cottage Ornaments, being the Thatch Cottage and The Tryst. Designed as small, ornamental cottages they include features that display examples of earlier architectural detailing, like the thatched roof and the pointed Gothick windows.
- 8.2.9 There is little in the way of Civic Architecture in Collingham and perhaps the two Non Conformist churches, one on Baptist Lane and one on High Street, are the closest examples. The Baptist Chapel has some distinctive polychrome brickwork.
- 8.2.10 Boundary walls are very significant in Collingham. They are built either in blue lias, brick or a mixture of both. The copings to the brick walls tend to be either saddleback brick copings or soldier courses. The copings to the stonewalls are often flat stones. These walls can be quite high in places, up to 2m, and sometimes include door openings, which have stone or brick arched lintels with timber gates.
- 8.2.11 Windows tend to be paned vertical sashes or horizontal Yorkshire sliders, normally under segmental brick arches. There are some good examples of Gothick windows, at 148 High Street, for example. Rutland House on Low Street retains some old leaded light windows in pegged frames. These are a rare example as leaded lights tended to be removed as glass technology allowed ever larger panes of glass.
- 8.2.12 Other architectural features worth mentioning include brick tumbling, which is seen on some buildings and can be found both at the gables as well as in the chimney stacks. A good example of brick tumbled gables can be seen at Lime Tree House on Low Street.



A gable using brick tumbling

8.2.13 Some brick buildings occupying corner plots have curved brickwork at ground floor to accommodate the corner and then are corbelled out at first floor level, which is an attractive feature adding architectural and visual interest.

8.2.14 Gutters, tend to be cast iron, half round in profile and held in place by decorative brackets.

8.2.15 Collingham has several historic shopfronts, mainly on the High Street. There are now relatively few shops left in Collingham but several historic buildings, converted to wholly residential use, retain the traditional timber, now defunct, shopfronts. The retention of the shopfront, even when the building's use changes, is important as it is part of the legible history of that building. The retention of the shopfront need not prevent its re-use for a new function.

8.2.16 Maps 6 and 7 show listed buildings and other buildings that make a positive contribution to the character and appearance of the conservation area. An appraisal is not completely comprehensive and omission of any particular building or wall should not be taken to imply that it is of no interest.

### **8.3 Contribution made by trees and open spaces**

8.3.1 Map 5 marks significant trees and open spaces that contribute positively to the character and appearance of the conservation area. Again, the omission of any particular trees, feature or space should not be taken to imply that it is of no interest.

8.3.2. Trees and open areas play a very important part in the character and appearance of Collingham Conservation Area. As a rural village with a strong countryside setting the retention of trees, hedgerows and green open spaces is an important part of this character.

8.3.3 There are no formal open spaces in Collingham, like a municipal park for example, but significant open areas tend to be remnant village greens, agricultural fields or the grounds of the high status houses.

8.3.4 There are several Tree Preservation Orders in Collingham, which are indicated on map 5. However all trees within conservation areas have a degree of protection and anyone proposing to carry out any works to a tree that is within a conservation area must give at least 6 weeks written notice to the District Council.

8.3.5 The discussion within sections 5.3 and 7 above makes reference to specific significant open spaces and trees.

#### **8.4 Paving and Street Furniture**

8.4.1 High Street has been treated with tarmac, which is a robust road surface and has a neutral impact on the character of the area. Low Street and the connecting east-west streets have been treated with resin bonded gravel and have very little in the way of street markings. This immediately differentiates the busy High Street with the much quieter back roads and reinforces the rural feel of these areas.

8.4.2 Lighting is of a standard form and does have some merit in being relatively low in height.

8.4.3 Street furniture is also of general form and could be de-cluttered in places. A prime example is Stocks Hill, where excess and repetitious street furniture detracts from the simple and green nature of this open space.

#### **8.5 Extent of loss, intrusion or damage**

8.5.1 Generally the historic building stock of Collingham is rich, varied and quite well preserved. However, there has been the erosion of traditional features, especially true in non-listed buildings, by the replacement of original or traditional details and finishes with inappropriate materials, for example the use of concrete roof tiles instead of pantiles, UPVC windows instead of timber ones. Even when traditional materials have been used for replacements it is still very important to be accurate with the detailing and there are several examples of poorly detailed replacement timber doors and windows.

8.5.2 The qualities of historic buildings can also be lost through poor conversion and this is especially true with barn conversions, which are notoriously difficult to convert successfully to residential use. Some of the earlier conversions of agricultural buildings have been less successful with original features lost and inappropriate domestic elements introduced, radically changing the character from agricultural to domestic.

8.5.3 Collingham has had much C20 development and infill, some less successful than others. Inappropriate modern development that has been constructed with a poor layout, form, scale, size or materials can be very damaging. Prime examples include backland development on

High Street, where the historic plan form of tight street frontage development has been ignored and lost. Where a modern visibility splay has also been used this is particularly damaging. Inappropriate development on a larger scale can be seen on the culdesac developments off Lunn Lane, Bell Lane and at Vicarage Close, where the new street has been laid out at total odds to the historic boundary plots.

- 8.5.4 Heavy traffic on the High Street dominates this part of Collingham Conservation Area. The road is very narrow in places, creating congestion and a noisy and dusty environment. Access across the road is also hazardous and limited to dedicated crossing place. There are also worries that traffic vibration has caused damage to historic buildings.
- 8.5.5. Other features that are damaging to the conservation area include a plot of untidy land on Low Street, next to the entrance to White Hart Street. This land is also bounded by a modern metal mesh gate. Poor boundary treatment can be also be seen at the Old Hall in North Collingham where a close boarded fence has been used, which stands at odds to the usual use of brick or lias boundary walls.
- 8.5.6 It would be beneficial to the conservation area, especially areas of open space, to reduce the amount of street furniture, which is excessive and repetitious in places.

*Buildings in need of repair*

- 8.5.7 On High Street, close to the junction with Station Road, is a weather-boarded building that looks like an old village hall but is now used as a garage. This is very dilapidated and its street frontage is boarded up – this could merit repair or possibly there is an opportunity to redevelop the site.
- 8.5.8 Number 42 High Street is a now much altered building with concrete roof tiles, modern windows and a modern shopfront. The building is also in a poor condition and is a site for improvement. Overall there may be the possibility that this area could be improved with significant benefits to the appearance of the conservation area. Care will need to be taken in securing a scheme that respects the scale of the site and its surroundings. It will need to address the roadside in a manner that retains the tight enclosure that exists at present but the issue of highway requirements and access into the site may prove to be difficult.
- 8.5.9 Perhaps the worst eye sore in Collingham is a terrace of dilapidated cottages on the eastern side of High Street, opposite the Scheduled Village Cross. While the condition of these buildings is poor they are attractive historic buildings and in a repaired state would make a positive contribution to the character and appearance of the conservation area. The buildings have been the subject of

unsuccessful planning applications and dismissed appeals. It is clear that substantial improvements can be made here in townscape terms.

8.5.10 There are no listed buildings within Collingham that are on the Buildings at Risk register – a national and local register recording the condition of all listed buildings.

8.5.11 It is appreciated that all historic buildings need to be maintained and repaired from time to time. It is very important to both carry out this essential work and also to do it in the correct way. Misguided repointing in a cement rich mortar, for example, can do more harm than good to historic brickwork. The District Council has produced a booklet called 'How to Repair Historic Buildings' (2001) which offers useful guidance to anyone undertaking repairs to a historic building. Grant opportunities can also help fund and guide repairs. Please contact the District Council Conservation officer to enquire about grants.

## **8.6 Neutral Areas**

8.6.1 There has been quite a lot of C20 infill within Collingham and much of this has a neutral impact, primarily where this has been sited to respect the historic building line. For example, there has also been a small amount of infill on South End but this has been quite benign and has not been to the detriment of the conservation area. The plots have remained an even size and development has not strayed too far from the road frontage, leaving the land down to the Fleet open. The earlier C20 housing development on the south side of Baptist Lane also has a neutral impact on the character and appearance of the conservation area

## **8.7 Problems, pressures and capacity for change**

8.7.1 Common to most conservation areas is the cumulative effect of small but significant alterations to the architectural features of historic, but non-listed, properties. The prime example being the exchange of traditional timber windows for UPVC replacements. Alterations like this can be very damaging to the character and appearance of the conservation area. It is possible to bring such alterations under planning control by the implementation of an Article 4 Direction, which would require an application for planning permission for alterations which otherwise fall outside of planning control, like altering windows and doors, cladding, changing roof covering etc.

8.7.2 As traffic volumes increase generally the problems of congestion and parking will become ever more significant within Collingham, which currently suffers from heavy traffic along High Street.

8.7.3 There is little capacity for significant change in Collingham with limited opportunity sites for new development within the conservation area. There are a few sites where buildings make a negative or neutral impact and which can therefore sustain change. In considering new

development it will be essential to respect the character of the area, with regard to plan form, materials, details, scale, form and massing and it is hoped that this document will provide the necessary guidance to steer any planning proposals.

## **9. Community Involvement**

- 9.1 Conservation areas are designated by local planning authorities as part of their statutory responsibilities, following consultation with local communities. An Appraisal is written to make an assessment of the special interest, character and appearance of the conservation area. There is a statutory consultation period of not less than four weeks, during which time anyone can submit representation on the contents of the Appraisal. The Council advertised the existence of a draft Appraisal for Collingham in the local press and copies were available in local libraries, on the web site and for reference at Kelham Hall. All comments received within the consultation period were considered and the Appraisal was altered in accordance with the comments received. A 'Statement of Consultation Responses and Sustainability Issues' has been produced for Collingham Conservation Area Appraisal, summarising all the comments received and how these have been dealt with. This document is available by request or on our web site at <http://www.newark-sherwooddc.gov.uk/>
- 9.2 In the case of Collingham the Council also consulted at an early stage with the Parish Council regarding the proposed revisions to the boundary of the Conservation Area.

## **10. Alterations to the boundary of the Conservation Area**

- 10.1 A number of alterations to the boundary of the conservation area have been approved. One of the main suggestions was to include a swathe of land to the west of the Fleet. This forms a significant part of the landscape setting of Collingham and is very important with regards to views into and out from the village, especially in framing views of key landmark buildings.
- 10.2 Several other areas of open land to the east of the High Street were also suggested for inclusion; these include part of the agricultural land to the south of Collingham Hall Nursing Home. This provides an attractive green area of land and forms part of the landscape setting on the approach to the village from the south. It was also proposed to include some of the houses immediately north of here, on the south side of Dykes End.
- 10.3 There are several other areas of open land to the east of High Street that were also been put forward for inclusion. These include the grounds of number 70 and 72 High Street, which have grazed grassland with mature trees and has a very pleasing open character. The open fields opposite the end of Church Lane were also suggested

for inclusion. There is also a small open area to the rear of 148 High Street that was suggested for inclusion.

- 10.4 Numbers 3-7 Station Road are considered to make a positive contribution and have been put forward for inclusion.
- 10.5 It was also proposed to include 102 -108 High Street and 1-7 Swinderby Road. While these are modern buildings and of no special architectural merit in isolation it is felt very important that the whole of the street frontage of the High Street be included within the Conservation Area. Any alterations or developments here could potentially have a big impact on one of the most significant parts of the conservation area. The houses on Swinderby Road are single storey and set back behind an evergreen boundary. This greenery extends down most of Swinderby Road, giving it an attractive appearance of a green country lane.
- 10.6 On the northern limit of the village the Bungalow is a very attractive historic building and marks the entry and exit of the village. This has also been suggested for inclusion.
- 10.7 At the southern end of the village it was also proposed to add the small open area of the tennis courts at the cricket ground. When seen from the A1133 this area is read as part of the same open and landscaped area that forms the cricket grounds and would then encompass the whole recreational space here. It provides a link to the open areas to the west of the village that were also suggested could be included.
- 10.8 There are two small areas where it was suggested that the boundary is adjusted. One is at 7a Woodhill Road in the north of the village. This is a new-build structure and the site was presumably included in the conservation area before the development took place. There is also confusion at the very south of Collingham on Cottage Lane. The boundary currently includes 14 and 16 Cottage Lane and runs part way through number 20a to the rear. Numbers 14 and 16 are of no special architectural merit and are very similar to buildings currently excluded from the boundary here. It is presumed that development of number 20a has taken place since the boundary was first designated. It is now proposed to draw the boundary up along number 12 Cottage Lane.
- 10.9 Map 2 shows the revised and adopted boundary of the Collingham Conservation Area.

## **11. Bibliography**

Collingham Museum Committee, *A Collingham Scrapbook* (1985), Recreation and Tourism Department of Newark and Sherwood District Council (Nottinghamshire)

Nottinghamshire County Council, *Nottinghamshire Extensive Urban Survey Draft Archaeological Assessment Report – Collingham*

## **12. Contact details**

For any queries about this document or conservation areas generally please contact:

The Conservation Officer  
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Newark and Sherwood District Council  
Kelham Hall  
Newark  
Nottinghamshire  
NG23 5QX

Or email [planning@nsdc.info](mailto:planning@nsdc.info)

## Appendix A Relevant Local Plan Policies

Policy C1 (Development in Conservation Areas) states:

*“Planning permission will not be granted for development which would harm the character or appearance of a Conservation Area. Development should be designed to preserve or enhance the character or appearance of Conservation Areas - in terms of scale, form and massing, and the use of traditional materials.”*

Policy C2 (Outline Planning Applications in Conservation Areas) states:

*“Outline planning permission will not normally be granted for development within Conservation Areas.”*

Policy C3 (Demolition in Conservation Areas) states:

*“Where a proposal for development would involve the demolition of an un-Listed building in a Conservation Area, the District Council will have regard to the architectural and historic contribution of the existing building in considering whether the development proposal would preserve or enhance the character or appearance of the Conservation Area.*

*Conservation Area Consent for the demolition of a building in a Conservation Area will not be granted if the building makes a positive contribution to the character or appearance of the area and could be put to effective use. If a building makes no positive contribution, or is not reasonably capable of effective use, Conservation Area Consent will be granted only if there are acceptable detailed proposals for the redevelopment of the site, or demolition would itself enhance the character or appearance of the Conservation Area.”*

Policy C4 (Natural and other Features of Interest in Conservation Areas) states:

*“The District Council will seek the retention of open spaces, trees, hedges, walls, fences and other features upon which the character and appearance of a Conservation Area depends. Planning permission will not be granted for development which involves the loss of such features - where they are considered to be important to the character or appearance of the area.”*

Policy C5 (Environmental Improvement Schemes) states:

*“The District Council will promote and implement environmental improvement schemes in Conservation Areas, such as re-paving, planting or provision of high quality street furniture. Private owners or tenants of land will be encouraged to implement appropriate schemes of hard and soft landscaping using traditional materials.”*

Policy C9 (Demolition of Listed Buildings) states:

*“Planning permission and/or Listed Building Consent will not normally be granted for development which involves the demolition or partial demolition of Listed Buildings.”*

Policy C10 (Alterations, Extensions and Changes of Use to Listed Buildings) states:

*“Planning permission and/or Listed Building Consent will not be granted for development which involves internal or external alterations, or extensions to Listed Buildings, or changes of use to such buildings - which would adversely affect their architectural or historic interest.”*

Policy C11 (Setting of Listed Buildings) states:

*“Planning permission will not be granted for development which adversely affects the setting of Listed Buildings or involves the loss of features which contribute to the setting of such buildings. Planning permission will also not be granted for development within the curtilage of, or adjoining, a Listed Building, where this would threaten the viability of the historic building.”*

Policy C12 (Under-utilisation of Historic Buildings) states:

*“Planning permission and/or Listed Building Consent will not be granted for development which would result in the under-utilisation of the upper floors of Listed Buildings, and buildings of character, within Conservation Areas - and the under-utilisation of redundant, large volume buildings of character elsewhere.”*

Policy C13 (Relaxation of Planning Policy) states:

*“In exceptional circumstances, the District Council will accept a relaxation of the relevant planning policies, including car parking standards, to help ensure that significant buildings of character, considered to be at risk, are fully and properly maintained.”*

Policy C14 (Retention of Buildings of Character) states:

*“The District Council, when granting planning permission for major development proposals, will seek to secure the retention and restoration of significant buildings of character - through the use of legal agreements under Section 106 of the Town and Country Planning Act 1990.”*

Policy C15 (Advertisements in Conservation Areas and on Listed Buildings) states:

*"Where advertisement consent is necessary, this will not be granted in Conservation Areas or on Listed Buildings for:*

- 1. Internal or external illumination of fascia signs or internal illumination of projecting box signs;*
- 2. Signs which use excessively bright or intrusive colour schemes or highly reflective synthetic materials;*
- 3. Excessively large or obtrusive signs; and*
- 4. High level signs, other than hanging signs, above normal fascia level, including blinds and canopies."*

Policy C16 (Existing Shopfronts of Architectural Value) states:

*"Planning permission will not be granted for development which results in the loss or obliteration of original architectural features of quality in existing shopfronts. Wherever possible, existing shopfronts of high architectural value in Conservation Areas and on Listed Buildings shall be retained and restored complete with all traditional features."*

Policy C17 (New Shopfronts in Conservation Areas) states:

*"Planning permission will only be granted for new shopfronts in Conservation Areas, if they preserve or enhance the character or appearance of the area and respect the character, scale, proportion and detailing of the building into which they are to be inserted."*

Policy C18 (Use of Traditional Materials in Shopfronts) states:

*"In Listed Buildings and other buildings of character in Conservation Areas, planning permission will only be granted for new shopfronts which use traditional materials. Elsewhere in Conservation Areas, the use of such materials will be encouraged and consent for the installation of intrusive alien features will not be granted."*

Policy C19 (Access to Upper Floors) states:

*"Planning permission will not be granted for new shopfronts which result in the loss of independent access to upper floors."*

Policy C22 (Scheduled Ancient Monuments and Archaeological Sites of Major Local Importance) states:

*“Planning permission will not be granted for development which would destroy or detrimentally affect Scheduled Ancient Monuments and their setting. In addition, planning permission will not normally be granted for development which would adversely affect archaeological sites of major local importance.”*

Policy C24 (Archaeological Evaluation Elsewhere) states:

*“In assessing planning applications elsewhere within the District, the District Council will take account of the effect of development upon sites of known archaeological interest. Where such proposals are likely to disturb/destroy important sites, the District Council will normally request an archaeological evaluation prior to determining the application.”*

Policy C25 (Archaeological Record) states:

*“Where damage to suspected archaeological deposits by development is felt justifiable in light of the benefits brought about by a particular proposal, planning permission will be granted only where satisfactory provision for an archaeological record has been made, involving (where appropriate) funding, time and access for excavation and/or salvage, recording, publication, treatment and custody of finds. This will be secured by means of a voluntary agreement or through the imposition of a negative planning condition.”*

Policy NE8 (Mature Landscape Areas) states:

*“Development which would have an adverse effect on the visual or nature conservation importance of a Mature Landscape Area will be permitted only where it can be shown that there are reasons for the proposal that clearly outweigh the need to safeguard the area’s intrinsic value. Where development is permitted, proposals should minimise the harm to the area. The District Council will make use of planning conditions or negotiate planning obligations in order to secure appropriate conservation measures.”*

Policy FS7 (Main Open Areas) states:

*“Planning permission will not be granted for built development in the Main Open Areas, defined on the Proposals Map.”*

## Appendix B - A List of Listed Buildings within the Parish of Collingham

STREET	BUILDING ADDRESS	GRADE
BELL LANE	THE NOOK	II
BROUGH LANE	CARLTON'S FARMHOUSE AND BOUNDARY WALL	II
CHURCH STREET	PADDOCK COTTAGE	II
	SHAW COTTAGE	II
	IVY COTTAGE	II
CROSS LANE	CROSS LANE LEVEL CROSSING HOUSE	II
DYKES END	7 DYKES END	II
	TUDOR COTTAGE	II
FOSSE WAY	CHURCH OF ST STEPHEN	II
GAINSBOROUGH ROAD	HOUSE COTTAGE	II
HIGH STREET	WHITE HART COTTAGE	II
	HOLLY HOUSE	II
	VINE FARMHOUSE	II
	WOODGATE	II
	15 HIGH STREET	II
	37 HIGH STREET	II
	THE RED HOUSE	II
	COLLINGHAM VILLAGE CROSS	II
	100 HIGH STREET	II
	THE THATCH COTTAGE	II
	87 HIGH STREET	II
	20 HIGH STREET	II
	HOUSE ADJOINING THE CROSS SHOP	II
	CARSHALTON	II
	THE HOLLINS	II
	THE LODGE, CONSERVATORY AND WALLS	II
	22 HIGH STREET	II
	ABERDEEN HOUSE	II
	55 & 57 HIGH STREET	II
	FERN COTTAGE	II
LITTLE LANE	THE BEECHES AND OUTBUILDING	II
LOW STREET	LANE END	II

<b>STREET</b>	<b>BUILDING ADDRESS</b>	<b>GRADE</b>
	CHURCH OF ALL SAINTS	I
	BOUNDARY WALL TO ALL SAINTS CHURCH YARD	II
	COACH HOUSE AT THE CHESTNUTS	II
	HOLLY FARM HOUSE	II
	165 & 167 LOW STREET	II
	128 & 13 LOW STREET	II
	104 LOW STREET	II
	1, 2 & 3 LOW STREET	II
	THE WHITE HOUSE	II
	THE LITTLE HOUSE AND 20 LOW STREET	II
	BOUNDARY WALL ON LOW STREET	II
	LIME TREE HOUSE	II
	THE MANOR HOUSE AND CONSERVATORY	II
	THE OLD HALL, GARDEN & BOUNDARY WALL & OUTBUILDINGS	II
	THE MALTHOUSE	II
	THE CHESTNUTS AND GARDEN WALL	II
	RUTLAND HOUSE AND BOUNDARY WALL	II
	BARN AT PITOMY FARM	II
NEWARK ROAD	COLLINGHAM OLD HALL	II
QUEEN STREET	23 QUEEN STREET	II
	THE OLD HOUSE	II
	THE CORNER HOUSE	II
SOUTH END	THE NUNNERY	II
	HIGH HOUSE	II
	FRUIT FARM AND C19 EXTENSION	II
STATION ROAD	STATION HOUSE	II
THE GREEN	YEW TREE FARM HOUSE	II
	22 THE GREEN, OFFICE COTTAGE	II
	THATCH COTTAGE AND BOUNDARY WALL	II*
	CORNER COTTAGE	II
	GATEHOUSE TO SOUTH COLLINGHAM HOUSE	II
	SOUTH COLLINGHAM HOUSE	II

STREET	BUILDING ADDRESS	GRADE
	SMITH WOOLLEY OFFICES	II
WESTFIELD LANE	CHURCH OF ST JOHN THE BAPTIST	I

## **Appendix C Management Strategy**

As well as defining the character of the conservation area and what makes it special, it is important to develop proposals for the future management of the conservation area. The Management Strategy will be updated and reviewed on an approximately 5-year basis.

There are several mechanisms through which the Council can manage the future of the conservation area:

1. Application of policy
2. Design guides
3. Guidance leaflets
4. Design briefs
5. Application of an Article 4 Direction
6. Monitoring change
7. Monitoring the condition of the historic buildings and developing a strategy for repair
8. Enforcement proceedings
9. Proposed enhancement schemes
10. Proposals for economic development and regeneration (including grants)

### **1. Conservation Area Character Appraisals and the application of policy guidance**

- 1.1 There are several Local Plan policies already in place that deal with the issue of historic buildings and conservation areas specifically - these are given in Appendix A. The Conservation Area Character Appraisal is adopted as a Supplementary Planning Document, and will therefore be a material consideration in any planning decision. It is anticipated that the Conservation Area Character Appraisal will help inform and therefore strengthen decisions made in line with these policies, which will be one of the most direct and effective means of managing the conservation area long term.
- 1.2 Policy C1 of the Local Plan, for example, states that planning permission for development will not be granted that would harm the character and appearance of the conservation area. However, it follows that without a detailed appraisal of the character and appearance of a conservation that decisions made in line with policy C1 are more likely to be ill-informed and made on an ad hoc basis. The Appraisal,

therefore, can help guide development by defining the plan form of the area, the typical scale, form, massing and materials of buildings, traditional detailing, important views, significant trees etc – all elements that must be considered when looking at any development proposal.

- 1.3 The Conservation Area Character Appraisal can also be used to inform other decisions made in line with Local Plan conservation policies, for example with regard to demolition within conservation areas and decisions that effect natural features. By defining and identifying significant buildings and areas of open space, trees etc the Conservation Area Character Appraisal provides a good base line of information for informed and justifiable decisions.
- 1.4 It is anticipated that the information provided in the Conservation Area appraisal advises and informs not only those making the planning decision but also anyone considering development within a conservation area.

## **2. Design Guides**

- 2.1 The District Council currently has Supplementary Planning Documents on 'Extensions to Dwellings' and 'Conversion of Traditional Rural Buildings'. Already adopted as Supplementary Planning Guidance is 'Shopfronts and Advertisements - Design and Policy'.
- 2.2 All these design guides may be relevant to anyone thinking of undertaking development within conservation areas. It is hoped that these documents can help guide development and help make informed planning decisions and in this way they contribute directly to the positive management of conservation areas.
- 2.3 If you would like a copy of any of these design guides please contact the Conservation Officer.

## **3. Guidance Leaflets**

- 3.1 The District Council produces several leaflets for the public that are relevant with regards to conservation areas:
  - How to Repair Historic Buildings (2001)
  - *Tree Surgeons & Arboriculturists/Woodland & Forestry Contractors/Advisory Services (2004)*
  - Living in a Conservation Area
  - Listed Buildings – A Guide for Owners and Occupiers
- 3.2 It is hoped these leaflets will inform (the public about relevant planning constraints (and so avoid unauthorised works) and advise on what kind of development would be appropriate within conservation areas. Through the advice on repairs to historic buildings is hoped that carrying out repairs to historic buildings will be encouraged and that ill-advised, and often damaging, repairs can be avoided.

3.3 If you would like a copy of any of these leaflets please contact the Conservation Officer.

#### **4. Design Briefs**

4.1 It is intended that the Conservation Area Character Appraisal will identify any sites that would benefit from a design brief. This might be a gap site, buildings under pressure for demolition and re-development, or perhaps areas that have a neutral impact on the conservation area where there is pressure for redevelopment. The definition and characterisation of the conservation area can be expanded to form a detailed design brief to help promote an appropriate form of development on the site.

4.2 The most likely site to require a design brief in Collingham is the area of derelict cottages opposite the village cross on High Street in north Collingham. Should this site be under pressure for possible redevelopment the District Council will produce a design brief to guide the nature of development here.

#### **5. Application of an Article 4 Direction**

5.1 Common to most conservation areas is the damaging cumulative effect of small but significant alterations to the architectural features of historic, but non-listed, properties. The prime example being the exchange of traditional timber windows for UPVC replacements. Alterations like this can be very harmful to the character and appearance of the conservation area. It is possible to bring such alterations under planning control by the implementation of an Article 4 Direction, which would require an application for planning permission for alterations which otherwise fall outside normal planning control, like altering windows and doors, cladding, changing roof covering etc.

5.2 An Article 4 Direction can have a big impact on helping preserve the character and appearance of a conservation area through the additional protection it provides for traditional architectural features.

5.3 The implementation of an Article 4 Direction requires a detailed survey of the area, a strong justification for proposing the Direction and local support. There are, therefore, significant resource implications in the implementation of an Article 4 Direction and while often desirable it is not often practicable.

5.4 Collingham is a Conservation Area where it is worth carrying out the initial survey to see whether an Article 4 Direction can be justified. Resource implications prevent a timetable for this being produced at present but it is important to identify this as a priority should the resources become available.

## **6. Monitoring Change**

- 6.1 Monitoring change, both positive and negative, is very important in the long-term management of a conservation area. It can help highlight problems that can be best tackled with an Article 4 Direction (see above) or show how effective Policies have been, for example. By monitoring change it can assist in identifying where more resources are required and in modifying priorities.
- 6.2 A conservation area is thoroughly surveyed and described when an appraisal is carried out. Local Authorities are then supposed to review conservation areas from time to time and update appraisals. The District Council does not currently have a timetable for reviewing existing conservation area appraisals, as the priority is to carry out appraisals in conservation areas currently lacking them. In time, however, resources will become available to review existing appraisals, allowing detailed monitoring of change.
- 6.3 Through the Buildings at Risk Survey (see below) a survey is undertaken approximately every 5 to 10 years of every Listed building, and some unlisted buildings, within the County. This is designed to monitor the condition of the buildings (see below) but may also record any alteration to traditional features, which can be useful in seeking an Article 4 Direction (see above). The survey is usually accompanied by a photographic record, which when compared with earlier photographs provides a very useful way of monitoring change in Listed, and some unlisted, buildings in conservation areas.

## **7. Monitoring the condition of the historic buildings and developing a strategy for repair**

- 7.1 A countywide survey is carried out approximately every 5 to 10 years of the condition of every listed, and some unlisted, buildings. This identifies buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as 'Buildings at Risk'. While this survey is largely limited to Listed buildings, this does provide a very good means of monitoring the condition of a significant proportion of the historic buildings within conservation areas.
- 7.2 A 'Buildings at Risk Register' for the whole County has been produced, giving the result of survey work completed in 2004. This can be compared to previous survey results to monitor change and can be used to identify problem areas or problem building types, for example, and to therefore help target resources. These resources may be in the form of grant aid or can also be the serving of a notice by the Local Authority on the owner, to bring about works to a building to either repair it or make it wind and water tight.
- 7.3 Correct at the time of publishing there is one building 'at risk' in Collingham but this is currently being repaired and renovated. There are currently no known vacant listed buildings within Collingham

Parish. This situation will be monitored when the next survey is carried out.

## **8. Enforcement Proceedings**

- 8.1 The quality of both the built environment and surrounding spaces within a conservation area can be cumulatively harmed by unauthorised works and breaches of planning control.
- 8.2 An obvious example of this sort of damage is unauthorised works to Listed buildings. A Listed building is a building of special architectural or historic interest and it has Listed status to protect this interest. Listed Building Consent is required for any works of alteration to a Listed building and it is a criminal offence to carry out unauthorised works to Listed buildings. It can be very damaging when misguided and authorised alterations are carried out to a listed building, like the removal of traditional timber windows and doors and their replacement with UPVC or poor modern imitations, for example. If unauthorised works to Listed buildings are not pursued it cumulatively damages the building stock of conservation areas.
- 8.3 It is not only alterations to Listed building that can damage the character and appearance of conservation areas - the unauthorised demolition of buildings, or unauthorised works to unlisted buildings, through for example the use of non-approved modern materials, can all erode the special character of a conservation area.
- 8.4 It is, therefore, important that the District Council follows up breaches of planning law within conservation areas, as this can help preserve the quality of the environment.
- 8.5 The survey process that goes into producing a Conservation Area Character Appraisal may highlight breaches in planning law and anyone can confidentially report a suspected breach. The District Council regularly follows up reports of unauthorised work and may take enforcement action. Breaches of Listed building law and other issues in conservation areas are regularly reviewed across the District and prioritised so action is taken.
- 8.6 There are currently no known breaches of planning control at this time that directly affect the character and appearance of Collingham Conservation Area.

## **9. Proposed enhancement schemes**

- 9.1 Policy C5 of the Local Plan states that the District Council will promote and implement environmental improvement schemes in conservation areas. The benefit of a Conservation Area Character Appraisal is that it can firstly highlight where such schemes would be beneficial and secondly guide the nature of the works to ensure they are appropriate.

9.2 There are no planned enhancement schemes for Collingham at the moment. If the opportunity arises then reference will be made to the Appraisal in developing priorities and an appropriate approach.

**10. Proposals for economic development and regeneration (grants)**

10.1 The District Council has managed various conservation grant schemes in the recent past and these often target buildings within conservation areas. The Appraisal can be used to help identify a list of properties that would benefit from repair, reinstatement of traditional features, or improvements required to bring the building back into use, for example.

10.2 At the moment there is one conservation grant scheme running in the District that can be used to help regenerate conservation areas. The grant can be used towards the cost of repairs and improving the appearance of buildings by reinstating traditional features where these have been lost. A variety of buildings are eligible, they do not have to be listed, but they do need to be historic buildings of architectural or historic merit (and for residential properties these must be within the conservation area). For more information please contact the Conservation Officer.

## Appendix D Sustainability Appraisal

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## **1. Purpose of the Sustainability Appraisal**

- 1.1 This Sustainability Appraisal was prepared by the District Council in September 2005. It was prepared using the Central Government Guidance "Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks" (ODPM Publications 2005) and "A Practical Guide to Strategic Environmental Assessment Directive" (ODPM Publications 21 September 2005).
- 1.2 Under the Planning and Compulsory Purchase Act 2004, it is a legal requirement that all Supplementary Planning Documents carry a Sustainability Appraisal (SA). The purpose of the SA is to promote sustainable development by integrating sustainability considerations into the preparation and adoption of planning documents.
- 1.3 The Sustainability Appraisal incorporates a Strategic Environmental Assessment (SEA) in order to comply with the EC Directive 2001/42/EC. The sustainability criteria that make up the SEA are highlighted in Table 1.

## **2. An explanation of the Sustainability Appraisal process**

- 2.1 The first stage in carrying out the SA for a Conservation Area Character Appraisal (CACA) is to establish the effect of the CACA on a list of sustainability criteria. A full list and definition of the sustainability criteria is provided in Appendix A. The impact of the CACA on these criteria is shown in Table 1. Where sustainability criteria are affected by the CACA the resulting effects can sometimes be monitored in a measurable form. The indicators for measuring this change are shown in Table 1 and baseline data is provided where possible.
- 2.2 It is then necessary to look in more detail at the sustainability criteria that will be affected by the CACA. It is necessary to see how the criteria would be effected should the District Council chose to do one of three options: a) not carry out a CACA, b) carry out an appraisal of the conservation area, or c) carry out an appraisal of the conservation area and a review of its boundary. The results of this investigation are given in Table 2. The conclusions from this 'Options Appraisal' are given in paragraphs 4.1 to 4.8, which justifies the course of action chosen by the District Council in carrying out the CACA.
- 2.3 If Table 2 shows that the CACA might have a negative affect on some of the sustainability criteria it is necessary to outline some form of mitigation measures - these are given in paragraphs 5.1 to 5.2.
- 2.4 The CACA will relate to several Local Plan policies. The list of relevant policies is given in paragraphs 6.1 to 6.23. Table 3 investigates how the relevant Local Plan Policies impact on the sustainability criteria. A detailed look at how the sustainability criteria are affected by the relevant Local Plan policies is given in paragraphs 6.1 to 6.23.

2.5 The Character Appraisal has been produced in line with the following Acts, Planning Policy Guidance Notes and Advice Notes:

- **Planning (Listed Buildings and Conservation Areas) Act 1990**
- Section 71 of this Act places the Local Authority under a duty to “formulate and publish proposals for the preservation and enhancement of [their] conservation areas.”
- **PPG15 Planning and the Historic Environment** (HMSO, September 1994) Section 4 of this guidance note concerns Conservation Areas.
- **PPG16 Archaeology and Planning** (1990)
- **Conservation Area Appraisals** (English Heritage, March 1997) and **Guidance on conservation area appraisals** (draft) (English Heritage, August 2005) The structure and content of the appraisal is based on the ‘checklist’ contained in this non-statutory advice note.

### 3. Objectives of carrying out a Conservation Area Character Appraisal

3.1 The objectives of a Conservation Area Character Appraisal are as follows:

- To describe the character and appearance of the Conservation Area
- To summarise the Conservation Area’s architectural, historic and archaeological interest
- To guide the design of new developments and the determination of planning applications
- To identify opportunities for enhancement and to take best advantage of grants that may become available

### 4. Appraisal Options (see also Table 2)

4.1 In considering this Conservation Area Character Appraisal, the following options were considered:

#### **Option A – Do Nothing**

4.2 Do not appraise the conservation area; continue to make conservation advice on the present ad-hoc basis. As can be seen from Table 2 this resulted in a mostly negative impact on the sustainability criteria.

#### **Option B – Carry out appraisal**

4.3 Appraise the character of the conservation area according to the template laid out in English Heritage guidance and consequently, make conservation advice based on the contents of the appraisal.

4.4 This option was considered as the District Council has a duty under statute (see above) to formulate and publish proposals for the preservation and enhancement of its conservation areas.

4.5 This led to a mostly positive impact on the sustainability criteria.

#### **Option C – Carry out appraisal with boundary review**

4.6 As Option B, but also revise the conservation area boundary to consider historic buildings and spaces that may have been previously excluded from the area.

4.7 This option was considered because the District Council has a further duty under statute to consider, from time to time, whether it should designate new conservation areas or extend existing ones.

4.8 Option C is the preferred option, as an appraisal with boundary review is likely to provide the greatest protection of the historic fabric of the area and bring about the most positive effect on the District Council's Sustainability Criteria, as illustrated in Table 2.

### **5. Mitigation of Negative Effects**

5.1 Table 2 indicates that Option C triggers one negative impact on the sustainability criteria and this is the area of emissions. Carrying out a CACA is likely to actually increase emissions through discouraging the use of some energy saving technologies, like double glazing and solar panels, for example. Double glazed units rarely suit historic buildings and their use would have a negative impact on the visual amenity of the area. This is therefore likely to have a negative impact on thermal efficiency and encourage higher emissions. However, this can be mitigated by secondary glazing, which can and has been used with success at many historic buildings.

5.2 It should also be noted that the implementation of Option B or Option C will have positive effects on resource efficiency and that this may outweigh the negative effects of higher emissions. The protection of historic buildings from demolition safeguards their considerable embodied energy. The specification of timber doors and windows, rather than plastic, ensures the use of renewable materials and requires less energy to produce; the production of plastic windows can be seen as an inefficient use of finite oil resources.

### **6. The Relationship to the Local Plan**

6.1 The Conservation Area Character Appraisal is a Supplementary Planning Document to the **Newark and Sherwood District Local Plan** (March 1999). There are several relevant policies in the Local Plan: The list of these policies and the effect of these policies on the sustainability criteria are discussed below.

6.2 Policy C1 (Development in Conservation Areas) states:

*‘Planning permission will not be granted for development which would harm, the character and appearance of a Conservation Area. Development should be designed to preserve or enhance the character or appearance of Conservation Areas – in terms of scale, form and massing and the use of traditional materials’.*

6.3 Without a CACA in place the special character and appearance of the conservation area remains undefined, leading to planning decisions being made on an ‘ad hoc’ basis, which can be damaging for the area. Through its promotion of good design this policy is likely to preserve and enhance the visual amenity of the area, thus benefiting the townscape of the area and its attractiveness as a tourist destination. In its promotion of natural materials it is likely to have a positive impact on resource efficiency and where these come from a reliable source local natural materials can be re-used, which is much more sustainable than the manufacture of new materials. In its promotion of natural materials it is, however, likely to discourage the use of some energy saving technologies and therefore may have a negative effect on emissions.

6.4 Policy C3 (Demolition in Conservation Areas) states:

*“Where a proposal for development would involve the demolition of an un-listed building in a Conservation Area, the District Council will have regard to the architectural and historic contribution of the existing building in considering whether the development proposal would preserve or enhance the character and appearance of the Conservation Area’.*

*Conservation Area Consent for the demolition of a building in a Conservation Area will not be granted if the building makes a positive contribution to the character or appearance of the area and could be put to effective use. If a building makes no positive contribution, or is not reasonably capable of effective use, Conservation Area Consent will be granted only if there are acceptable detailed proposals for the redevelopment of the site, or demolition would itself enhance the character or appearance of the Conservation Area.”*

6.5 A CACA identifies unlisted buildings that make a positive contribution to the conservation area, as such the presence of a CACA means it is less likely that buildings of merit will be lost to demolition. This helps preserve the townscape of the area as well as the cultural heritage by retaining architecturally and historically significant buildings. This in turn helps maintain the area as a tourist destination. By protecting the embodied energy in these buildings this helps with resource efficiency.

- 6.6 Policy C4 (Natural and other Features of Interest in Conservation Areas) states:

*“The District Council will seek the retention of open spaces, trees, hedges, walls, fences and other features upon which the character and appearance of a Conservation Area depends. Planning permission will not be granted for development which involves the loss of such features - where they are considered to be important to the character or appearance of the area.”*

- 6.7 A CACA identifies significant areas of open space, trees, hedges, walls and other important natural features. In identifying these features as being special planning decisions can be more informed and these features can be protected. In doing so this has a direct effect on the landscape and townscape of a place by protecting its visual amenity. In identifying potentially historically important features, significant to the local community, this helps protect cultural heritage and community identity. In helping preserve the visual amenity of a place this has a direct effect on tourism, which relies heavily on the physical appearance of a place. In protecting important features from demolition or removal this is protecting their embodied energy and therefore has a positive effect on resource efficiency.

- 6.8 Policy C5 (Environmental Improvement Schemes) states:

*“The District Council will promote and implement environmental improvement schemes in Conservation Areas, such as re-paving, planting or provision of high quality street furniture. Private owners or tenants of land will be encouraged to implement appropriate schemes of hard and soft landscaping using traditional materials.”*

- 6.9 In promoting an improvement to the physical environment this has an immediate effect on the landscape and townscape of a place, and by improving the visual amenity of an area this is likely to boost tourism. Improvements to the physical surroundings are likely to increase a sense of local ‘ownership’ and therefore boost community identity.

- 6.10 Policy C12 (Under-utilisation of Historic Buildings) states:

*“Planning permission and/or Listed Building Consent will not be granted for development which would result in the under-utilisation of the upper floors of Listed Buildings, and buildings of character, within Conservation Areas - and the under-utilisation of redundant, large volume buildings of character elsewhere.”*

- 6.13 In promoting the use and re-use of historic buildings this is likely to discourage vacancy within conservation areas, which can have a very powerful negative effect on the townscape, also reducing the vitality of town and village centres. In seeking to prevent vacancy this policy will have a positive effect on these sustainability criteria. This has an

immediate effect on the vitality of town and village centres. In encouraging the re-use of existing facilities, rather than the creation of new, this helps promote resource efficiency.

6.14 Policy C13 (Relaxation of Planning Policy) states:

*“In exceptional circumstances, the District Council will accept a relaxation of the relevant planning policies, including car parking standards, to help ensure that significant buildings of character, considered to be at risk, are fully and properly maintained.”*

6.15 This policy is designed to protect significant buildings of character and in doing so is helping to protect the townscape of a place. It is also in favour of the retention of such buildings and is therefore protecting their embodied energy and helping promote resource efficiency.

6.16 Policy C14 (Retention of Buildings of Character) states:

*“The District Council, when granting planning permission for major development proposals, will seek to secure the retention and restoration of significant buildings of character - through the use of legal agreements under Section 106 of the Town and Country Planning Act 1990.”*

6.17 By seeking the retention and restoration of significant buildings this will help protect and potentially enhance the townscape of a place. Where these buildings are architecturally or historically important this is protecting and enhancing the cultural heritage of a place and helping protect community identity. As above, by aiming to retain existing buildings this promotes resource efficiency.

6.18 Policy C15 (Advertisements in Conservation Areas and on Listed Buildings) states:

*“Where advertisement consent is necessary, this will not be granted in Conservation Areas or on Listed Buildings for:*

- 1. Internal or external illumination of fascia signs or internal illumination of projecting box signs;*
- 2. Signs which use excessively bright or intrusive colour schemes or highly reflective synthetic materials;*
- 3. Excessively large or obtrusive signs; and*
- 4. High level signs, other than hanging signs, above normal fascia level, including blinds and canopies.”*

6.19 By seeking good quality advertisements this has an immediate effect on retail image and therefore on the vitality of town and village centres.

It also effects the quality of the townscape and therefore has a knock on effect on the tourist potential of a place.

6.20 Policy C16 (Existing Shopfronts of Architectural Value) states:

*“Planning permission will not be granted for development which results in the loss or obliteration of original architectural features of quality in existing shopfronts. Wherever possible, existing shopfronts of high architectural value in Conservation Areas and on Listed Buildings shall be retained and restored complete with all traditional features.”*

6.21 This policy seeks to protect existing attractive historic shopfronts and will have a direct effect on the townscape and retail image of a place, and therefore on the vitality of the town and village centres as well as tourism. By protecting existing fabric this policy promotes resource efficiency.

6.22 Policy C17 (New Shopfronts in Conservation Areas) states:

*“Planning permission will only be granted for new shopfronts in Conservation Areas, if they preserve or enhance the character or appearance of the area and respect the character, scale, proportion and detailing of the building into which they are to be inserted.”*

6.23 This policy seeks to protect the visual amenity of an area by the use of appropriate new shopfronts. This will have an immediate impact on the townscape of an area as well as the vitality of the town or village centre. This, again, will have an effect on the tourist potential of a place.

6.24 Policy C18 (Use of Traditional Materials in Shopfronts) states:

*“In Listed Buildings and other buildings of character in Conservation Areas, planning permission will only be granted for new shopfronts which use traditional materials. Elsewhere in Conservation Areas, the use of such materials will be encouraged and consent for the installation of intrusive alien features will not be granted.”*

6.25 By promoting the use of traditional materials over modern artificial materials this has an effect on emissions. Potentially this might prevent energy saving technologies to be incorporated into a shop, but it also avoids the need to produce modern plastics etc, which require a large input of energy in their production. The use of good quality natural materials generally makes for a more attractive shopping environment and is therefore more likely to improve the vitality of town and village centres and make for a more attractive tourist destination.

## **7. The Difference the Sustainability Appraisal process made**

- 7.1 Most of the objectives of the Character Appraisal were fully compatible with the District Council's Sustainability Criteria. By carrying out a Sustainability Appraisal it was possible to highlight the one area where a possible negative effect might be had on the sustainability criteria and how to mitigate this effect. This exercise has confirmed that no changes are now required to the substance of this SPD.
  
- 7.2 The SA process also highlighted the need to carry out a boundary review as part of the character appraisal, as this would bring potentially wider conservation control over the historic environment of the Conservation Area and increase the benefits this can bring.

**Table 1 Which Sustainability Criteria will be affected by the Conservation Area Character Appraisal?**

SEA	Criteria	Direct Effect?	Indicator	Research Area	Collection Method	Baseline Data
	<b>Environment</b>					
°	Biodiversity	N				
°	Landscape	Y	<ul style="list-style-type: none"> <li>Number of trees</li> <li>Number of significant walls</li> </ul>	Conservation Area	Monitor applications for removal of trees and demolitions of walls	As indicated on maps accompanying CACA
°	Townscape	Y	Not directly measurable	Conservation Area		
°	Cultural Heritage	Y	Numbers of buildings in poor condition	Conservation Area	Use data from the Buildings at Risk Survey	
	<b>Natural Resources</b>					
°	Land and soils	N				
°	Air Quality	N				
°	Traffic and Transport	N				
°	Waste recycling	N				
°	Resource efficiency	Y	Rate of replacement of existing buildings and features	Conservation Area	Monitor applications for demolition and monitor change of features through Buildings at Risk Survey	
°	Emissions	Y	Thermal efficiency of buildings	Conservation Area	No accurate surveys yet carried out	
°	Flooding	N				
	<b>Social Issues</b>					
	Healthy and safe living environment	N				
	Access to services and facilities	N				
	Housing	N				
	Community consultation	N				
	Health	N				
	Crime	N				
	Community identity	Y	Not directly measurable	Conservation Area		
	<b>Economic Issues</b>					
	Reduction of poverty	N				
	Economic growth	N				
	Employment	N				
	Vitality of town and village centres	Y	Not directly measurable	Conservation Area		
	Tourism	Y	Number of visitors where measured	Tourist Information centre or museums where present	Records kept by Tourist Information Centre or museums where present	

**Table 2 The impact of various 'to do' options on the sustainability criteria**

	Option A – Do Nothing		Option B- Carry out appraisal		Option C – Carry out appraisal and boundary review	
<b>Sustainability Criteria</b>	<b>Effect</b>	<b>Justification</b>	<b>Effect</b>	<b>Justification</b>	<b>Effect</b>	<b>Justification</b>
<b>Environment</b>						
Landscape	Slightly negative	Standard protection; 'ad hoc' planning decisions more likely to fail at appeal stage	Positive	Enhanced protection of trees and green spaces through coordinated planning decisions.	Greater positive	Wider protection of trees and green spaces
Townscape	Slightly negative	Standard protection; 'ad hoc' planning decisions more likely to fail at appeal stage	Positive	Guidance on enhancement of the public realm.	Greater positive	Potentially wider enhancement of the public realm
Cultural Heritage	Slightly negative	Standard protection; 'ad hoc' planning decisions more likely to fail at appeal stage	Positive	Enhanced protection of historic buildings and archaeology through coordinated planning decisions.	Greater positive	Wider protection of historic buildings and archaeology
<b>Natural Resources</b>						
Resource efficiency	Slightly negative	Embodied energy of historic buildings more likely to be lost through 'ad hoc' decisions for demolition.	Positive	Enhanced protection of embodied energy of historic buildings; specifying renewable materials.	Greater positive	Wider protection of embodied energy of historic buildings.
Emissions	No effect	No additional restrictions on the use of energy saving technology	Negative	Greater restrictions on use of energy saving technology.	Greater negative	Potentially restrictions over a wider area.
<b>Social Issues</b>						
Community Identity	No effect	No greater understanding of local architectural history or distinctiveness	Positive	Better understanding of local architectural history and distinctiveness	Greater positive	Appreciation of local architectural history and distinctiveness over a potentially larger area
<b>Economic Issues</b>						
Vitality of town and village centres	Slightly negative	Centres likely to show fall in visual amenity, which will effect retail image, due to 'ad hoc' planning decisions.	Positive	Guidance on visual enhancement of buildings and townscapes likely to improve overall appearance of retail areas	Greater positive	Visual enhancement likely over a larger area
Tourism	Slightly negative	Likely to show fall in visual amenity due to 'ad hoc' planning decisions.	Positive	Better understanding of local architectural history aids promotion of the area; guidance on visual enhancement of buildings and townscape likely to improve overall appearance of the area	Greater positive	Better understanding of local history over a potentially wider area and visual enhancement likely over a larger area.

**Table 3 Effect of Local Plan Policies on the Sustainability Criteria**

SEA	Sustainability Criteria	Direct Effect of Local Plan Policies										
		C1	C3	C4	C5	C12	C13	C14	C15	C16	C17	C18
	<b>Environment</b>											
°	Landscape		Y	Y	Y							
°	Townscape	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
°	Cultural Heritage		Y	Y				Y				
	<b>Natural Resources</b>											
°	Resource efficiency	Y	Y	Y		Y	Y	Y		Y		
°	Emissions	Y										Y
	<b>Social Issues</b>											
	Community Identity		Y	Y	Y			Y				
	<b>Economic Issues</b>											
	Vitality of town and village centres					Y			Y	Y	Y	Y
	Tourism			Y	Y				Y	Y	Y	Y

## **Appendix A Sustainability Appraisal Criteria**

### **Environment**

#### **1. Biodiversity**

Maintain and enhance biodiversity, flora and fauna. Maintain or increase the number of Sites of Importance to Nature Conservation.

#### **2. Landscape**

Maintain and enhance the quality of landscapes and landscape features. Increase public open space.

#### **3. Townscape**

Maintain and enhance the quality of townscapes within towns and villages, including conservation areas. Maintain and enhance the public realm and promote quality urban design.

#### **4. Cultural Heritage**

Preserve and enhance the historic environment, including the character of conservation areas.

### **Natural Resources**

#### **5. Land and Soils**

Make the most efficient use of land, increasing the proportion of development on brownfield sites within settlement boundaries. Reduce the number of contaminated land sites. Maintain the quality of good to high quality agricultural land.

#### **6. Air Quality**

Reduce the incidence of airborne pollution, particularly close to dwellings.

#### **7. Traffic and Transport**

Encourage efficient patterns of movement. Increase the number of people that use public transport, walk or cycle to work and thus reduce the impact of private car journeys and congestion.

#### **8. Waste Recycling**

Increase the percentage of household waste recycled.

#### **9. Resource Efficiency**

Use resources efficiently and with care – energy, water and other natural resources, as well as buildings.

#### **10. Emissions**

Reduce carbon dioxide emissions.

### **11. Flooding**

Reduce the number of developments located on land that is liable to flood or in areas that could lead to flooding elsewhere.

### **Social Issues**

### **12. Healthy, Safe Living Environments**

Increase the proportion of households with access to public open space and improve the satisfaction of people with their neighbourhood as a place to live.

### **13. Access to Services and Facilities**

Maintain or increase the proportion of households with access to public transport, community facilities and services.

### **14. Housing**

Increase the number of affordable housing units. Ensure that the total number of houses available within the District meets local housing demand.

### **15. Community Consultation**

Sustain appropriate community consultation and participation in the preparation of plans.

### **16. Health**

Improve health and encourage healthy lifestyles.

### **17. Crime**

Reduce crime, the fear of crime and anti-social behaviour.

### **18. Community Identity**

Encourage community identity.

### **Economic Issues**

### **19. Reduction of Poverty**

Reduce poverty and social exclusion.

### **20. Economic Growth**

Encourage sustained economic growth. Maintain or increase the number of enterprises. Maintain or increase economic stability by maintaining the diversity in turnover size of enterprises.

### **21. Employment**

Reduce Employment Deprivation. Increase the number of jobs and the diversity of enterprise sizes. Increase the number of employment areas that have access to public transport and are located within settlement boundaries.

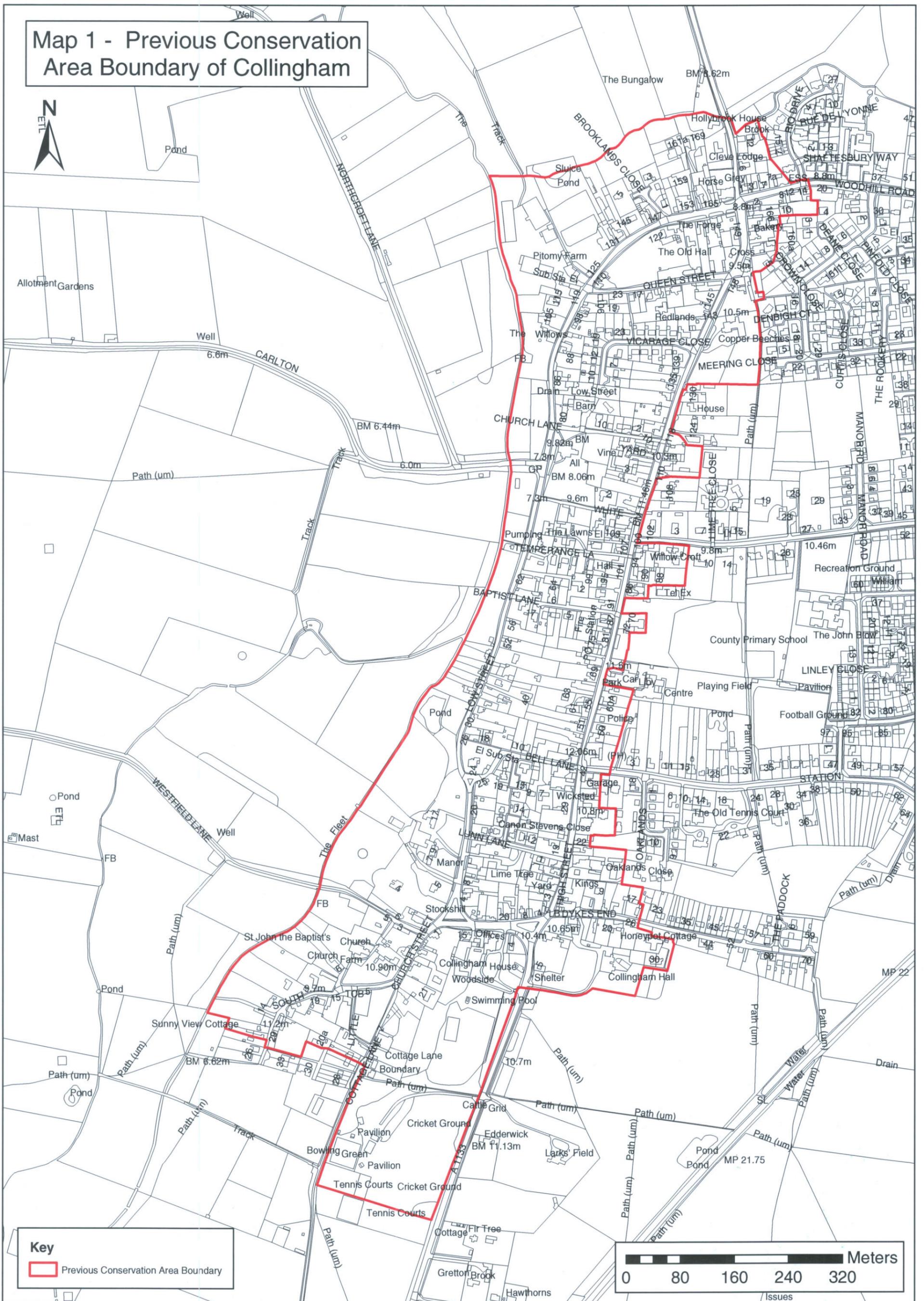
### **22. Vitality of town and village centres**

Maintain and enhance the vitality of town and village centres ensuring new development provides a sustainable mix of uses and enhances the image of these areas.

### **23. Tourism**

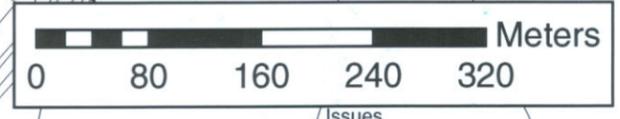
Maintain and increase the number of tourists visiting and spending nights in the District and thus encourage the development of a sustainable tourism sector.

# Map 1 - Previous Conservation Area Boundary of Collingham



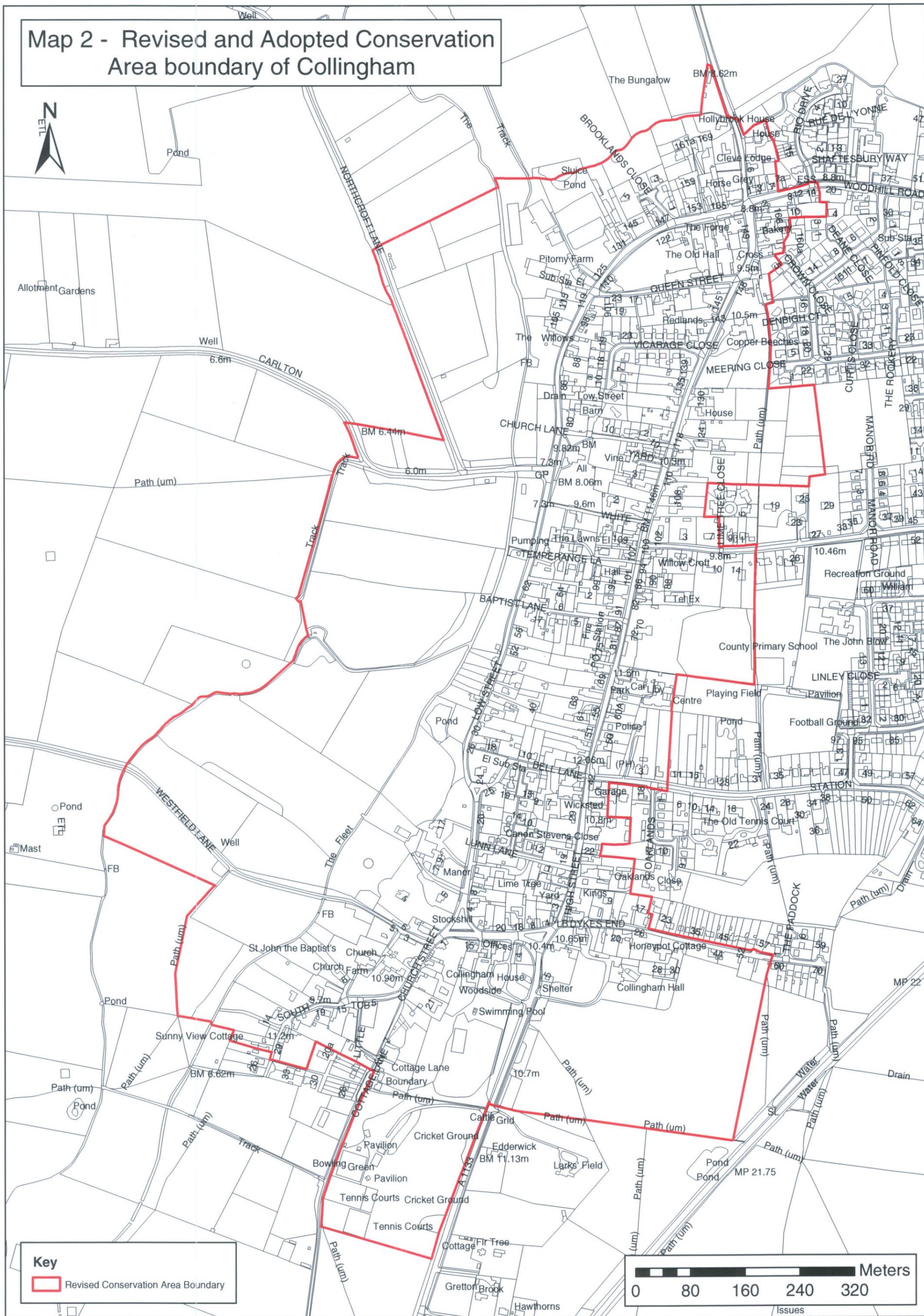
**Key**

Previous Conservation Area Boundary



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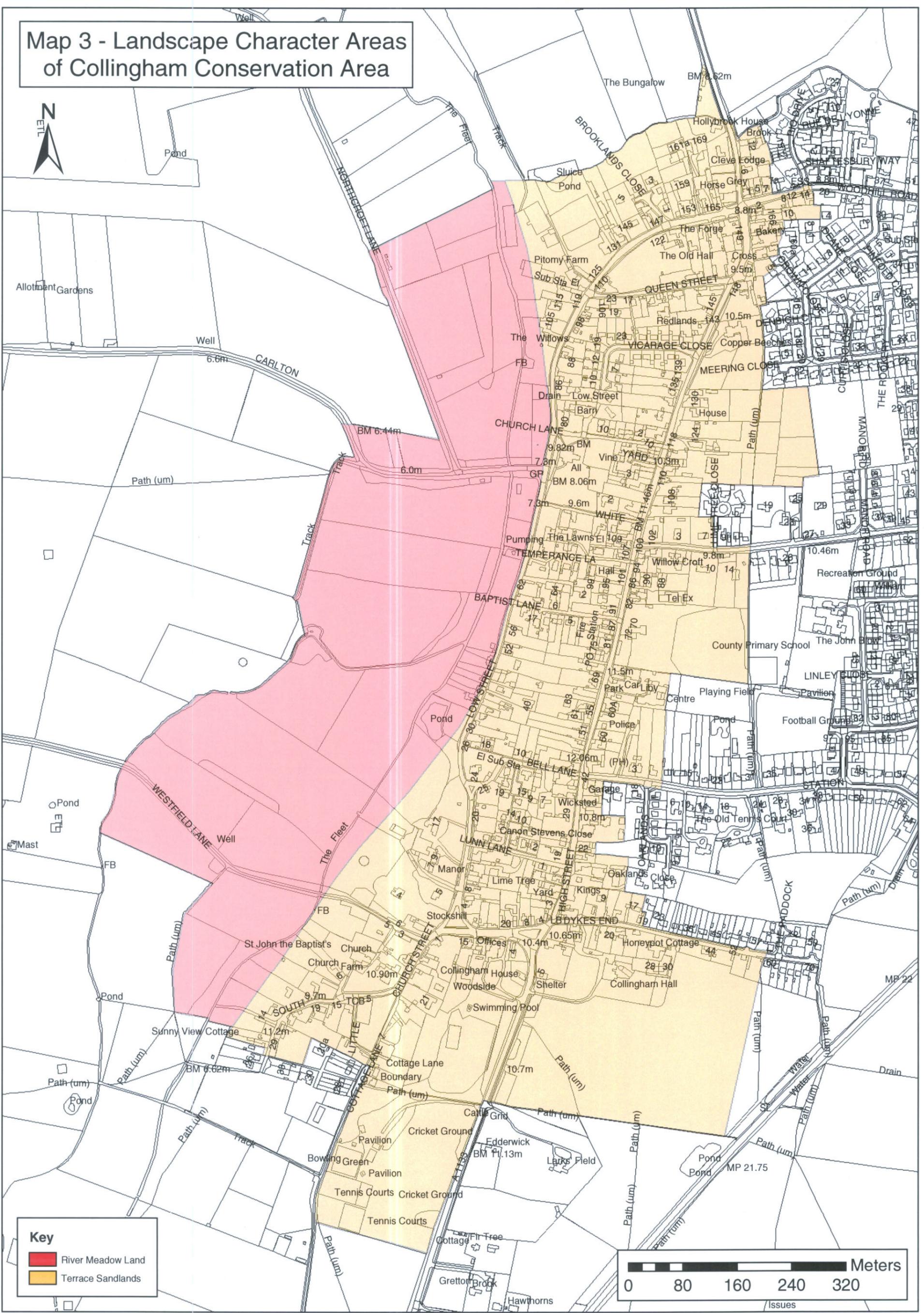
# Map 2 - Revised and Adopted Conservation Area boundary of Collingham



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Scale 1:5,000

# Map 3 - Landscape Character Areas of Collingham Conservation Area



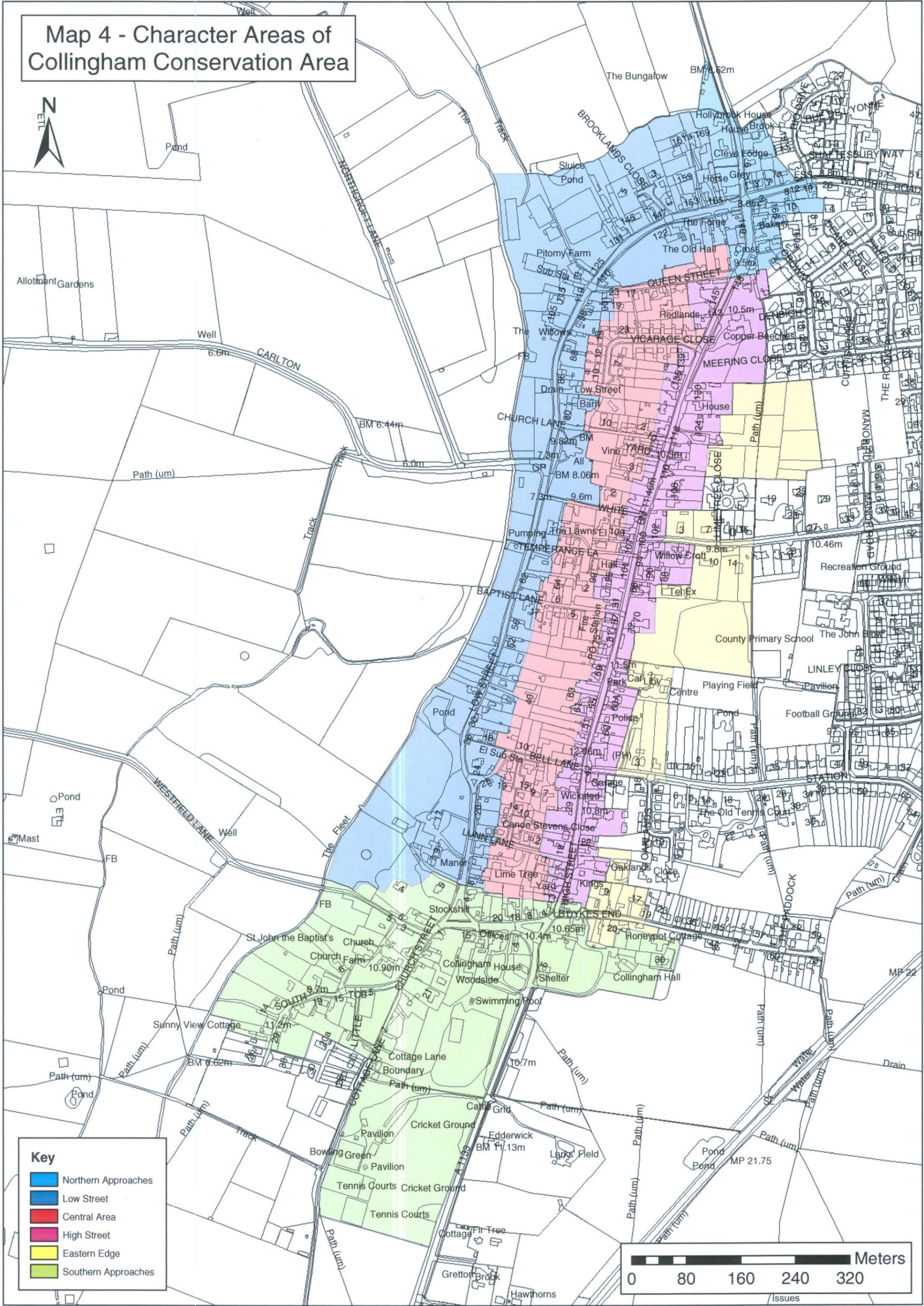
**Key**

- River Meadow Land
- Terrace Sandlands



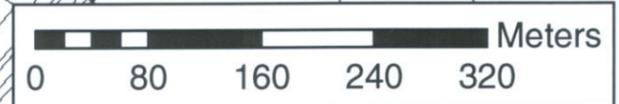
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# Map 4 - Character Areas of Collingham Conservation Area



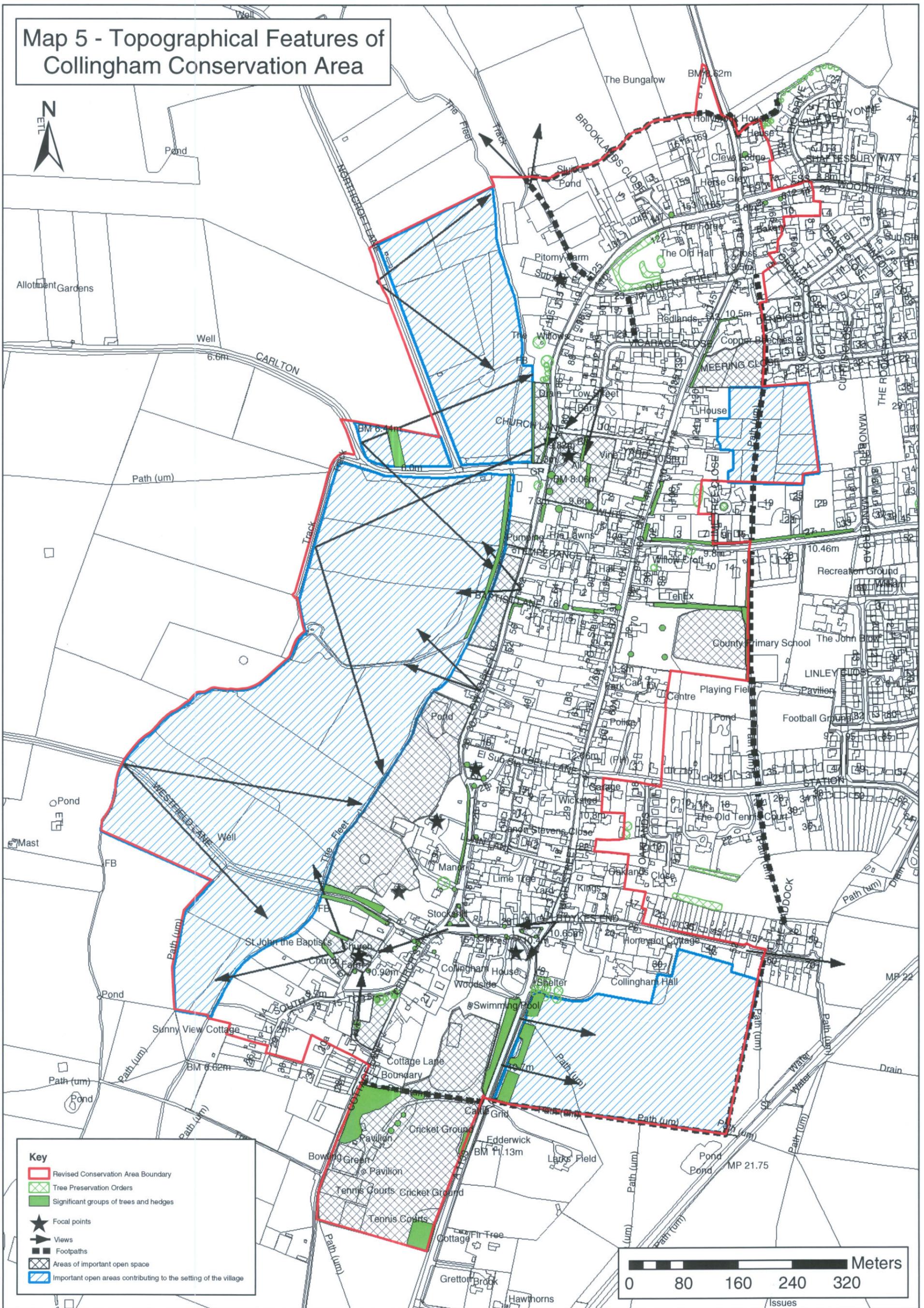
**Key**

- Northern Approaches
- Low Street
- Central Area
- High Street
- Eastern Edge
- Southern Approaches



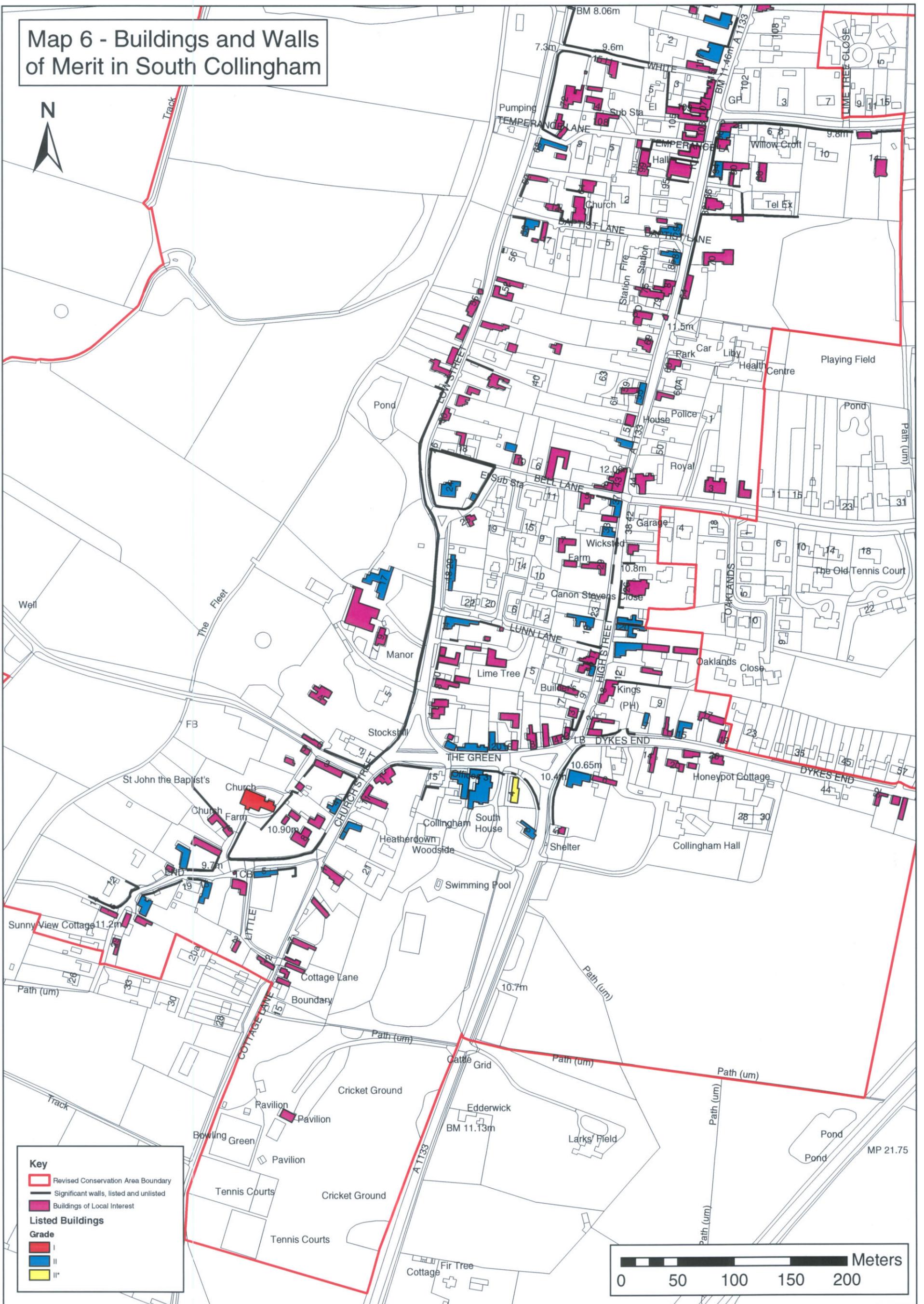
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# Map 5 - Topographical Features of Collingham Conservation Area



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# Map 6 - Buildings and Walls of Merit in South Collingham



**Key**

- Revised Conservation Area Boundary
- Significant walls, listed and unlisted
- Buildings of Local Interest

**Listed Buildings**

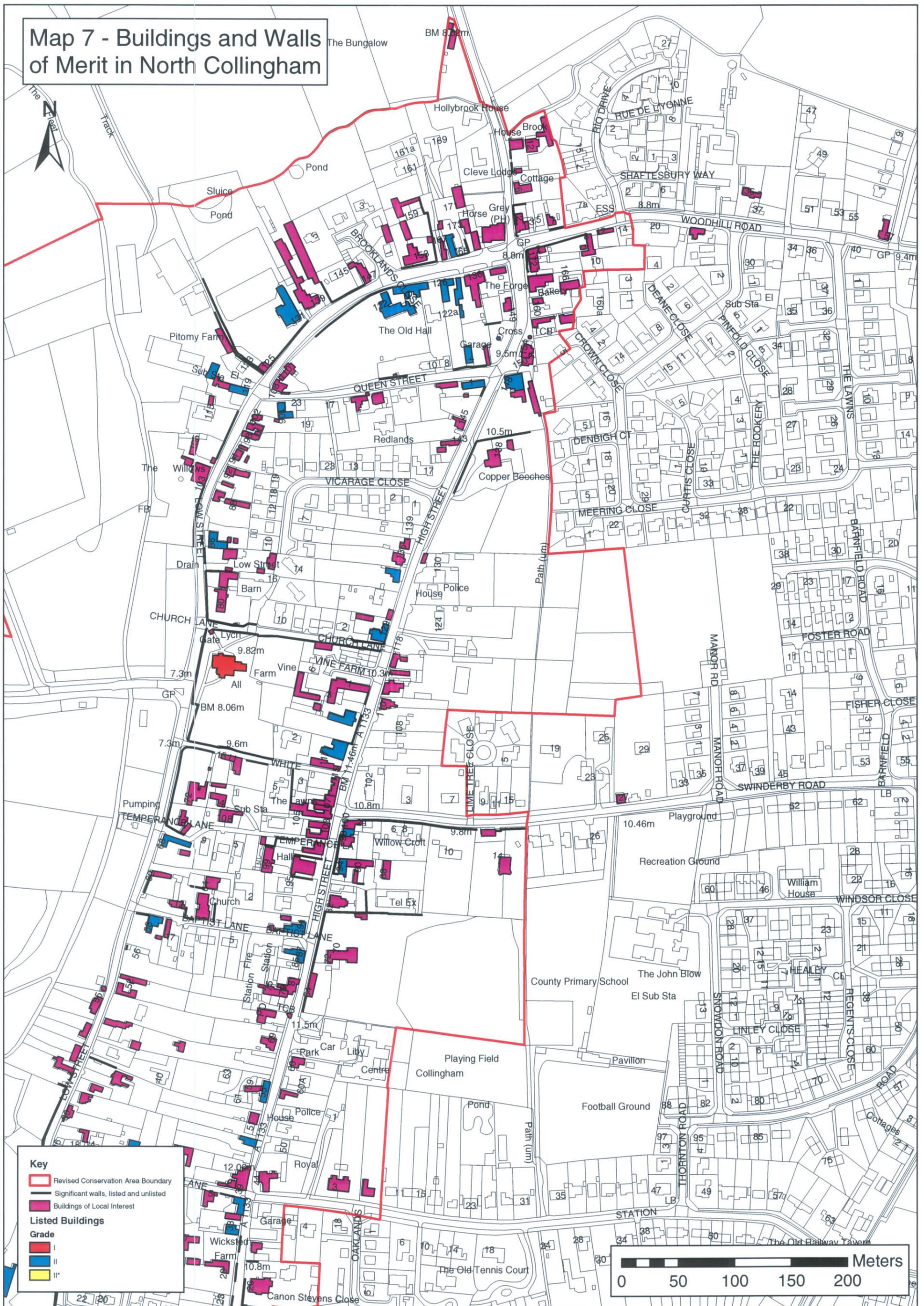
**Grade**

- I
- II
- II\*



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# Map 7 - Buildings and Walls of Merit in North Collingham



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Scale 1:3,000