



Conservation Area No. 38

NOTTINGHAMSHIRE

Halloughton

HALLUGHTON C.P.

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1. Introduction

The provisions of the Town and Country Planning Act 1971 requires for the first time the protection of areas, as distinct from individual buildings, or Architectural or historic interest. It requires the Local Planning Authority to determine those parts of their area which are considered to possess special architectural or historic importance and to designate such areas as Conservation Areas.

Conservation is intended to preserve and enhance both buildings and the spaces between but it should not be regarded as a purely negative process which opposes change, regardless of circumstances.

The accompanying plan defines the extent of Halloughton which is considered to possess the necessary character which it is considered desirable to protect. The purpose of the area is to avoid any destruction of the character and style peculiar to Halloughton and to encourage future development to be handled in a sympathetic manner.

2. Existing Planning Policies

Halloughton is included within the Nottinghamshire County Planning Department's Rural Policy No.5, as a Group 4 village, the definition of which is:- villages beyond the Green Belt which are expected to maintain their population, to show only a slight increase or growth to the limits of existing approvals.

3. Village Form

Halloughton is a small village of considerable charm

and special character lying in a fold of hills to the south of Southwell, the single village lane meandering along the valley of a small stream. The grass verges, subtly varying in width, the high hedges tightly enclosing the lane and directing views, and the many fine trees contribute to the village's distinctive character. In fact it could be said that the visual quality of Halloughton is attributable more to its landscape, than to its buildings.

Because the village lies in a valley and is purely linear in form, totally enclosed and inward looking within the settlement, the entrances to the village are particularly emphasized and important. From the Southwell Road, the funnelled entrance, defined by wide verges, high hedges and trees is most attractive to the eye looking into the village, the view terminating on a high stone wall and trees. From the west, the transition from a very open landscape to the sheltered, tree dominated village is most dramatic.

4. Buildings of Architectural and Historic Interest

Set in the landscape there are some very good buildings, notably the Manor Farm to which many legends are attached. The farm and the adjacent fine barn and dovecote are admirably described in detail in a paper by N.Summers in the transactions of the Thoroton Society, Volume LXXIX 1965. The church of St.James is a fine small building, primarily of the last century, but still retaining some features of the very early original church. Elsewhere in the village are some very good examples of the typical Nottinghamshire architectural vernacular in farm buildings, such as Bridle Road Farm and Mount Pleasant, as well as simple barns dotted throughout the village. Buildings at present included within the list of Buildings of architectural and historic interest are:-

The Manor Farm house	Stat <u>II</u>
The Church of St. James	Stat <u>II</u>
The Barn to the Manor Farm	Stat <u>II</u>

5. Features of Special Interest

As well as the already described distinctive features of Halloughton such as the wide grass verges and buildings of special character, there are three other noteworthy items which give a special interest to the village. On the wall of the Manor Farm barn is an old notice relating to the treatment of vagrants, date unknown, but a feature of historical value. Secondly to the South of Manor Farm is a landscape feature - again worthy of special reference. Finally, the stream which gives the village its form appears and disappears throughout a walk through the village, adding a further charm to the already pleasant surroundings.

6. Recommendations

a) The Conservation Area - The boundary of the area includes the whole of the village. To the south, it follows the stream at the rear of Manor Farm and then the track to the south of Doncaster Farm. The rear boundaries of the new properties and the well defined track completes the southern boundary. The western edges of fields OS 5436 and 4640 and the limits of the Homestead form the western boundary. The northern boundary takes in the Homestead and then the rear lines of properties fronting the lane until at the eastern end, after leaving the rear of the church yard, it crosses the fields and the stream to rejoin Southwell Road.

7. By designating a Conservation Area, two objects are achieved. First, the quality of the settlement is

officially recognised and brought to the attention of those concerned. Secondly, it confers a greater degree of control upon what happens in the area, and requires a high standard of design and consideration of the landscape and setting of any development which may take place.

Within Halloughton it is recommended that the following features be carefully protected and enhanced:-

- a) The distinctive grass verges and spaces which occur throughout the village.
- b) The high hedges which define the curving line of the lane and create enclosure and view. Where hedges have been destroyed in new development the loss can be appreciated.
- c) The many fine trees within the village.
- d) The important frontage enclosure created by buildings - this is particularly important where buildings are redeveloped.
- e) The buildings of architectural and/or historic interest within the village. In addition to those already listed it is recommended that the following buildings be put forward for listing:
 - i) The Prebendal House, adjacent to Manor Farm.
 - ii) Manor Farm, dovecote and farm buildings.
 - iii) Church Farm, house and farm buildings.
 - iv) Mount Pleasant, buildings with group value.
 - v) Bridle Road Farm, house and barn.
- f) The features of special interest described.
- g) The clarity and definition of the entrances to the village.

h) The clearly defined form of the village, i.e. it should not be allowed to spread and destroy its linear form.