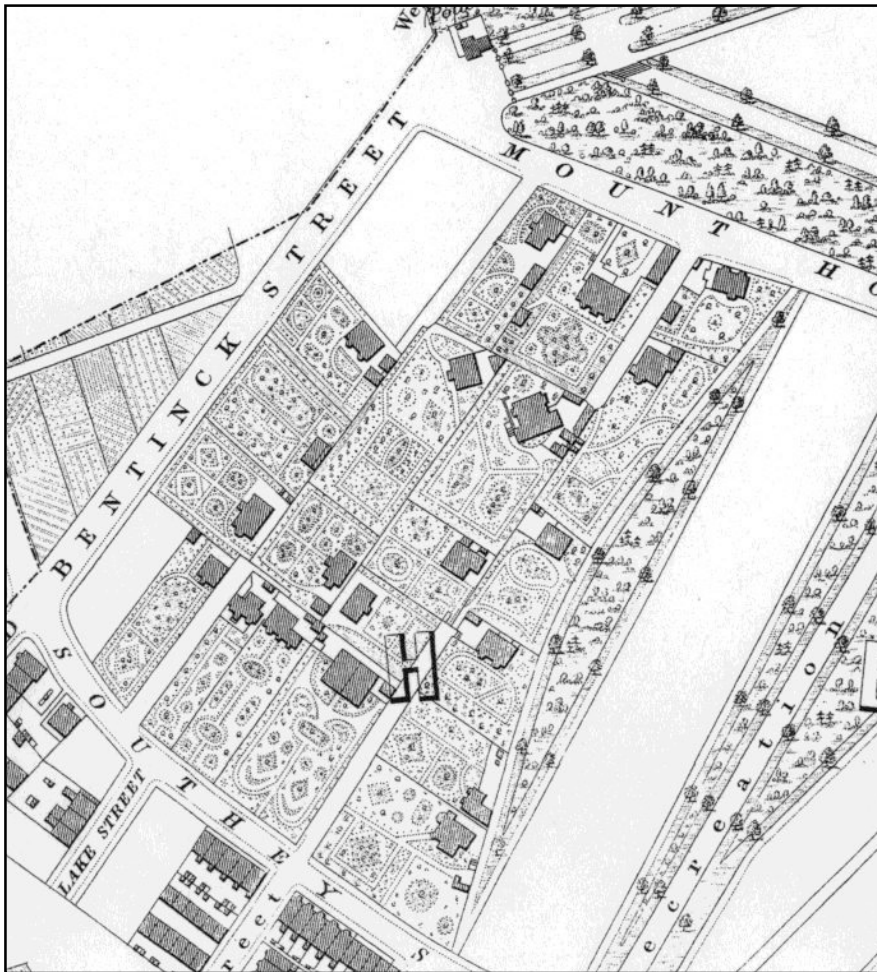


FOREST GROVE CONSERVATION AREA

Character Appraisal and Management Plan



FEBRUARY 2008



Nottingham

City Council

Foreword

The Forest Grove Conservation Area Character Appraisal and Management Plan was approved by the Development Control Committee on 20th February 2008 following a period of public consultation between October 2007 and November 2007, including a public meeting held on 21st November 2007.

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Forest Grove Conservation Area Character Appraisal

1. Introduction

- 1.1 The Forest Grove Conservation Area was designated in July 1986 with the support of the local residents, to restore confidence in the area and to enhance its individual character.
- 1.2 The Forest Grove area is a product of Nottingham's expansion in the second half of the 19th century, it was one of the first suburbs to be developed outside of the medieval town and is a particularly interesting example of early speculative development.
- 1.3 The appraisal has been prepared in accordance with guidance produced by English Heritage and is supported by the policies in the adopted Nottingham Local Plan. Its purpose is to examine the historical development of the Area and to describe its present appearance in order to assess the special architectural and historic interest of the Conservation Area, particularly for the consideration of planning applications to ensure that any new development preserves or enhances the character or appearance of the Area.

2. Summary of Special Interest

- 2.1 The Area is a product of Nottingham's expansion in the second half of the 19th century following the Enclosure Act of 1845. It is very much an insular and self-contained unit, reflecting the circumstances of its first development, and is a marked contrast to the densely knit, terraced streets in the surrounding areas.
- 2.2 The land within Forest Grove was originally purchased with the intention of providing cottages and allotment gardens for working class families. However, due to the demands for high quality building land it was developed for middle class housing, that was characterised by a low-density of development made up of large, individually designed Victorian houses set within spacious walled gardens, many of which date from the first phase of the Area's development in the 1850's.
- 2.3 This peculiar composition of the Forest Grove area led Chambers (1959, pp 11) to describe it as 'one of the most interesting and mysterious bits of Victorian Nottingham' and its designation as a Conservation Area recognises its special historic and architectural importance.

LOCATION AND SETTING

3. Location and Topography

- 3.1 The Conservation Area covers an area of about 2.9 ha (7 acres) (Map 6) and is situated about 1 mile to the north west of the city centre (Old Market Square). The Area now forms part of Nottingham's inner urban area, although the extent of the surviving historic buildings and the mature, historic landscape distinguishes it from the surrounding areas of Victorian terraced housing and late 20th century development.
- 3.2 The Conservation Area lies on the north-west facing slope of an escarpment that

falls from a ridge line generally defined by Forest Road West. Within the Area the land levels fall by about 10 metres from east to west, from Hardy Street towards Bentinck Road. This change in land levels is particularly evident in the stepped boundary walls along Southey Street, Bentinck Road and Mount Hooton Road.

4. General Character and Plan Form

- 4.1 The Conservation Area boundaries enclose a distinctive rectangular block, bounded by Mount Hooton Road, Bentinck Road, Southey Street and Hardy Street (Map 6). The properties around the periphery of the Area are set well back from the neighbouring street frontages and are screened from public view by high boundary walls and mature landscaping. The relatively private and mysterious character of the Area is reinforced by the lack of any direct routes through it, the four private drives (Grove Avenue, The Grove, Weston Avenue and Forest Grove) run only a short distance into the site to serve the houses that are located towards its centre and generally hidden from view.
- 4.2 Whilst the Area was developed over a relatively short period of time, the speculative nature of its development has produced a broad mix of buildings in both Classical and Gothic architectural styles that reflect the personal tastes of the original developers.
- 4.3 Although the architectural styles may differ, the original properties within the Area are generally similar in their massing and relatively constant in scale, generally between 2 and 3 storeys in height, and they all occupy large plots with substantial gardens, that contribute to the Area's mature landscape.

5. Landscape Setting and its Historic Significance

- 5.1 In contrast to the surrounding area, much of which is urban and built-up, the landscape within the Conservation Area reads as a continuation of the Forest from which it was originally annexed. The mature wooded landscape makes a significant contribution to its character and appearance and is a direct legacy of the unique historical circumstances that led to the first development of the Forest Grove area.
- 5.2 The area of Forest Grove was first sold by the Enclosure Commissioners to a consortium of local businessmen led by the Reverend James Orange (1800 – 1878). Orange was a local Methodist minister who was concerned with the plight of the poor, particularly during the 1840s depression that greatly affected the framework knitters. Orange was determined to improve the standard of living of the working classes and he became a leading advocate of the Cottage Garden Plan, a proposal to extend allotment gardens into towns.
- 5.3 His aim was to obtain land and to divide it into quarter acre plots, which he considered the minimum size necessary to provide a family with a 2-storey, 4-room cottage, and a garden large enough for them to grow their own food to supplement their diet. The self-sufficiency of the Cottage Garden Plan was seen as a more preferable alternative to the workhouse. Orange's principles were adopted by the Artisans and Labourers' Friend Society (LFS), a national movement founded to promote practical schemes to aid the working classes.

5.4 Due to the resistance of landowners and the difficulties of obtaining land few schemes were ever established but Forest Grove is one of two recorded examples of this land movement, the other being at Chilwell. Following its purchase from the Enclosure Commissioners, the Forest Grove site was sub-divided into 29 plots, each of about quarter of an acre, equating to Orange's optimum size for self-sufficiency. These 29 plots still form the basic framework of the Forest Grove Conservation Area. However, in reselling the plots the original philanthropic aims appear to have been lost or overtaken by demands for high quality building land on the outskirts of Nottingham, leaving the site to be developed by or for middle-class mill owners and factory managers for their own large houses, around which formal and ornamental gardens were laid out.

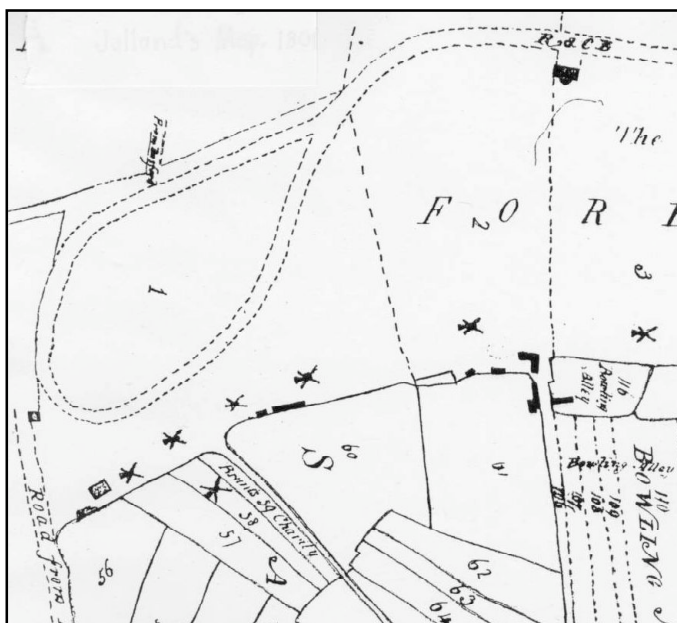
5.5 Forest Grove may not have been developed for its original purposes, but the legacy of the Cottage Garden Plan still survives in the large residential plots, most of which are still clearly distinguishable. These large gardens still provide a spacious setting for the properties within Forest Grove and are as important as the buildings themselves in defining the fundamental character and appearance of the Conservation Area. Some of these gardens have in the past been of interest to developers and have been compromised by the development of new housing or the addition of large extensions to the original buildings.

HISTORIC DEVELOPMENT OF THE CONSERVATION AREA

6. Origins and Development

6.1 At the turn of the 19th century Nottingham was largely contained within its medieval walls and surrounded by open fields that were in the ownership of private estates or the Corporation, who were reluctant to release their land for development.

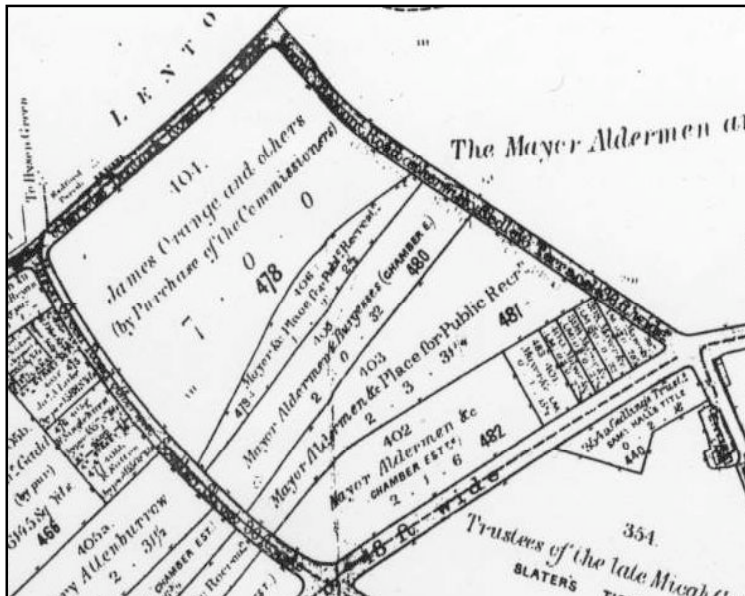
6.2 The Forest Grove area lay on the outskirts of the town, Jalland's map of 1801 shows the area occupied by a loop of the racecourse which was situated on The Forest; with the Sandfield, one of Nottingham's open fields, to the south, between it and the built-up town (Map 1).



MAP 1: Extract from Jalland's 1801 map of Nottingham

6.3 Following the reform of municipal government in the mid-19th century, the new Corporation was able to obtain approval for the enclosure of the open fields through the 1845 Enclosure Act (completed in 1851). This enabled the town to expand into its open fields, resulting in the rapid development of what are now Nottingham's Victorian inner-city areas, including the neighbouring Arboretum and Waterloo Promenade areas, which are also designated as conservation areas.

6.4 To pay for their work the Enclosure Commissioners were often required to sell off land in advance of the final enclosure awards. The Nottingham Commissioners selected a seven acre parcel of land controlled by the Nottingham Corporation on the western part of the Forest, which was then sold at auction in February 1849 for £700 to the consortium headed by the Reverend James Orange (Map 2).

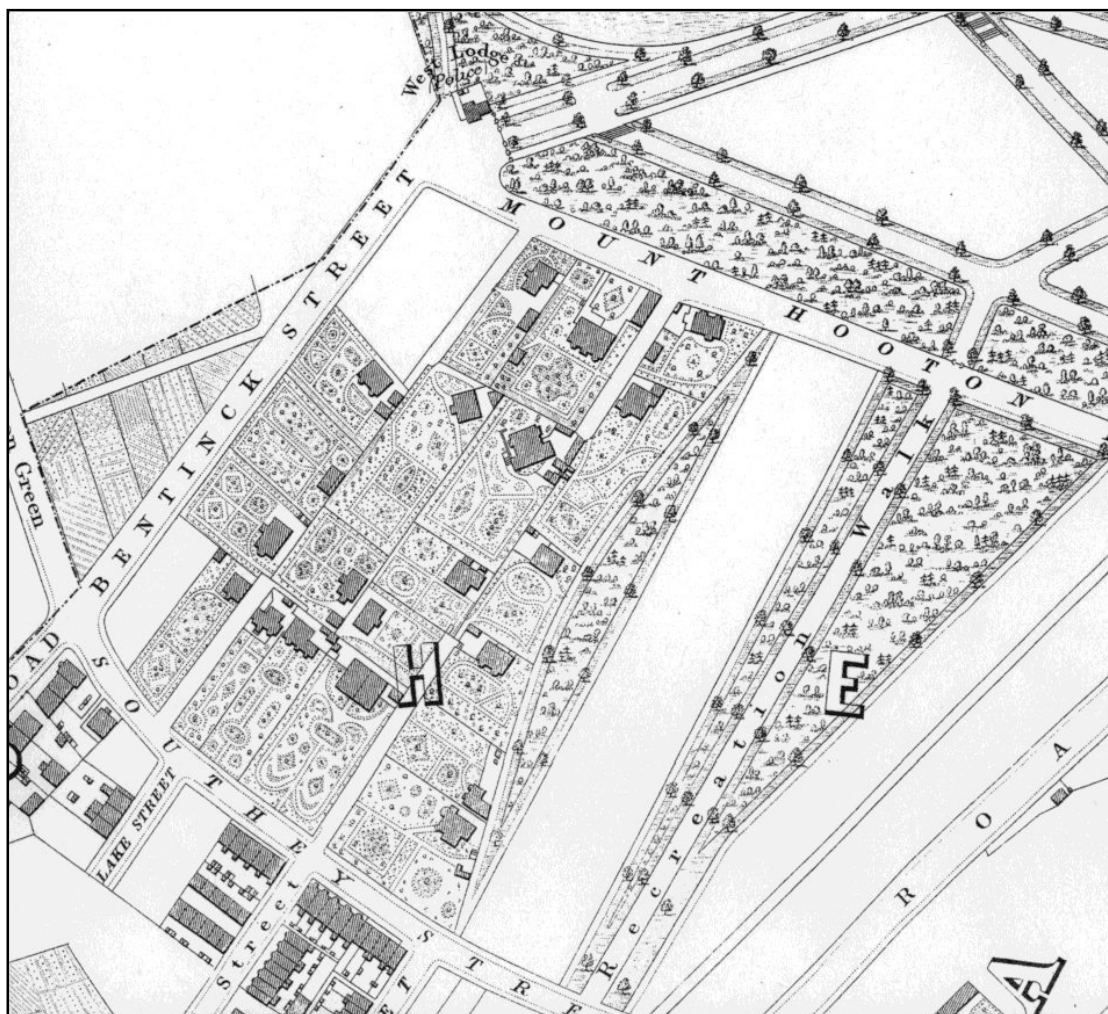


MAP 2: Extract from Enclosures Award Map

6.5 It was not the intention of the original buyers of the land to develop a high-class residential suburb but this early release of land outside of the cramped town was clearly attractive to more wealthy developers and as a result the Forest Grove area was developed for substantial and individually styled houses. This early exclusivity of the Forest Grove area is reflected in the 1861 census returns which show that the household heads were typically affluent lace industry owners or factory managers.

6.6 The physical impact and layout of this early pre-enclosure development is shown on Salmon's map of 1862, which shows a first phase of 21 houses, each with formal landscaped gardens (Map 3). Most of these original houses and their gardens still survive although some have undergone major alterations and extensions.

6.7 Not all of the plots had been developed by 1862, the corner plot to Bentinck Street/Southey Street was not developed until 1881. At this time the Ordnance Survey map of 1881 portrays an established residential area with formal gardens, glasshouses and extensive tree planting (Map 4).

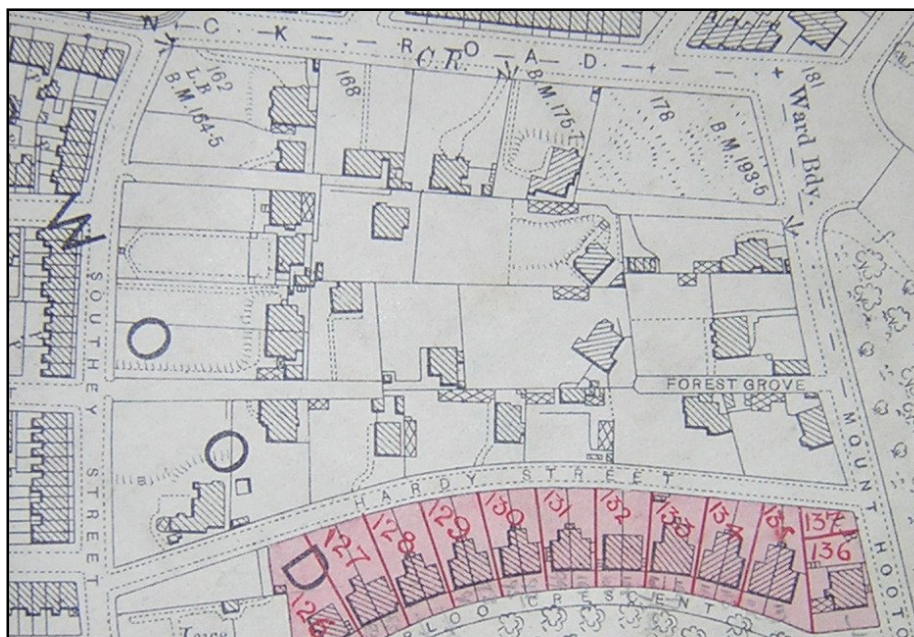


MAP 3: Extract from Salmon's 1862 map of Nottingham



MAP 4: Extract from 1881 Ordnance Survey Map

By the time of the 1901 Ordnance Survey plan two further houses had been built: Langdale House was built on Grove Avenue, replacing an earlier building on the Hardy Street frontage, and the present nursing home at the head of The Grove (Map 5).



MAP 5: Extract from 1901 Ordnance Survey Map

- 6.8 The last remaining plot on the corner of Bentinck Street and Mount Hooton Road was not fully developed until the 1920's, by which time two detached properties had been built on it, taking advantage of the size of the original plot, to complete the historical development of the Area.
- 6.9 Since 1945 new development has taken place within the Area but much of it has generally been unsympathetic to its historic character. In particular a large flat roof extension has been added to no. 30 Bentinck Road and several new dwellings have been built off Weston Grove. However despite these more recent interventions, the essential character of the area, that of individual houses set in mature landscaped gardens, still exists and confirms the Area's special historic and architectural interest that merits protection in the future.

SPATIAL ANALYSIS

7. Character and Relationship of Spaces

- 7.1 As a result of its early and unique nature of its development, the Conservation Area is relatively self-contained, with no real connection to the surrounding areas. This detachment is emphasised by the high boundary walls that generally run around the outside of the Area, restricting views and defining a hard physical edge to the four peripheral roads (Mount Hooton Road, Bentinck Road, Southey Street and Hardy Street).
- 7.2 This detachment from the public domain is further emphasised by the location of many of the buildings on their plots. To take advantage of the southerly aspect many are situated towards the northern end of their plot and as a result are often

set back along what have now become established, historical building lines with their private gardens extending towards the road frontage, the clearest example of this being along Southey Street.

- 7.3 There is no public open space within the site. Access into the heart of the Area is restricted and is provided by four private drives that only extend part way into the Area. These private drives are typically bounded by high walls and are overhung by trees, creating a sense of enclosure which contrasts with the private, open gardens that lie on the opposite side of these boundary walls.

8. Key Views and Vistas

- 8.1 The principal views and vistas of the Conservation Area are generally limited to predominantly linear views, channelled along the peripheral roads, the most obvious of which are along Southey Street and Bentinck Road. Views along Hardy Street are restricted by the high boundary walls and the curvature of the street, which restricts forward views.
- 8.2 The only distant and wide view of the Area is provided from The Forest across Mount Hooton Road. This long view across the Area as it rises up the scarp slope towards Forest Road, clearly conveys the attractive and dominant landscaped character of the Area, with the roofs of isolated buildings sticking up into an extensive canopy of trees.
- 8.3 Views into and out of the Area along the private drives are also limited and generally oppressive as a result of the high boundary walls and the overhanging trees, which also restrict views of the buildings.

CHARACTER ANALYSIS

9. Definition of Character Areas

- 9.1 Whilst the overall character of the Conservation Area is defined by the pattern of residential buildings within their large garden plots, the different streets do have distinctive characteristics that are largely defined by their differing architectural styles and the siting of the individual dwellings within their plots.
- 9.2 Southey Street for instance is largely characterised by houses in a Gothic style that are set well back from the road frontage with their rear elevations facing the road. While Bentinck Road is largely defined by houses in a Regency style again set back from the road but with their principal frontages facing onto it.
- 9.3 Hardy Street's character is principally defined by high boundary walls, these serve to screen the three main properties so that their visual contribution to the street scene is minimal. These properties are also built side-on to the road, with their principal elevations facing south-west over their private gardens. The properties along Mount Hooton Road are less well composed having no consistent pattern or architectural style.

10. Prevailing or Former Uses of the Buildings

- 10.1 Forest Grove was first developed as a high-class residential area and despite the introduction of new uses and extensions to many buildings, the Area is still

residential in its overall character and appearance.

- 10.2 Only a small number of the original buildings within the Area remain in single residential use; many have been sub-divided into flats while others have been taken over by new institutional uses, such as a hotel, hostels and nursing homes, that are still residential in character. The only major non-residential institution in the Area is the Islamic School on Bentinck Road.

ARCHITECTURAL AND HISTORIC QUALITIES OF BUILDINGS AND THEIR CONTRIBUTION TO THE AREA

11. Key Unlisted Buildings within the Conservation Area

- 11.1 The buildings in the Conservation Area show a considerable variety in their architectural styles, mixing Victorian Regency and Gothic. Of the original 21 dwellings shown on Salmon's map of 1862 all but two survive (plots 23 and 9 having replacement houses) and despite some modern development and alterations the original character and form of that historic development that derives from the initial layout and phase of development in 1850's is still apparent. Whilst none of the buildings in the Conservation Area are listed despite their comparative age, those unlisted buildings that are considered to make a positive contribution to the Conservation Area are shown in **bold** (Map 6).

- 11.2 **No. 30 Bentinck Road** (Plot 1) at corner of Bentinck Road and Southey Street is first shown on the 1881 OS plan, the plot being vacant in 1862. The property was originally built as a two-storey Regency-style villa, it is now used as a school. The building is presently faced in a Tyrolean render and has lost its original windows and a large modern flat roof extension has been added to the side towards Southey Street, taking up much of the original garden. The high quality of the original building is still evident in the main façade to Bentinck Road, which retains its symmetrical form with a central arched doorway framed by two Corinthian columns supporting an architrave and the shallow pitched roof is screened by a balustrade.

- 11.3 The school complex also includes **no. 12 Southey Street** (circa 1849-60), which stands between no. 30 Bentinck Road and The Grove. This is also one of the original houses but again has been altered, particularly with the loss of its original windows.

- 11.4 At the end of The Grove, and largely hidden by the frontage properties is **no. 11a Southey Street** (circa 1891-90) which was built to replace an earlier pre-1862 property. This two-storey detached property is built in red brick with a tiled roof and its front elevation is dominated by the stone arch over the main door and the canted bay window, also constructed in stone. The property also has a projecting front gable with mock timber framing, introducing architectural details associated with the Arts and Craft movement.

- 11.5 The four plots between The Grove and Grove Avenue whilst different in style are set back on a consistent building line, some 48 metres from Southey Street, and are screened by a 2m high wall along the street frontage and the mature trees within their gardens.

- 11.6 Plot 3, now **no. 10 Southey Street** (circa 1849-60), is a two-storey detached villa

in red brick with heavy square bays and steeply pitched gables. The main elevation has an extended pitched roof, supported with ornate timber brackets, that runs over the bay window and entrance door and surviving wrought iron hand rails, with a barley twist pattern, set on the Bulwell stone wall that leads to the main door.

- 11.7 Plot 4, now **no. 8 Southey Street** (circa 1849-60), is a two-storey detached villa finished in stucco. The elevation to Southey Street has a central doorway flanked by a pair of canted bays that run through the ground and first floors. The shallow roof is dominated by a series of tall chimneys which rise from the end gables.
- 11.8 Plots 5 and 6, now **nos. 4 and 6 Southey Street** (circa 1849-60), are a pair of two-storey, semi-detached dwellings in red brick. Their shared elevation to Southey Street is dominated by a central gable with large ornate bargeboards, although a degree of asymmetry is introduced by the canted bay on the rear elevation of no. 4 which contrasts with the square bay on no. 6. The side elevation to no. 6 also has an attractive sash window with distinctive Gothic, pointed panes. The steeply pitched slate roof is dominated by tall brick chimney stacks capped with crown pots. The original brick built, two-storey **coach house** still stands to the side of no. 4 fronting onto Grove Avenue.
- 11.9 The prominent corner plot to Hardy Street is occupied by a single detached villa, **no. 2 Southey Street** (circa 1856), which has an impressive square Venetian tower projecting from the front corner. The property is built in red brick but it also has ornate polychromatic brickwork around window openings and blue brick diaper work in the walls. The rich decoration is carried through to the slate roof and the cast-iron crestings along the ridge.
- 11.10 Behind no. 2 Southey Street is **Langdale House, Grove Avenue**, (circa 18070-90), a two-storey red brick detached villa built to replace an earlier pre-1862 property. The main door sits within a pointed stone arch, above which are two pointed arched windows with ornate leaded and stained glass. The front gable has mock timber framing similar to no. 11a Southey Street.
- 11.11 **Ivy Bank, Grove Avenue** (circa 1849-60), situated behind no. 6 Southey Street, is an original two-storey stuccoed villa with a shallow hipped slate roof. The front entrance is contained within a flat roof porch supported by two masonry pilasters and is flanked by sash windows with three vertical panes with decorative hood mouldings.
- 11.12 At the head of Grove Avenue is **Southey Lodge** (circa 1849-60), also an original two-storey stucco villa, although it is now vacant and in a poor condition. The front elevation has a canted bay, which appears to have a lead roof, and sash windows that sit on a projecting cill band and are framed by shouldered architraves.
- 11.13 **No. 3 Hardy Street** (Sycamore Lodge) (circa 1849-60) is a red brick two-storey villa built side-on to Hardy Street. Its principal elevation faces south over the garden and this has a stuccoed ground floor with a front entrance framed by a semi-circular arch, over which there is a heavy lintel supported by Corinthian columns, with a pair of two-storey canted bays on either side of the entrance.
- 11.14 **No. 5 Hardy Street** (circa 1849-60) is another two-storey, roughcast rendered

villa built side-on to Hardy Street. It has a symmetrical front elevation with a central door, over which there is a protruding lintel supported by corbels, with an attractive semi-circular arched window at the first floor over the door. Many of the original sash windows have been replaced by modern heavy timber or upvc replacements and the roof of the property has been broken by the introduction of four small dormer windows.

11.15 **No. 7 Hardy Street** (circa 1849-60) is a two-storey roughcast rendered villa with stone quoins and a shallow pitched slate roof that has deep overhanging corbelled eaves. The triple-pane sash windows are framed by stone shouldered architraves and sit on a projecting cill band.

11.16 **Nos. 3 & 3a Mount Hooton Road** (circa 1849-60) is a two-storey, red brick house which, unusually, is situated at the back edge of the footpath. The property, which has been extended to the side, is now in a poor condition with failing lead flashings and missing ridge tiles. The front elevation is dominated by a central entrance door set within a heavy storm porch and flanked by two-storey canted bays. There are two further canted bays on the rear garden elevation, of which only the end bay dates from the original house.

11.17 **No. 5 Mount Hooton Road** (circa 1849-60) is a two-storey detached villa faced in a lined stucco to resemble stone. The principal elevation to Mount Hooton Road has a range of multi-pane sash windows and a square oriel window on the first floor. The south facing garden elevation has an off-centre entrance with a porch flanked by a single storey canted bay window. The side elevation to Forest Grove has a first floor projecting oriel window and a pair of pedimented gables. To the front of the house onto Mount Hooton Road and Forest Grove is the original two-storey, brick built **coach house**.

11.18 At the head of **Forest Grove** is **Hazelwood** (circa 1849-60), a large red brick villa that has been substantially extended. The Forest Grove elevation has a semi-circular arch around the main entrance and stone architraves around the sash windows. The gabled roofs have deep overhanging eaves supported by large masonry brackets and ornate bargeboards and in the apex of the gables are decorative quatrefoil panels in terracotta.

11.19 No. 7 Mount Hooton Road (circa 1849-60) is an original villa that has been substantially altered and extended, it has lost most of its original features and is now faced in a crudely applied, roughcast render that obliterates any original architectural details. It is also deprived of its original garden following the building of a semi-detached property immediately to the rear off Weston Grove.

11.20 **No. 3-4 Weston Grove** (circa 1849-60) is a two-storey stuccoed villa with a symmetrical south facing elevation with two canted bays either side of a central recessed doorway, over which there is a heavy architrave supported by a pair of fluted Ionic columns. On the first floor, over the door, is an Italianate window stained and leaded glass window in a flower design. Above this window is a small pedimented gable.

11.21 The White Horse Hotel at **9 Mount Hooton Road** was built in the 1930s and it has rendered walls over a brick plinth with a mock timber framed gable facing Bentinck Road. The garden elevations have a range of timber windows, in

particular there is a small ground floor timber oriel and a two-storey bay with leaded lights.

11.22 No. 38 Bentinck Road (circa 1920-30) whilst not one of the original dwellings is a good example of a 1920's style property, with a pebble dashed façade with brick quoins and a large tiled roof. The main feature on the front elevation is the large segmental arch of inset tiles around the main entrance and the small timber oriel window above.

11.23 No. 36 Bentinck Road (circa 1849-60) is a two-storey Regency style stuccoed villa with a shallow pitched slate roof with a later red brick Victorian extension to the rear. The front elevation of the original building is symmetrical with three single storey canted bays on the ground floor and a row of sash windows with hood moulds on the first floor. The main entrance on the side elevation has two fluted Ionic columns.

11.24 No. 34 Bentinck Road (circa 1870s-90s) is a two-storey Victorian villa that has been built around the more modest original building, which in turn has been substantially extended and altered over the past 50 years. It is now vacant and has been badly damaged by fire. A large brick built garage that sits in the original garden of this property and intrudes into the street scene dominates the front garden.

11.25 No. 32 Bentinck Road (circa 1849-60) is two-storey stuccoed detached Regency style villa with a shallow slate pitched roof. The main entrance has a porch with fluted Doric columns and a moulded cornice pediment, and is flanked by two ground floor windows with pedimented architraves. On the first floor is a series of margin pane sash windows. This attractive and simple building has been sympathetically extended by the addition of two pavilions that do not overwhelm the original building or intrude into the street scene.

12. Prevalent and Traditional Building Materials

12.1 The speculative and high quality nature of this development has resulted in a range of buildings in differing architectural styles that utilise a broad range of building materials.

12.2 The principal building materials in the Conservation Area are red brick, typically laid in a Flemish bond with soldier courses over doors and windows, and stucco, which is often scored to mimic jointing in stonework. Other wall finishes that feature in the two later 1930's properties include rough cast rendering, tile-hanging and painted timber boarding.

12.3 Roofs are traditionally covered in Welsh slate but plain clay tiles have also been used in the two later properties on Bentinck and Mount Hooton Roads.

12.4 Boundary walls are an important feature of the Area and these are generally built of brick with brick or stone copings or of Bulwell stone. A number of gated openings, such as along Southey Street, have stone piers and stone copings with timber panel gates.

12.5 Stone itself is not a principal building material but is used to provide architraves

mullions, lintels and cills around doors and windows.

12.6 The survival of many original timber doors and sliding sash windows make an important contribution to the character and appearance of the Conservation Area and it is a credit to the owners of these properties that these features have been retained.

12.7 To maintain the overall character and appearance of the Conservation Area any new development must use high quality materials in keeping with the existing historic buildings. Windows and doors in particular should be of a high quality and window details should reflect the proportions of the traditional windows.

13. Public Realm

13.1 The public realm is restricted to the peripheral roads and footpaths, most of which have been surfaced with tarmac and edged in concrete kerb-stones, although large sections of the original granite kerb-stones still survive along Bentinck Road and Southey Street.

13.2 The four private drives are generally single width with narrow footpaths and in a poor condition due to a lack of maintenance. Elements of traditional surfacing materials do survive in a small number of locations, most notably there is a consistent line of granite kerbs along The Grove and Forest Grove and along Grove Avenue there are also granite setts within the gutters and remnants of Yorkstone paving stones.

14. Contribution Made by Trees and Green Spaces

14.1 The Conservation Area is contiguous with the Forest and gains from that association in terms of the wider urban forest.

14.2 The Area itself is characterised, at least in part, by high walls and extensive tree cover, offering a clear sense of seclusion to the imposing dwellings that lie behind them. Several trees within the curtilages of nos. 34 & 36 Bentinck Road; 6 Southey Street; 3 & 3a Mount Hooton Road and Langdale on Grove Avenue are also protected by Tree Preservation Orders.

14.3 Trees within the Conservation Area are mainly deciduous and are dominated by a few familiar species popular in Victorian times (and ever since) such as common lime, horse chestnut, sycamore, and to a lesser extent beech and poplar. The age class distribution is skewed towards trees in full or late maturity and it may be that some of these are survivors from the original Victorian planting.

14.4 However whilst the present level of tree cover contributes significantly to the character of the Area it may not be sustainable in the medium term. One potential problem is that many trees are growing in close proximity to boundary walls and there may be requests to remove trees that are causing structural damage. Many trees have also been subjected to lopping and are in poor physical condition: these too may require removal. In addition some of the densest areas of tree cover have come about through the neglect and abandonment of gardens and when these are brought back into care, there may opportunities for selective tree pruning and even felling to benefit the remaining stock.

14.5 Therefore in view of this potential loss of tree cover, it is particularly important to retain those trees growing in eminently suitable locations, even if they are not on public display and to secure replacement tree planting.

14.6 In addition the biodiversity value of gardens, particularly large mature gardens, has been researched and found to be high. Therefore it is likely that, collectively, the gardens within the Conservation Area, are of value to local biodiversity and the loss of any individual garden to new development may diminish the value of the whole area.

EXTENT OF LOSS, DAMAGE OR INTRUSION

15. Negative Factors: Extent of Intrusion or Damage

15.1 The greatest adverse impact on the Area has been the encroachment of modern development in the form of new housing, built with no regard for its landscape context and resulting in the sub-division of the original plots and the loss of the historic gardens.

15.2 Other ancillary developments have also an adverse impact on the appearance of the Area, these include the large garage to the front of no. 34 Bentinck Road, which is an ungainly and intrusive feature in the street scene. Rows of utilitarian, flat roof garages off Grove Avenue and Weston Grove, although not as prominent, are equally as damaging to the appearance of the Area.

15.3 Many of the buildings in the Area have also suffered changes to their original fabric and fittings, such as new doors, windows and roofs. Whilst these are only minor alterations, such small-scale incremental changes result in the loss of historic building fabric that diminishes the character and appearance of the Conservation Area. Although the impact of such small changes may be limited as the benefits of permitted development rights that allow minor changes to take place without requiring planning permission only apply to single dwellinghouses, in all other cases planning permission would be required.

16. General Condition

16.1 On the whole this is an active residential area, albeit with a number of institutional uses and flats. Most of the properties are well maintained and have a viable future use but some are in a poor condition, either as a result of their ownership by private landlords or by their vacancy (nos. 3 and 3a Mount Hooten Road and 34 Bentinck Road are particularly in a poor condition while Southey Lodge, off Grove Avenue in the centre of the site is vacant).

16.2 Also of concern is the condition of boundary walls, many are in a poor state and their appearance detracts from the Area as a whole. These walls are substantial and extensive structures that will require active but expensive maintenance if they are to survive.

17. Problems, Pressures and Capacity for Change

17.1 The historical pattern of development, characterised by a low density housing development within spacious walled gardens, has survived for almost 150 years

and if it is to continue then there is little scope for future changes and new developments.

- 17.2 There are no vacant sites and most of the surviving buildings represent the original stock of mid to late Victorian buildings and, with a some exceptions, are occupied and have a viable economic use. The loss of any of the buildings that have been identified as making a positive contribution to the Area to make way for new development would seriously harm its character and appearance.
- 17.3 In addition to the buildings, the Area has a distinctive and unique historic landscape that of itself makes a significant contribution to the character and appearance (and ecological value) of the Conservation Area. Any new development within the existing garden areas would result in the loss of these gardens, which are an attractive and dominant feature of the locality, and would also seriously comprise the plot framework that underlies the make-up of the whole Conservation Area.
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Title: FOREST GROVE CONSERVATION AREA - CHARACTER APPRAISAL AND MANAGEMENT PLAN

Key



Conservation Area Boundary



Unlisted buildings that make a positive contribution to the Conservation Area

Map produced on:
13/07/07

Map produced by:
AB
GIS Team



**Nottingham
City Council**

City Development



Scale 1:2,000

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MAP 6:

Plan of the Forest Grove Conservation Area

Forest Grove Conservation Area Management Plan

Guidance for Preserving and Enhancing the Character and Appearance of the Conservation Area

1. Introduction

- 1.1 The designation of a conservation area is not intended to prevent any new development from taking place within the area. However, it is the purpose of the Forest Grove Conservation Area Character Appraisal together with the Management Plan to inform and manage planning decisions so that new development can take place within the conservation area without harming its special character and appearance.
- 1.2 The character appraisal, covered in the first part of this document, describes the historical development of the area and its special architectural interest that warranted its designation as a Conservation Area.
- 1.3 The aim of the Management Plan is to establish the means by which the objectives of preserving and enhancing the unique character and appearance of the conservation area can be pursued through the planning process. In particular, to address key planning issues arising from the pressures for new development.
- 1.4 This Management Plan seeks to address these and other issues by setting out broad planning guidance that can be used by local residents, developers and Council officers alike in considering new development proposals in the Conservation Area, supported by the local and national policy framework.

2. Planning Policy Context

- 2.1 A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). In making decisions on potential development within a conservation area, the Council is expected to 'pay attention to the desirability of preserving or enhancing the character or appearance of the area' (Section 72 of the Act). It follows therefore that consent will not be given for any proposals that are likely to harm the character or appearance of a conservation area.
- 2.2 The Government's Planning Policy Guidance note 15: Planning and the Historic Environment (PPG15) notes the requirement that special attention should be paid to preserving or enhancing the character or appearance of a conservation area. Furthermore the special interest and the character and appearance of conservation areas should be reflected in an assessment of the area, which is a factor to be taken into account in considering appeals against refusals of planning permission and of conservation area consent for demolition.
- 2.3 The adopted **Nottingham Local Plan** (November 2005) seeks to ensure that new development in conservation areas preserves or enhances the character and/or

appearance of the area (**Policy BE12**) and to prevent the demolition of buildings that make a positive contribution to the conservation area (**Policy BE13**).

- 2.4 In addition the adopted **Nottinghamshire And Nottingham Joint Structure Plan** (February, 2006) also seeks to protect and enhance the historic or architectural character and appearance of the landscape of the Plan Area, noting that permission will not be granted for new development except where it demonstrably conserves and enhances the characteristics of these areas (**Policy 2/12**).

Protection of Trees

- 2.5 The **Local Plan** also seeks to protect existing trees (**Policy NE5**) and reference is made to guidance contained in '*Trees in Development Sites*' published by the City Council. The adopted **Structure Plan** also proposes to resist the loss of trees (**Policy 2/8**).

General Planning Policies

- 2.7 In addition, the **Local Plan** also seeks to ensure that in Conservation Areas, any advertisements are of a high standard and not damaging to the fabric and detail of buildings or the character of the Area (**Policy BE19**).
- 2.8 More general **Local Plan** policies relating to Layout and Community Safety (**Policy BE2**); Building Design (**Policy BE3**); Sustainability (**Policy BE4**); Landscape Design (**Policy BE5**) and the Siting of Telecommunications Equipment (**Policy BE18**) are also relevant with respect to new development proposals in the Conservation Area.

3. Planning Applications for New Development

- 3.1 Within the Conservation Area all proposals for new development must preserve or enhance the character and appearance of the conservation area. In addition, the Council will take the opportunity to ensure that any new development makes a positive contribution to the Area in accordance with advice in the Government's Planning Policy Statement note 1.
- 3.2 Therefore in order to fully assess the impact of new proposals, the Council will not, other than in exceptional circumstances, accept outline planning applications for any new development in the Conservation Area. All planning applications must be made in full and be accompanied by detailed plans, sections, elevations, tree survey reports and landscaping proposals.
- 3.3 The Council's '*Design Statements with Planning Applications*' (originally published in November 2003 as Supplementary Planning Guidance and now carried forward as planning guidance to the saved Local Plan) states that design statements are essential for all developments in a conservation area. In addition most planning applications must now be accompanied by a Design and Access Statement. These statements should clearly set out the design thinking behind an application and its local context, and show that the applicant has thought carefully about how everyone will be able to use the places they want to build.

4. Demolition of Unlisted Buildings and Structures

- 4.1 Conservation Area Consent is required to demolish most unlisted buildings and boundary walls in the Conservation Area, and there is an overall policy presumption in favour of retaining buildings and structures that make a positive contribution to the character and appearance of a conservation area as identified by the conservation area appraisal.
- 4.2 Therefore the demolition of those buildings and structures identified as making a positive contribution to the Forest Grove Conservation Area (see Section 11 of the Character Appraisal and Map 6) will only be permitted where it can be fully justified against the criteria set out in PPG15 (paras. 3.16 – 3.19) and where the replacement buildings are judged to positively enhance the character and appearance of the Conservation Area.

5. Garden and Boundary Walls

- 5.1 Throughout the Conservation Area plot boundaries are traditionally defined by tall garden walls that are predominantly built of brick or Bulwell stone. These walls provide a substantial degree of privacy and security and make a significant contribution to the character and appearance of the Area.
- 5.2 In view of their overall visual contribution to the Conservation Area, the Council will resist the demolition of any historic brick or Bulwell stone boundary wall.

6. New Development in Garden Areas

- 6.1 Large gardens are a key feature of the Conservation Area, providing a valuable sense of space and a mature landscape that contributes to its overall character and appearance, particularly where rear gardens extend to the street frontage creating an undeveloped road frontage. However, there have already been a number of applications for new developments within these sensitive garden areas and increasing demands to make more efficient use of land threaten these areas of mature landscape.
- 6.2 To permit the unrestrained development of these garden areas would harm the unique character and appearance of the Conservation Area. Therefore the Council will resist any new housing development where it would result in more than one dwelling being built within one of the original garden areas as shown on the 1862 map (see Map 3 of the Conservation Area Appraisal);

7. Design Guidelines for New Development

- 7.1 To ensure that proposals for any new development are in keeping with the character of the Area; new development will not normally be permitted unless it is sympathetic to the established character of the Area, taking into account the physical scale and form of existing development in the locality; and the impact in the wider street scene and on any existing trees. Any proposal that harms the established character of the Area will be resisted.
- 7.2 The Council will expect any new developments to be carefully designed having regard to their context, using good quality materials and architectural detailing.

Any new buildings should be set back from the road along the established historic building lines, and set within landscaped grounds. Existing trees, where they make a contribution to the visual amenities of the Area, and boundary walls, should be retained. New boundaries, where they face the highway, should normally be constructed of red brick or rock-faced Bulwell stone.

8. Extensions to Existing Properties

- 8.1 Where planning permission is required for alterations and extensions to existing properties, such proposals will be assessed having regard to their impact on the character and appearance of the Conservation Area.
- 8.2 In some cases individual householders are able to extend their properties to a limited degree without requiring planning permission under the provisions of the General Permitted Development Order (GPDO). These provisions determine whether or not planning permission is required but they are quite complex and it is always best to consult with the Planning Services before embarking on any work. These provisions only relate to individual dwellinghouses, extensions and ancillary buildings to other buildings will need planning permission.
- 8.3 In summary, the GPDO allows some small-scale alterations and extensions to be carried out to dwellinghouses without the need for planning permission. However, planning permission is normally required where the extension would increase the volume of the original house by more than 50m³ or 10% of the volume of the original dwelling to a maximum of 115m³; or, where the height of the extension is more than 4m high within 2m of the boundary or, is higher than the highest part of the roof of the original house. In addition, extensions closer to a highway than the original dwelling and alterations or additions to a roof also need permission.
- 8.4 The erection of any curtilage buildings with a volume exceeding 10m³ also need planning permission and any such buildings are also treated as enlargements to the original dwelling for the purposes of calculating the maximum permitted development allowance for any other extensions.
- 8.5 The Council will seek to ensure that all extensions respect the form, fabric, setting, character and appearance of the principal building since they can be detrimental to the appearance of their host buildings, either because of their position on the building, their size or design. Any extension should therefore be modest in size, sub-ordinate in scale and appearance to the original building, leaving it visually distinct and predominant over any subsequent additions.
- 8.6 Extensions on the fronts of buildings or their principal public elevation should be avoided; extensions at the side or rear are generally to be preferred but it should be recognised that many side and rear elevations of houses in the Conservation Area can also be prominent in the street scene.
- 8.7 Many of the properties in the Conservation Area are either detached or semi-detached and are separated from their neighbour by a prominent open break. These gaps can make a positive contribution to the open and visual character and appearance of the Conservation Area. Therefore, extensions that would result in the infilling of important open spaces between neighbouring properties, adversely

affecting their setting to the detriment of the character and appearance of the Conservation Area, will be resisted.

9. Satellite Dishes and Other Antennae and External Alarm Boxes

- 9.1 The widespread erection of satellite dishes and other telecommunication equipment on buildings can have a detrimental impact on the appearance of the Conservation Area. In conservation areas, planning permission is required to fix satellite dishes and other antennae onto any walls, roofs or chimneys of buildings or other structures that face onto and are visible from a road.
- 9.2 In assessing such applications consideration will be given to the visual impact on the property and the Conservation Area as a whole but there will be a presumption that, other than in exceptional circumstances, antennae will not be allowed in prominent locations where they are visible from a road.
- 9.3 New satellite dishes should blend with their surroundings by, for example, using dark dishes against brick and lighter colour dishes against render or stone. In the case of any flat developments in the Conservation Area, the Council will encourage the use of communal aerials or satellite dishes so that they form an integral part of the development's overall design and appearance and reduce unnecessary clutter.
- 9.4 Where it is considered expedient to protect the character and appearance of the Conservation Area, the Council will pursue enforcement action to secure the removal of satellite dishes and other antennae erected in prominent locations without the benefit of planning permission.
- 9.5 The installation of an alarm box does not normally require planning permission but these can have a potentially harmful impact on the appearance of a building. Property owners are therefore encouraged to consider carefully the location and colour of any alarm boxes on their property, balancing the need for boxes to be on show as a deterrent against the overall visual impact on the property itself.

10. Family Accommodation

- 10.1 Many of the larger houses may no longer be suitable for single-family occupation and a number of properties have already been subdivided into flatted accommodation. Such changes can change the balance of a local community and can bring about increased demands for on-site car parking and bin storage, particularly within landscaped garden areas, often with a significant detrimental impact on the character and appearance of the Conservation Area.
- 10.2 It is the Council's policy to prevent the loss of family housing in the first instance and to support the provision of family housing in new developments. Therefore, any proposals for the change of use of existing properties to flatted accommodation will be resisted, where it would result in the loss of single-family accommodation. Proposals to convert larger residences to flatted accommodation will need to demonstrate that the properties are no longer suitable for single family accommodation and, where justified, such conversion schemes must make provision for larger flats suitable for occupation by families as opposed to single-bedroom flats.

- 10.3 Conversions to flat schemes will be rigorously assessed against the criteria for new development, including the amenity of adjoining residents not being significantly affected and adequate car and cycle parking and refuse storage being provided in suitable locations on site and generally screened from public view. Proposals should also make provision for the retention of any important trees on site and any boundary walls.

11. Derelict And Long Term Vacant Houses

- 11.1 The Council has a strategy in place to deal with derelict and long-term vacant houses (that is empty for more than six months).
- 11.2 Derelict and vacant houses in a conservation area can attract anti-social behaviour and harm both the appearance and the amenities of the area. The presence of vacant dwellings can also undermine confidence in the area, which in the long term does not serve to preserve or enhance the conservation area.
- 11.3 The Council's strategy seeks to identify both derelict and long-term vacant properties and, in the first instance, to encourage the owner to take action to secure the re-occupation of the property but if this is not successful the Council will initiate more formal action to bring a property back into use.
- 11.4 Therefore in reviewing, and monitoring any changes, in the Conservation Area, vacant properties will be identified and referred to the Council's Empty Homes Officer to trigger discussions with the owner of the property over its future occupation. Once identified, vacant properties will be subject to the appropriate action necessary to secure their re-occupation and it will be made clear to an owner of a vacant property that doing nothing to bring about its re-occupation is not an option.

12. Car Parking

- 12.1 For reasons of highway safety and security there is a strong desire to provide off-street parking. However, new parking areas can give rise to a number of problems in terms of its visual and physical impact, in particular in the loss of boundary walls, gardens and mature trees replaced by areas of visually intrusive hard standing (such as tarmacadam or concrete).
- 12.2 Therefore to minimise the impact of any new on-site car parking, the Council will seek to ensure that no more than the minimum level of off-street car parking is provided for and developers will be required to investigate opportunities to provide informal car parking layouts, set within the existing or a redesigned landscape, giving adequate protection to trees and their roots, and avoiding the use of tarmacadam or similar hard surfacing (and white lining) for the surfacing.

13. Trees

- 13.1 Mature trees make an important contribution to the character and appearance of the Conservation Area and all trees within the Area are protected. Anyone proposing to carry out work to any tree(s) (such as cutting down, topping or lopping) must give at least 6 weeks notice to the Council on the appropriate forms.

The Council will generally resist unnecessary works to trees within the Conservation Area.

13.2 To fully assess and to minimise the impact of any new buildings on established trees, the Council will require developers to provide a tree survey report prepared by approved arboricultural consultants in accordance with the latest British Standards (BS5837 (2005)). New buildings will not be permitted in close proximity to important trees, they will be required to respect the recommended distances from the trees and the precise extent and scale of development of any new development will be dictated by the results of a detailed tree survey and the preparation of a Tree Constraints Plan.

13.3 Further guidance for developers is contained in '*Trees in Development Sites*' published by the City Council.

14. Sustainable Development

14.1 The Council has produced a series of guidance notes to promote a range of sustainable initiatives for new and existing developments and these are available on the Council's web site (www.plan4nottingham.com). These are supported by Policy BE4 of the adopted Local Plan.

14.2 However, the installation of small-scale renewable technologies ('micro renewables') to harness solar or wind power could potentially have a significant impact on the character and appearance of the Conservation Area. In certain circumstances the installation of such micro renewables requires planning permission and Building Regulations approval. There is a need to strike a balance between the protection of the Area's character and appearance and the adoption of renewable technologies and in assessing applications for such installations the Council will seek to ensure that these are not prominent within the street scene, so as to minimise their visual impact. In the case of any new developments in the Conservation Area, the Council will seek to ensure that any sustainable measures are built into the design from the outset so that they form an integral part of the development's overall design and appearance.

14.3 As a general guide for householders planning permission will be required for the installation of wind turbines if any part extends above the highest part of the roof or projects closer to any highway than the house. In addition the installation of solar panels and cells will need planning permission if they materially affect the shape of the existing roof. The installation of free-standing wind turbines or solar panels in the garden will require planning permission if the installation is more than 3 metres in height or is closer to the road than the existing house.

14.4 The provisions of the General Permitted Development Order (GPDO) that determine whether planning permission is required or not are quite complex and it is always best to consult with the Planning Applications and Advice service before embarking on any work.

15. Streetscape

15.1 The Council has now adopted a city-wide Streetscape Manual that aims to improve the quality of the streetscape by introducing a clear and consistent approach to the

design and installation of streetscape components and surface treatments (copies are available from the City Council's website: www.nottinghamcity.gov.uk).

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