

COSSALL CONSERVATION AREA

A BRIEF HISTORICAL BACKGROUND

Cossall is an attractive village which also has notable historical associations. It is said to be the birthplace of coal mining in Nottinghamshire. Primitive excavations were first carried out 700 years ago. In more recent times the village has enjoyed connections with the local author D H Lawrence. It is set on a hill with views across the Erewash Valley, the Nottingham Canal and towards Kimberley and Strelley.

The conservation area was originally designated in 1972 in order to conserve and enhance the existing character of the village. It was also intended to preserve the clearly defined form of the village and particularly the attractive street form, the skyline and the grouping on the hill top. An Article 4 (1) Direction was confirmed in 1996 which seeks to further protect the hilltop setting of the village, by introducing control over agricultural structures in certain surrounding fields (see map and back page).

Church Lane, which is the only surfaced road in the village, executes three sharp bends which combine to create a series of views helping to give the village its unique character. The village has been relatively well preserved with a number of fine red brick or rendered buildings and a notable lack of commercial signs.

WHAT IS A CONSERVATION AREA ?

Conservation Areas have been in existence nationally since 1967 and current legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the Council to, "...from time to time determine which parts of their area are areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance.. " There are currently 14 conservation areas in Broxtowe covering approximately 4% of the Borough's urban areas. Each area is considered by the Council to have special qualities of local importance.

A LARGE PRINT VERSION OF THIS LEAFLET IS AVAILABLE FROM BROXTOWE BOROUGH COUNCIL ON REQUEST, tel 0115-925-4891 ext 4482

EFFECTS OF CONSERVATION AREAS

The designation of a conservation area limits the amount and type of alterations and extensions which can be undertaken without the need for planning permission.

Any application for development which affects the conservation area, either within or adjacent to it, will be given careful consideration by the Borough Council to determine how it would affect the character of the area. Each planning application for development within the conservation area will be advertised in the local press, and a notice will be displayed at the site. Anyone can make their views about the proposal known to the Borough Council, and all comments received will be taken into account.

Trees

Conservation area designation protects all trees within the boundary from topping, lopping or felling by requiring owners to give the Borough Council six weeks notice of their intention to carry out any such tree works. The Council will inspect the tree concerned and decide whether a Tree Preservation Order is merited to ensure the tree's long term future. Advice on works to trees can be obtained from the Council's Landscape Design Officer.

Demolition

Conservation area Consent is required for the demolition or partial demolition of most buildings within the area.

Cladding on External Walls

Within conservation areas, planning permission is required to clad the outside walls of any building in stone, artificial stone, timber, plastic or tiles.

One of a Series of Conservation Area
Guides published by
**BROXTOWE BOROUGH
COUNCIL**



FEATURES OF COSSALL CONSERVATION AREA

1. Church Cottage

Cossall has several links with the writer D H Lawrence. He knew the village well and used it as the background to some of his novels. The almshouses are featured in "The White Peacock" and much of "The Rainbow" is set in "Cossethay" which is easily identifiable as Cossall. "The Rainbow's" "Honeymoon Cottage" is based on Church Cottage where Lawrence's fiancée Louie Burrows' family lived. The Burrows family provided a model for the Brangwens in "The Rainbow".

Church Cottage is a well proportioned cottage which in addition to its literary significance, is an important feature of the village which encloses the view along Church Lane from the south. It has a distinctive roof pattern which consists mainly of pantiles, but with a margin of plain tiles above the eaves. This style is thought in some cases to have originated from the time when the original thatched roofs were replaced.

2. The Willoughby Almshouses

The village Almshouses were built in 1685 and endowed by George Willoughby. They were for four men who received 5/- per week and four women who were given 4/- per week. They also had a yearly coal allowance and a new set of clothes every two years. George Willoughby was a member of a wealthy Nottinghamshire family which also included Sir Francis Willoughby who built Wollaton Hall. Some of the family followed the outlawed Catholic religion and had to worship in secret, along with a few of the almshouse people in a room in the almshouses. An unusual feature of the almshouses is the double wall at the front. The reason for the extra wall is unknown. It seems unlikely that it was to stop tenants from rushing out onto the road, because at the time it was built, there would have been only an occasional horse and cart passing by. The almshouses are described by Sir Nikolous Pevsner in his Nottinghamshire edition of "The buildings of England" as "a delicious group".

3. Cossall Church

Cossall Church was mostly rebuilt in 1842, although parts of it date back to the 13th and 14th centuries. The stone used in building the church has weathered to produce an unusual and distinctive pattern. In the church yard is a war memorial to three Cossall men who fought at Waterloo. Two of the men died there, the other survived and lived in the Willoughby Almshouses.

4. Manor Farm

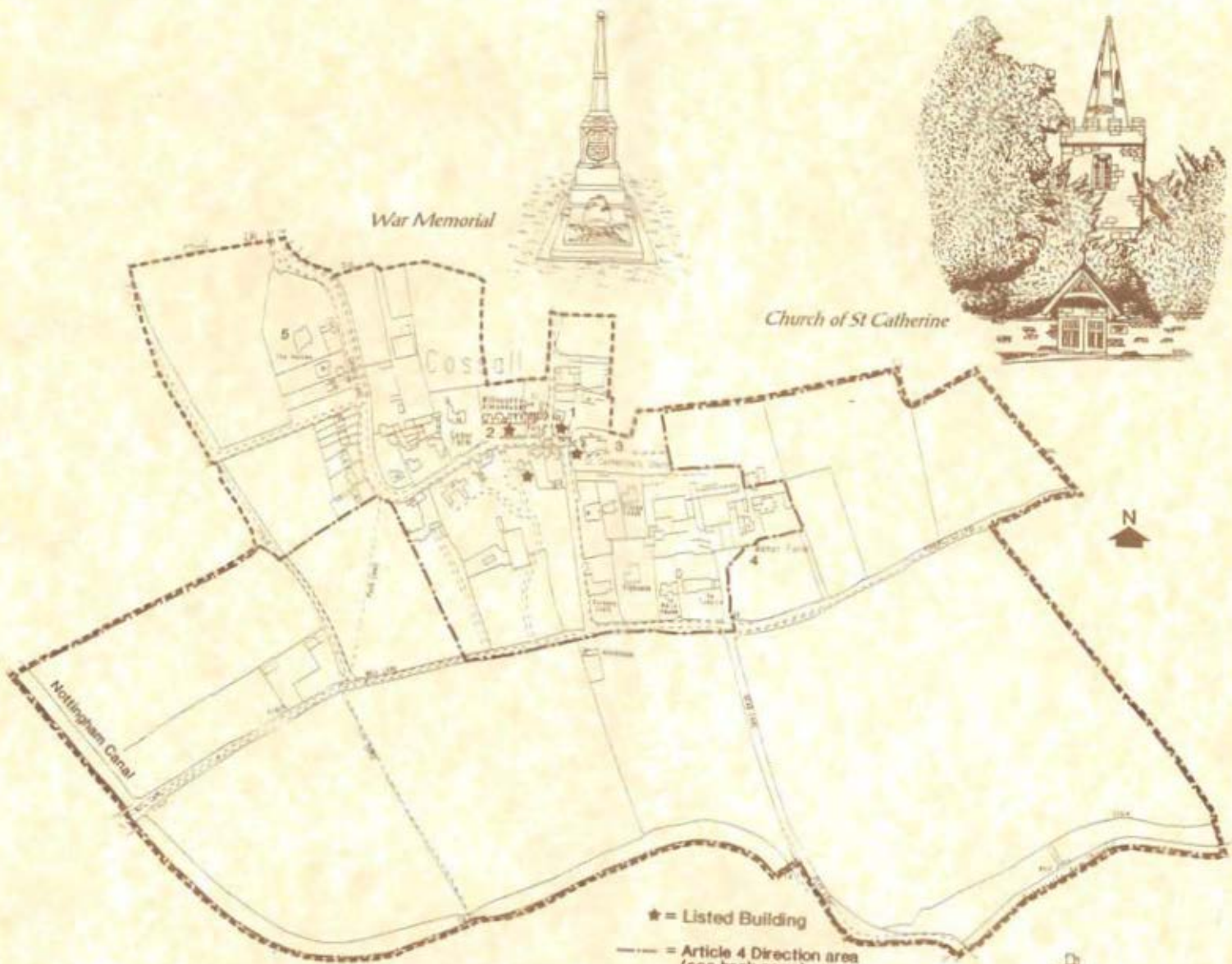
At the eastern end of the Conservation Area is Manor Farm which occupies a medieval site. Originally a manor house and associated buildings were set within a walled rectangular enclosure with an external moat. The site probably belonged to a local landowning family of the middle ages who took their name from the place "de cossalle".

5. "The Hollies"

"The Hollies" makes an impressive entrance to the Conservation Area when approaching from the north. The distinctive trees and walled garden allow only fleeting glimpses of the large red brick house. A new property was permitted within its grounds in the early 1980s.

6. New Dwellings

Further scope for new dwellings is extremely limited in Cossall as its present distinctive form is an integral part of its character. For example, the character could be destroyed if new development was to be allowed on the south side of Mill Lane, on the west side of Church Lane opposite Parsons Croft and 16 Church Lane, or on the east side opposite The Hollies. In other parts of the village, new infill development would not be appropriate where it does not conform with the Council's planning policies, which include the need to respect the character of an area comprised of relatively large properties set in spacious plots. At certain points in the village the open view to the countryside, emphasising Cossall's hilltop setting, is very important to its character, and development has accordingly been prevented. "Wherside" on Church Lane was permitted in 1988 and is notable for its traditional scale, proportioning of windows, brick detailing and well-chosen materials.



RETAINING THE CHARACTER OF THE CONSERVATION AREA

If you are considering any proposals for development in the conservation area the following general points will help you to assess whether they are appropriate. The Borough Council's planning officers will also welcome discussions on any proposal at an early stage. They can be contacted by phoning the Council on Nottingham 9254891, ask to speak to the planner on call.

* Any proposed change of use of any property should not alter its appearance and large business signs will not be acceptable. Other advertising signs should be kept to a minimum within the conservation area.

* Extensions to properties should respect the scale, character and architectural style of the original building.

* Where extensions are acceptable, they should be constructed in materials to match the existing. Some of these materials may be difficult to find, however, by consulting a wide range of suppliers an acceptable match should be possible. Often reclaimed facing bricks and roofing materials will provide the most acceptable solution and will not necessarily be an expensive option. It should also be noted that research has shown that over a 30 year mortgage period the rehabilitation and regular maintenance of timber windows will be a more cost-effective approach than replacing with more modern alternatives.

* Any development should avoid the removal of front boundaries and existing landscaping.

LISTED BUILDINGS

The Department of the Environment designates lists of buildings of special architectural or historic importance, which are the subject of separate legislation. These listed

buildings are an important part of this country's heritage and should be respected.

Consent is required from the Borough Council for demolition of whole or part of a listed building, or any structure within its curtilage, and for any works of alteration, extension, repainting or repair which would affect its special interest. It is a criminal offence to carry out any such works without consent. Anyone wishing to undertake any work to listed buildings is advised to check with the Council's planning officers.

All work to listed buildings should aim to retain original features, and where repairs are necessary, similar materials should be used to those being replaced. Occasionally grant aid may be available for certain appropriate and essential repair work.

The listed buildings within the Conservation Area are:-

- Church Cottage, Church Lane (Grade II)
- Church of St. Catherine, Church Lane (Grade II*)
- Glebe Farm Cottage, Church Lane (Grade II)
- Willoughby Almshouses and adjoining boundary wall, Church Lane (Grade II*)

(Grade II* buildings are particularly important buildings in Grade II)

ADDITIONAL CONTROLS IN COSSALL CONSERVATION AREA

In November 1996 an Article 4 (1) Direction was approved by the Secretary of State which brings under planning control agricultural structures within the boundary marked on the map overleaf. This Direction allows the Council to determine planning applications in this area for any agricultural buildings or operations which might affect important views of Cossall from the south. Further details of the Direction may be obtained from the Council.

The Willoughby Almshouses

