

# **THE ARBORETUM CONSERVATION AREA**

## **Character Appraisal And Management Plan**

**05.10.09**

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## Foreword

The Arboretum Conservation Area Character Appraisal and Management Plan were approved for public consultation by the Cllr. Clark, Portfolio Holder for Neighbourhood Regeneration on 17 December 2007.

## **ARBORETUM CONSERVATION AREA APPRAISAL**

### **1. Introduction**

- 1.1 The Arboretum Conservation Area covers an area of about 42.7 ha (about 105 acres) to the north of the city centre and was first designated in February 1983. The boundary of the Conservation Area was subsequently extended in January 1987 with the inclusion of the upper section of Mansfield Road and the east side of North Sherwood Street. It is now proposed to extend the boundary along Shakespeare Street to capture a number of historically important frontage properties, several of which are listed buildings<sup>1</sup>. [Map 1]
- 1.2 Like many of the City's older inner city areas, the Arboretum Conservation Area is largely a product of Nottingham's expansion in the second half of the 19<sup>th</sup> century following the 1845 Enclosure Act, with the only significant pre-Enclosure development lying along Mansfield Road/North Sherwood Street.
- 1.3 Its designation as a Conservation Area recognises its special historic and architectural importance, containing a collection of high quality buildings, several of which have been designated as listed buildings (all Grade II), as well as the Arboretum, a Victorian public park that contains 9 listed buildings or structures and is a Grade II Registered Park and Garden. A distinctive feature of the Area is the survival rate of most of the original building stock dating from the mid to late 19<sup>th</sup> and early 20<sup>th</sup> centuries, which includes a variety of residential, commercial, institutional and industrial properties.
- 1.4 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. The appraisal examines the historical development of the Conservation Area and describes its present appearance in order to assess its special architectural and historic interest. Its purpose is to assist in the consideration of planning applications to ensure that new development helps to preserve or enhance the character or appearance of the Area.

### **2. Summary of Special Interest**

- 2.1 The preservation and enhancement of this area is of particular importance given its local historic significance in the context of the expansion of Nottingham during the 19<sup>th</sup> century following the enclosure of the open fields. The subsequent development of this area for new housing and a range of institutional uses has left a legacy of high quality buildings set around the Arboretum Park.
- 2.2 Because of its overall size the Conservation Area contains a number of distinct sub-areas that combine to define its essential character. These sub-areas are characterised by the primarily commercial and retail developments along Mansfield Road and North Sherwood Street; the mature, historic landscapes provided by the Arboretum itself; the large education establishments associated

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<sup>1</sup> A review of the Conservation Area's boundaries undertaken as part of this Appraisal has recommended that changes be made to the present boundary -- see section 19 of this Appraisal for details.

with the two High Schools that lie between Forest Road East and the Arboretum; the range of traditional Victorian housing, which principally sits in two distinct blocks, one between North Sherwood Street and Addison Street and a second to the west of Waverley Street; and the two distinctive, self-contained institutional buildings of the All Saints Church and its complex on Raleigh Street and the original Nottingham Art School on Waverley Street.

## **LOCATION AND SETTING**

### **3. Location and Topography**

- 3.1 The Conservation Area is situated immediately to the north of the City centre and forms an integral part of the Nottingham's inner urban area. Whilst the Arboretum park and its immediate environs lie at the centre of the Conservation Area, the boundaries of the Area are woven through the urban fabric following where possible existing roads and established boundaries to distinguish it from its immediate surroundings. The Area is generally defined by Forest Road on its northern boundary; Mansfield Road on the eastern boundary; Larkdale Street and Walter Street on the western boundary and the southern boundary of the Arboretum and Shakespeare Street define the southern extent of the Conservation Area<sup>2</sup>. (Map 1)
- 3.2 The land within the Area rises steadily up from the edge of the city centre to the sandstone ridge along Forest Road, a rise of some 30 metres (98 feet) over some 450 metres (1475 feet). This distinctive topography has had a significant impact on the development and appearance of the area, with different streets exhibiting different building forms. The north–south streets, such as Mansfield Road, North Sherwood Street, Addison Street and Burns Street, and properties along these streets typically step up the hill in a series of broken frontages and ridge lines as the buildings adapt to the changing levels. Whereas the east–west streets which run across the slope have more consistent roof lines there can be marked differences in land levels on either side of the street requiring distinctive retaining walls. The topography also provides the opportunity for long views across the city centre, with Nottingham Trent University's buildings, the Italianate tower on Stanley House on Talbot Street and the dome of the Council House being distinctive skyline features.

### **4. Population Profile and Demography**

- 4.1 At the time of the 2001 Census the Arboretum ward, in which most of the Conservation Area is situated (the Mansfield Road area is located in the adjoining St Ann's ward), had a population of 10,284 persons, with a relatively broad ethnic mix, and one of the highest unemployment rates in the City (17.2% compared to 9.7% across the City).
- 4.2 The Census also reveals the ward's distinctive demographic structure. The returns show that whilst 15.7% of the City's population was aged between 18 and 24; this figure rises to 35.4% in the Arboretum ward. This concentration of young

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<sup>2</sup> A review of the Conservation Area's boundaries undertaken as part of this Appraisal has recommended that changes be made to the present boundary -- see section 19 of this Appraisal for details.

people in the ward largely results from the high concentration of students, with 29.5% of the ward's population being students in full-time education, by proportion the fourth highest ward in the City compared with the City average of 10%. In all, 12% of the households in the ward were comprised of students, second only to the Dunkirk & Lenton ward when compared with the City average of 2.8%.

- 4.3 It is also clear from the Census returns that the Arboretum ward has the lowest proportion of owner-occupiers in the City (22.1% compared to 50%) and that the majority of households rent from private landlords (35.2% compared to 13.1% for the City as a whole and second only to the Dunkirk & Lenton ward). A further large proportion of the ward's population rent from Housing Associations (the highest in the City at 21.5% compared to 6.5% for the City as a whole).
- 4.4 Whilst the Arboretum ward has a high percentage of purpose-built flats (22.8% of household spaces compared to 15.4% across the City) there are very few within the Conservation Area. However the ward also has the highest proportion of flats in converted buildings in the City (25.7% compared to 5.7% across the City) and this is more typical of the properties in the Conservation Area.
- 4.5 The demographic and household make-up of the ward has implications for the character and appearance of the Conservation Area, often forming a negative image of the area and discouraging investment. A number of reports recognise that areas having large student populations can suffer from particular social and environmental problems, such as the type and quality of housing provision, in particular their general maintenance and appearance; increased demand for car-parking and also anti-social activities, such as noise, disturbance and high burglary rates. In addition the conversion of family houses into flats can prejudice the development and maintenance of balanced communities.

## **5. General Character and Plan Form**

- 5.1 The Conservation Area is roughly rectangular in plan form, and has a typical urban setting, with relatively close-knit areas of built development, that are very much in contrast with the Area's principal open spaces such as the mature, historic landscapes of the Arboretum and the formal gardens to the south of the Boys' High School.

### *Streets Patterns and Spaces*

- 5.2 The layout and street pattern in the Conservation Area has very much been determined by the historic field alignments, local topography and the sub-division of land following the Enclosure Act. These different factors have combined to produce a complex grid of streets that affects the legibility and permeability of the Conservation Area, with a series of principal routes that generally run in a north-south direction with a series of secondary interconnecting roads that run east-west.
- 5.3 Mansfield Road is the main north-south route through the Conservation Area, and has been a principal route into Nottingham from the earliest times and is shown on Ogilby's road map of 1674 and an Act of Parliament for the improvement of

Mansfield Road by a turnpike trust was approved in 1787 (Beckett 1990, p38 and p54 respectively).

- 5.4 Jalland's Map of 1801 shows Mansfield Road running between the common fields and flanked by two field roads – Sherwood Street/Shaw Lane to the west and Back Common Road (now Huntingdon Street) to the east. It is now a busy commercial area that is well used by both vehicular and pedestrian traffic, and whilst it is a relatively wide, tree-lined road it is lined with almost continuous terraced development, up to three and four storeys in height built up to the back edge of footpath.
- 5.5 More typical of the Area are the other north-south routes. North Sherwood Street, running parallel to Mansfield Road, is a relatively quiet and attractive tree-lined street that climbs steadily from its junction with Shakespeare Street to Forest Road East with a noticeable change of gradient at its Peel Street junction that restricts long views along the street. It originated as a field road and historically has always had a mixed character, with commercial premises alongside residential properties, typically three storey terraces also built up to the back edge of the footpath.
- 5.6 Other principal north-south roads in the Area tend to follow the lines of the original field roads and were established by the Enclosure Commissioners. Waverley Street, which was originally made up of Hyson Green Road at its lower end before changing to Mount Vernon Road in its upper part, climbs steadily from Peel Street, with long views restricted by its gentle curved alignment. This is an attractive road lined by villas on its west side and having a substantial open boundary to the Arboretum on its eastern side. It is now also a major public transport corridor, providing the route for the NET (Nottingham Express Transit) and its poles and overhead wires have had a dramatic impact in the street scene.
- 5.7 Other north-south routes, such as Burns Street (which was originally the continuation of the Hyson Green Road) and Addison Street, which are relatively steep and gently curved, tend to be quieter in their nature and more residential in character.
- 5.8 The main exception to the predominantly north-south axial road system is Forest Road, which is built along the escarpment. This road originally linked the Mansfield and Alfreton turnpikes and now provides the only direct east-west route across the Conservation Area.
- 5.9 Underlying this road network is a secondary road pattern, much of which was either constructed along the boundaries between different parcels of land (such as Portland Road, Larkdale Street and All Saints Street) or through the larger parcels to open them up for development (such as Wildman Street, Gedling Grove and Arthur Street). Many of these streets are relatively short and combined with the large number of T-junctions, create a relatively closed and complex street pattern forcing cars and pedestrians to turn left or right.

#### *Scale*

- 5.10 Given that most of the Area was developed over a relatively short period of time, there is a broad uniformity in the scale, style and appearance of these buildings,

although these attributes do vary between the different character zones within the Conservation Area, which are influenced by the relative chronological development, predominant land use and local topography (See Section 10).

- 5.11 Overall the relative grain and density of development in the Area is quite complex, and is largely based on the chronological phasing of the development and the prevailing building economies.
- 5.12 Unlike the institutional buildings, the residential properties do not occupy particularly large plots. The earliest buildings along Mansfield Road are densely developed terraced properties, at least three storeys in height, that were built before the Enclosure of the open fields when building land in Nottingham was relatively scarce. The intensity of development in this area was further increased by use of the backland fronting onto North Sherwood for the development of small workshops and small terraced houses.
- 5.13 In the period immediately following the Enclosure there was a more generous supply of land and the first post-enclosure houses tend to be two storey, detached and semi-detached properties for the skilled working class and middle classes. Whilst these properties were built at a lower density, the plot sizes were far from generous, although they did provide front and rear gardens. By the later phases of the Victorian development the density again increased with the building of more three storey, terraced houses, some in the typical Nottingham fashion of groves where the houses are built at right angles to the main street, with the houses facing onto a footpath rather than the street.

#### *General Appearance*

- 5.14 Whilst there is a broad range of house of types, reflecting the piecemeal way the Area was developed, most of the houses are based on a common building form, resulting in broad similarities in the housing stock. This is particularly evident within individual urban blocks, where consistent building lines and similarities in scale and architectural detailing (gables, bays, window and door arrangements, roof lines, spaces between properties) are a distinctive and unifying feature of the Area.

## **6. Landscape Setting**

- 6.1 The Conservation Area occupies the south-facing slope of an escarpment that rises steadily from the City centre to a ridgeline along Forest Road. Whilst historically the whole area was open fields, it now forms an integral part of the City's inner city, often with no well defined or physical boundaries to distinguish it from the surrounding areas.
- 6.2 The landscape of the Area is now very much urban and built-up; although mature trees and planting in front gardens and the large number of street trees offer a green foreground to the built fabric.
- 6.3 The Area also has a number of significant but apparently unconnected green spaces. The largest and most significant is the Arboretum, which is an attractive public park and an important historic landscape in its own right. Other areas of private open and green space such as the formal gardens to the south front of



the Boys' High School and the semi-private space and mature trees and grass to the side of All Saints Church, complement their respective buildings and contribute to the street scene as a whole.

- 6.4 The wider setting of the Conservation Area also takes advantage of other areas of public open space that abut its boundaries. The Arboretum itself forms part of a wider network of linked green spaces that run around the northern edge of the City centre, with the General Cemetery on the west side of Waverley Street and Elm Avenue and Corporation Oaks to the east of Mansfield Road, which is linked to the Arboretum by Chatham Street. These spaces, together with others such as Waterloo Promenade, form part of a planned Victorian 'greenway' provided for the benefit of Nottingham's citizens.

## **HISTORIC DEVELOPMENT**

### **7. Origins and Development**

- 7.1 The Arboretum Conservation Area is a product of the expansion of Nottingham in the second half of the 19<sup>th</sup> century and is an interesting example of early speculative development responding to the opportunities presented by the enclosure of the Sandfield, one of the three large open fields to the north of the medieval town.
- 7.2 The earliest development however took place alongside Mansfield Road prior to the enclosure. This has been a principal route into Nottingham from the earliest times but it was not until the 1820s that development earnestly commenced alongside Mansfield Road and by 1825 a new waterworks company was established to supply the houses being built in the Mansfield Road area (Beckett 1990, p54).
- 7.3 The extent and speed of this early development is shown on Staveley and Wood's map of 1831. This map shows development along both the west side of Mansfield Road and the east side of (North) Sherwood Street and the cross streets of Chatham Street and Babbington Street (now Peel Street) had also been laid out. On the east side of Mansfield Road a small triangular parcel of land between Mansfield Road and Back Common Road (Huntingdon Street) north of Frogmore Street had also been developed. By the time of Salmon's map of 1862 development had been completed along the Mansfield Road and (North) Sherwood Street frontages terminating at the newly laid out Forest Road East. On the east side of Mansfield Road a single residential terrace (nos. 112-38 Mansfield Road) had been built on a parcel of land shown as gardens on Staveley and Wood's earlier map.
- 7.4 Development within the remainder of the Conservation Area was only possible following the enclosure of the open fields. The private estates and the Corporation who owned the open fields were reluctant to release it for development thus restricting the outward expansion of the town. However following the reform of municipal government in the mid-19<sup>th</sup> century, the new Corporation was able to obtain approval for the enclosure of the open fields through the 1845 Nottingham Enclosure Act that subsequently enabled the town to expand.

- 7.5 Staveley and Wood's map of 1831 shows that prior to the enclosure most of the area was made up of open fields, sub-divided into narrow strips and crossed by a number of field roads, such as Ling Dale (Waverley Street) and Larkdale, leading up to the Forest escarpment. These early maps (Jalland's map of 1801 and Sanderson's map of 1835) also show a number of buildings that still survive, in particular the mill house at 87a Forest Road, a complex of farm buildings that now form the Vernon Arms public house and Mount Hooton Terrace, thought to have been built as officers' quarters when soldiers were stationed on the Forest.
- 7.6 The impact and pattern of the first post-enclosure development is shown on Salmon's map of 1862. The Enclosure Commissioners laid out a basic street pattern, generally following the original field roads, and this was added to as other streets were laid out as various parcels of land were developed. The map also shows the spread of development in a westerly direction from North Sherwood Street and the speculative 'parcel by parcel' manner of the development, resulting in a variety of building types and styles as each parcel of land was developed. In enclosing the open fields it had been intended to provide land for cheaper housing to relieve the overcrowding and slum conditions in the town, however due to high building costs this early development was high quality middle class housing, much of which still survives today and gives the Area its distinctive character.
- 7.7 By 1862 the west side of North Sherwood Street and the land between North Sherwood and Addison Street was practically complete. Development along North Sherwood Street was largely a mixture of linear terraced housing (nos. 215–29) reflecting the earlier development on the opposite side of the road but an early form of town planning is evident in the layout of two parallel terraces, Colville Terrace South and North (now demolished), separated by a row of semi-detached Regency style villas, Colville Villas.
- 7.8 Similar Regency-style, semi detached villas were also built along Forest Road East, overlooking the Church Cemetery, and Addison Street; whereas larger three storey Victorian town houses were built with their backs to Colville Street to take advantage of the southerly view overlooking the Arboretum Approach. The incremental nature of this speculative development can be seen where the parcel of land between Newstead Grove and Annesley Grove was fully developed, while the adjacent parcel to the south, fronting Peel Street, remained undeveloped.
- 7.9 To the west of Addison Street large villas were built along Arboretum Street overlooking the Arboretum and on Waverley Street between Clarendon Road and Occupation Street. (With the later development of the Boys' High School Clarendon Road was down-sized to Waverley Villas and two streets, Heard Street and Occupation Road, disappeared altogether). Smaller semi-detached villas were built overlooking the Forest on the north side of Forest Road. Two classically styled rows of terraced housing were also built along Balmoral Street, although terraced housing was not typical of this first phase of development.
- 7.10 Further west, development alongside Waverley Street (known then as Mount Vernon Road) was generally confined to large villas such as nos. 6 & 8 on the corner with Raleigh Street; Waverley House on the corner with Burns Street and

Arthur Street and Gedling Grove. Although an early terrace was built along the south side of Portland Street (Rowena Terrace) and two smaller terraced blocks were built on Burns Avenue (nos. 2-6) and Burns Street (nos. 42-56).

- 7.11 Salmon's map also shows the recently laid out Arboretum park<sup>3</sup>, the centre-piece of the Conservation Area. The Arboretum extends some 7 ha (17 acres) between Waverley Street and North Sherwood Street and was laid out on land set aside by the Enclosure Commissioners to compensate for the loss of the open fields. The Arboretum was the first public park in Nottingham and was laid out by Nottingham Town Council to a design by Samuel Curtis of London in a naturalistic style based on winding paths, sweeping lawns and the planting of specimen trees. The Arboretum was originally intended to be a place of education and recreation 'for (the) benefit and recreation of (Nottingham's) inhabitants' according to the brass tablet fixed to the centre of the West Lodge.
- 7.12 The Lord Mayor, William Felkin, formally opened the park on 11 May 1852 and over 25,000 people attended the day's celebrations, which raised £415. This was a most prestigious event, in his opening speech the Mayor attached great importance to Nottingham joining the ranks of other towns and cities that had public parks and the opportunities that the Arboretum offered for working-men to spend recreational time with their families. Admission charges were originally levied to cover the costs of upkeep but these were dropped in 1857 when their legality was queried.
- 7.13 By the time of the 1881 Ordnance Survey (OS) map the area had been almost fully developed for housing, although this second phase of development brings a noticeable change in house types and style with the introduction of more terraced housing and an increasingly Gothic influence in the architecture of the buildings. As well as housing, the development of the School of Art, the Nottingham High School for Boys and the All Saints Church complex brought major institutional uses into what had been a primarily residential area.
- 7.14 The School of Art, occupied a prominent position on the corner of Waverley Street and Peel Street. The Nottingham High School was built within its own landscaped grounds on land between Forest Road and Arboretum Street and required the re-ordering of the previous street layout that had been laid out in anticipation of residential development. While All Saints Church with its own school and vicarage was built on a previously undeveloped parcel of land and was surrounded by a cluster of terraced housing alongside several new streets (All Saints Street, Tennyson Street, Godwin Street and Wildman Street).
- 7.15 Whilst larger villas continued to be built along Forest Road, overlooking the Forest, Raleigh Street and Portland Road, the style of development in this second phase of development was typified by the developments of terraced housing along Burns Street, in a distinctly Gothic style, and the smaller terraced developments built at a right angle to the street, such as at Forest Grove and Tudor Grove off Colville Street, All Saints Terrace, off All Saints Street and Birkland and Clipstone Avenues off Annesley Grove.

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<sup>3</sup> The Arboretum is included on English Heritage's Register of Parks and Gardens (Grade II) and contains nine listed buildings.

- 7.16 Such was the extent of development that by the end of the nineteenth century there was very little scope for new development other than infill housing. The most significant changes shown on the 1915 OS map are a group of semi-detached houses on the south side of Portland Road, built within the gardens of larger properties fronting Cromwell Street, and the redevelopment of a nursery garden on the corner of Arthur Street and Gedling Grove. A large detached villa with its own detached coach house was also built on Forest Road (no. 111) on a site between Burns Street and Larkdale Street, contradicting the trend for smaller, cheaper housing.
- 7.17 This pre-First World War development of the Arboretum area survived almost intact until the nineteen-fifties after which significant and often localised changes took place. Some of the most marked changes have taken place along the frontage of North Sherwood Street, where a number of the original buildings have been replaced by new buildings, such as the Arboretum Gate office complex and the student flats at nos. 210-12 North Sherwood Street. However the character and appearance of the street is still dominated by its original buildings. Elsewhere the expansion of the two High Schools has caused major changes. The Girls' High School has been developed on a site between Arboretum Street and Forest Road East replacing a number of properties on the former Baker Street, which has now exists solely at its eastern end, where it joins Addison Street. While the Boys' High School has expanded towards Waverley Street taking over many of the properties on the corner of Waverley Street and Arboretum Street. The most recent of significant changes to the Area has been the erection of the large poles and overhead wires and new tram stops along Waverley Street in association with the NET.
- 7.18 Overall the rest of the Conservation Area has seen very little change and it is the extent and quality of the surviving buildings, and their fabric and architectural detailing, that gives this area its special architectural and historic interest.

## **SPATIAL ANALYSIS**

### **8. Character and Inter-Relationship of Spaces**

- 8.1 Even though the Conservation Area has been intensively developed, principally for residential development, there are a number of important areas of open space within it, although these tend to be quite detached and without any direct visual or physical relationship.
- 8.2 The principal area of public open space is provided by the Arboretum, which occupies a substantial block of land between Waverley Street and Addison Street with a further linear extension onto North Sherwood Street. The park provides an extensive area of mature and open landscaping that forms the core of the Conservation Area and is particularly valuable in bringing together the different character zones. The Arboretum also contributes significantly to the visual amenities of the Area, and although enclosed along its northern and southern boundaries by adjoining housing development, it has long open frontages to Waverley Street and Addison Street, which actually crosses the park at an elevated level and provides long views over the Arboretum to All Saints Church.

- 8.3 The remaining areas of open space include the gardens to the front of the Boys' High School on Arboretum Street and the playing fields to the side of the Girls' School on the corner of Arboretum Street and Addison Street. The gardens to the front of the Boys' High School comprise a formal layout of planting beds and mature trees with a long frontage to Arboretum Street, defined by open iron railings set on a low wall of Bulwell stone. Whilst these are private grounds, the open nature of the site frontage contributes to the visual amenities of the area and provides a formal setting for the main school building. Further along Arboretum Street are the playing fields attached to the Girls' School that also contribute to the open character of the Conservation Area between Arboretum Street and Forest Road East.
- 8.4 On the opposite side of Waverley Street is the planted courtyard within the All Saints Church complex on Raleigh Street. This a smaller and less formal area of open space comprising an area of grass with a number of mature trees with a low Bulwell stone wall and archway to Raleigh Street. These gardens, which are relatively accessible to the public, contribute to the visual amenities of the Area and provide a formal setting for the adjoining listed buildings.
- 8.5 The Conservation Area also contains two areas of private space that make little visual contribution to the Conservation Area but which have distinctive functional and historical value. Tucked into the south-eastern corner of the Arboretum is a small private bowling green that provides an important recreational facility. The bowling green is accessed from Addison Street but is largely out of sight, being enclosed by boundary fencing and hedgerows.
- 8.6 Less obvious is the Jewish graveyard off North Sherwood. This land was given to the Jewish Community by Nottingham Corporation in 1822 and was closed as a burial ground in 1889; this small space is enclosed by a high Bulwell stone wall to North Sherwood Street and is surrounded by buildings on its other sides.
- 8.7 The open character of Forest Road East benefits from the Church Cemetery and the Forest Recreation Ground which lie to its north.

## **9. Key Views and Vistas**

- 9.1 Within the Conservation Area the key views are channeled along the principal roads, with linear views enclosed by buildings, creating a sense of enclosure, and often terminated by buildings at the junctions between the streets, which can act as focal points.
- 9.2 The views along the principal north-south streets are affected by the local topography. Travelling north out of the City the land rises steeply and views along the principal streets such as Mansfield Road, North Sherwood Street, Addison Street, Waverley Street and Burns Street, are generally constrained by the broad sweeping curves followed by the streets as they travel up the hill. These streets generally offer a procession of frontage buildings, which in some cases can provide an almost continuous frontage such as along Mansfield Road or North Sherwood Street, or, in other cases, are quite varied and broken, such as along Waverley Street or Addison Street, where there are a number of



- detached houses in their own grounds. Each of the street frontages is generally punctuated by a number of key landmark buildings that provide distinct visual markers along the street that attract and deflect views, or have distant and distinctive focal points such as St Andrews Church tower at the top of Mansfield Road or the tower at the rear of no.19 Waverley Street (Mount Vernon Terrace).
- 9.3 In the opposite direction many of the north-south streets offer expansive views over the City centre. The southern end of Addison Street and Larkdale Street, for example, give long views over the City centre skyline with the Italianate tower on Stanley House off Talbot Street, the Newton and Arkwright buildings at the Trent University and Council House dome being notable landmark features.
- 9.4 The open boundaries to the Arboretum break up the frontages along Waverley Street and Addison Street and provide prospects over the park, with aerial views from Addison Street over the Arboretum to All Saints Church tower.
- 9.5 The east-west streets are generally shorter and lack the dramatic views offered by the changing topography. However Portland Road, Raleigh Street and Tennyson Street to the west of Waverley Street offer long views towards Alfreton Road and the former lace factories along Gamble Street and Russell Street. These offer a distinct contrast with the predominantly residential uses within the Conservation Area and a reminder of the respective proximity between industrial and residential uses.
- 9.6 The junctions of these short streets can also provide some interesting focal points such as the (closed) stone-built gateway serving the bowling green on Addison Street which is the focal point at the head of Newstead Grove.

## **CHARACTER ANALYSIS**

### **10. Definition Of Character Areas**

- 10.1 There are several distinct character zones within the Conservation Area that can be distinguished by their relative chronological development, their prevailing architectural style and by the nature of the predominant historic and current land use. These character zones include:

#### **Zone 1: Commercial Zone - Mansfield Road, North Sherwood Street & Shakespeare Street**

- 10.2 The most public zone, this area has developed as a mix of residential and commercial uses, reflecting the role of Mansfield Road as a principal route into the town and busy thoroughfare for pedestrian and vehicular traffic, in contrast to the other parts of the Conservation Area which were developed as primarily residential areas. The layout of this area is principally linear in form having a strong north-south route defined by Mansfield Road and its subsidiary parallel roads of Huntingdon Street and North Sherwood Street with a number of connecting east-west cross routes, such as Shakespeare Street.
- 10.3 The Mansfield Road area was largely developed before the 1845 Enclosure and as such pre-dates much of the development in the remainder of the Area. The buildings along the Mansfield Road frontage originally developed as a mix of

terraced houses and, on the west side, purpose built shops on the ground floor and residential accommodation above. Much of their fabric and architectural detailing has survived intact, although the conversion to houses of a number of less commercially viable retail properties at the upper end of Mansfield Road has threatened surviving Victorian shop fronts.

- 10.4 North Sherwood Street, a quieter tree-lined, secondary road has a different character to Mansfield Road. This originated as a field road behind the Mansfield Road and the east side was developed in the mid-19<sup>th</sup> century for a mix of commercial uses and workshops and residential uses on the backland of plots of properties fronting Mansfield Road. However in contrast the survival rate of buildings on the main North Sherwood Street frontage has been less consistent, largely through the demolition of the original buildings and their replacement with modern residential apartments, commercial units, open car parking and some vacant sites. Those early buildings that have survived continue to define and contribute to the character and appearance of the Area, and the juxtaposition of old and new properties is often reflected in the complementary design and scale of the new buildings. In some cases, however, areas of open car parking and vacant sites detract from the character of the east side of North Sherwood Street.
- 10.5 The western side of North Sherwood Street originally defined the edge of the open fields until Enclosure, and it now marks a transition between this commercial zone and the predominantly residential zone to the west. However a very noticeable legacy of its former use is the sunken nature of the road caused by the passage of traffic over time. This has worn down the underlying soft sandstone leaving a steep cliff along the western side of the street and the frequent outcrop of stone along the back edge of the footpath and the elevation of houses on the west side of North Sherwood Street.
- 10.6 The third street in this character zone is Shakespeare Street. This is referred to as early as 1336 as Lingdale Gate and it may have been little more than a drainage channel collecting the run-off from the gently-sloping open fields to the north, attracting the alternative name of Mud Lane. By the 19<sup>th</sup> century the earliest development along Shakespeare Street appears to have been small artisan cottages perhaps representing its humble status. However, the upgrading and development of Shakespeare Street began after Enclosure with the development of a number of public buildings on the south side of Shakespeare Street and Burton Street, such as the early university College buildings and the Guildhall, while the north side of the street was developed for a number of grand town houses and public buildings, such as the Wesleyan Reform Church, now a Synagogue, and the Registry Office, which was originally the Poor Law Guardians' Office.

## **Zone 2: Landscape Zone – The Arboretum**

- 10.7 The most distinctive zone, is the Arboretum, a roughly rectangular historic park that is included on English Heritage's Register of Parks and Gardens (Grade II) and contains nine listed buildings. The park occupies a small valley between two gentle hills between Waverley Street and Addison Street and provides an open and green frontage to both streets, with a narrow extension onto North Sherwood Street.

- 10.8 The main entrance to the Arboretum from Waverley Street is defined by the Western Gates, which are flanked by 2 metre (7 feet) high concave screen walls with cast and wrought iron railings, all of which are supported by six octagonal stone piers (now Grade II listed). The central pair of gates are no longer hung from the stone piers but are now hung from metal posts located just behind the piers.
- 10.9 Immediately behind the gates is the West Lodge (dated 1851), a two storey building in red brick with blue brick diaper work and an ornamental tile roof designed by Henry Moses Wood the Corporation Surveyor (now Grade II Listed). Beyond the West Lodge is the monument to Samuel Morley (1809-86), a local MP, philanthropist and hosiery manufacturer. The monument by J. Else (1920) is composed of a bronze bust on a square pedestal framed by a curved screen wall with stone seats (now Grade II listed).
- 10.10 The main path passes between an ornamental lake to the west and an ornate drinking fountain and a series of aviaries on the east, the oldest of which is the Circular Aviary (c1889), a cast and wrought iron structure supported by a central iron pier and arch braces (now Grade II listed).
- 10.11 Beyond the relatively built-up main entrance area the park opens out with a central tree lined walk running in the bottom of the valley. This was originally planted on either side with an avenue of cedars alternated with limes, however the young cedars did not establish leaving only a lime avenue.
- 10.12 The two perimeter paths on the higher ground along the northern and southern boundaries of the site offer good views across the park. The northern perimeter path takes in the octagonal wooden bandstand (now Grade II listed) and the dahlia walk. The original Arboretum tea rooms, latterly the Arboretum Public House, have been demolished following fire damage and the site remains a development opportunity for uses relating to the park.
- 10.13 The southern perimeter path leads to the Bell Garden (1885), a war memorial in recognition of the Nottinghamshire Regiment's involvement in the Crimea and China. At the centre of the monument stands the Chinese Bell Tower, which is mounted on a rectangular base designed by M Ogle Tarbotton (1862-4). The original Chinese Bell was taken from a Cantonese temple during Anglo-Chinese Wars (1857-61) and was then moved to the East Lancashire Regiment's Museum (the successor to the Nottinghamshire Regiment) in Preston in 1956. At each corner of the monument is a cannon, two of which are Russian cannons captured at the Siege of Sebastopol in 1859 and gifted to the City along with two copies made to balance the monument at the Britannia Foundry in Nottingham.
- 10.14 The path then continues past the statue of Feargus O'Connor (1794 1855), who was MP for Nottingham and a leader of the Chartist movement, by J B Robinson of Derby in August 1859 (now Grade II Listed).
- 10.15 The paths re-connect at the entrance to the pedestrian subway under Addison Street, designed by Henry Moses Wood. The entrance and adjoining walls to the subway are constructed of rock faced stone and along with the walls, railings and pedestrian gateway onto Addison Street are now Grade II listed.



- 10.16 The pathway then continues along a relatively narrow tree-lined path that is overlooked by large villas on Colville Street and Newstead Grove to the East Lodge on North Sherwood Street. The East Lodge, which is less elaborate in design than the main West Lodge, is of two storeys, built in red brick laid in an English Bond with a plain clay tile roof (now Grade II listed). The entrance to the Arboretum is defined by a set of gates that are flanked by concave screen walls supported by six piers. From North Sherwood Street the original Victorian promenade route continued along Chatham Street and across Mansfield Road to Elm Avenue and Corporation Oaks.
- 10.17 This essentially landscaped zone also includes a private bowling green and pavilion tucked into the Addison Street corner of the Arboretum.

### **Zone 3: Education Zone – Waverley Street to Addison Street**

- 10.18 Two distinctive groups of school buildings define the (almost) singular use of this character zone.
- 10.19 The Nottingham High School for Boys, which was originally founded as the 'Free School' in 1513, arrived at Waverley Mount in 1868 in the second phase of development. The school, which is built within its own landscaped grounds, now occupies virtually the whole of the land bounded by Balmoral Street, Forest Road East, Waverley Street and Arboretum Street. The first school building (now Grade II listed) is two-storeys, built in an Elizabethan Revival style and consists of a central block flanked by two wings. Since its foundation on this site the school has gradually expanded with the addition of other buildings on the site, including the school sports hall, built in 1989 in the north-east corner of the site; the Harry Djanogly Art, Design and Technology Centre built in the mid-1990s in the north-west corner; to the west, the Founder Hall building, built in 1963, the junior school, dining hall, and University House; to the south-west is the Simon Djanogly Science Building and the Music School; and in south east corner of the site is the White House. The school continues to expand with the acquisition of the former Waverly House School to the west side of Waverley Street which is to house an infant school opening in September 2008.
- 10.20 The Girls' High School was founded in 1875 and was originally set up in a pair of Victorian houses on Arboretum Street, one of which belonged to a lace manufacturer, James Hartshorn. The cast iron railings at the front of the property are a copy of one of his lace designs. The school has expanded considerably since then to the east of Balmoral Street, between Arboretum Street and Forest Road East, establishing a junior school in Upnah House on Balmoral Street (c1877 by H. Sulley) and by the building of a range of modern buildings providing classrooms, laboratories, library, drama studio and music rooms. There are also playing fields and a large all-weather pitch to the east of the school's site.
- 10.21 The principal sites of both Boys' and Girls' High Schools are now characterised by groups of both traditional and modern buildings that stand in their own grounds, and which are considerably larger in scale than the surrounding residential properties.

- 10.22 This zone is not without its residential properties. As part of the early first phase of development, Salmon's map of 1862 records two distinctive terraces along Balmoral Street which survive today in the ownership of the Boys' High School .

**Zone 4: Residential Zone (1) – North Sherwood Street to Addison Street**

- 10.23 One of two extensive residential zones, largely made up of housing from the Area's first phase of development but with isolated pockets of later and more intensive housing development. The layout of this zone is defined by a closely knit street pattern based on a relatively simple rectilinear grid of north-south/east-west streets.
- 10.24 The majority of the the original dwellings are mid-19<sup>th</sup> century in origin, largely made up of housing from the first phase of development but with isolated pockets of later second phase development. Salmon's map of 1862 shows the extensive development of this zone through Annesley Grove and Newstead Street and along Addison Street and Forest Road East for a range of property types including terraces, semi-detached and detached. The architectural style of these early properties is strongly influenced by the Georgian, classical and Regency styles with symmetrical forms using brick or stucco facades, with shallow roofs behind parapet walls, pedimented gables and arches over window openings and decorative surrounds to doors and windows.
- 10.25 By 1881 the remaining, vacant parcels of land on the west side of Colville Street and south of Newstead Grove, which became Birkstead Grove and Clipstone Grove, had been developed with distinctly different building types. These later properties are principally 2-3 storey terraced properties, increasing the overall density of development particularly by building at right angles to the main street in the style of Nottingham groves such as off Colville Street and Newstead Street. These later properties were built in a Queen Anne Revival style, reflecting changes in the prevailing architectural influences, typified by the use of red brick and contrasting white stone dressings around the doors and windows, the introduction of bay windows and ornamentation through polychromatic brickwork.
- 10.26 Almost all of the original Victorian housing stock in this zone still survives in good order, making a significant contribution to the character and appearance of the Conservation Area both as individual properties and as groups of buildings, reflecting the prevailing and changing architectural influences over a relatively short period of time. There is however a relatively small number of buildings that offer a nil or negative contribution; in particular the large flat roofed hall to the front of no. 16 Newstead Grove, and no. 46 Addison Street on the corner with Colville Street, which has been significantly altered.

**Zone 5: Residential Zone (2) – Waverley Street to Larkdale Street and Walter Street**

- 10.27 This is the second predominantly residential zone and whilst its layout, like Zone 4, is defined by a relatively complex and closely knit street pattern, its buildings are distinctly different in their scale, density and appearance.
- 10.28 The majority of the original buildings are largely made up of housing from the second phase of development (c1881) but there are some isolated pockets of early housing. Some pre-Enclosure housing terraces were built on Forest Road

East (such as Mount Vernon terrace) and Salmon's map of 1862 shows early post-Enclosure villas along Waverley Street (some now in office or commercial use) and some early terraced housing along Portland Street (Rowena Terrace), Goodwin Street and Burns Street. However the main thrust of development in this zone took place between 1862 and 1881, by which time this zone had almost been fully developed.

- 10.29 Again the architectural style of these properties is strongly influenced by the period of their development. Early developments along Mount Vernon Terrace and Portland Street (Rowena Terrace) and Burns Street (Lang Syne terrace) are built in a Regency style. However the main body of the '1881' buildings tend to be semi-detached or terraced houses, 3 to 5 storeys in height (with visible semi-basements), on relatively small plots on land and are more Gothic in style, with vertically proportioned narrower frontages emphasised by steeply pitched roofs, pointed or Tudoresque arches, some with an ecclesiastical appearance, canted bay windows and prominent gables or gablet windows breaking the eaves lines. In addition to the Victorian Gothic, there are also some examples of an English Vernacular style, typified by simple elevations finished with sham timber framing in gables, coved eaves and roughcast render, such as in some of the larger villas along Forest Road West.
- 10.30 The final significant phase of development in this zone reveals a third stylistic phase, later properties along Gedling Grove and Arthur Street have a distinctive red brick frontage with pebbledash render on the upper floors which is typical of Edwardian buildings.
- 10.31 Again almost all of the original houses in this zone survive in good order with very few later developments, and it is this concentration and uniformity of the building stock from this period that reinforces the Area's character and appearance. However, there is a relatively small number of buildings that offers a nil or negative contribution; in particular the new warehouse and probation offices on Raleigh Street are among the poorest buildings in this zone.

#### **Zone 6: Institutional Zone – All Saints church & Nottingham Art College**

- 10.32 This zoning recognizes two separate and unrelated groups of institutional buildings, the All Saints Church, Vicarage and Institute (all Grade II Listed) and the original Nottingham Art College (now Grade II Listed).
- 10.33 The All Saints Church complex forms a distinctive group of Victorian ecclesiastical buildings built in a distinctive Gothic style while the Art College, being a secular building, is built in a classical Italianate style and it relates more to the development of the civic buildings along Shakespeare Street and Burton Street, which is reflected in the extension of the Conservation Area along the north side of Shakespeare Street.
- 10.34 These two groups of buildings form distinctive institutional units, that are defined by their particular use and associated activity and the high quality architecture and larger scale of these buildings offers a marked contrast with the neighbouring housing stock.

## **11. Prevailing or Former Uses of the Buildings**

- 11.1 The Conservation Area has always had a diversity of land uses and these have remained fairly constant in 150 years since the Area was developed, these generally reflect the historic development of the Area and help to define distinct character areas.
- 11.2 The earliest development in the Area was a mixed land use that developed along Mansfield Road and along North Sherwood Street. The main road frontage has historically been a busy thoroughfare and attractive to retail and other commercial uses. These were typically accommodated in the 3-storey residential terraces with retail premises on the ground floor. The frontage to Mansfield Road is still an important commercial centre although the range of uses has increased with the expansion of hot food take-aways, restaurants and bars.
- 11.3 The land immediately to the rear of the Mansfield Road fronting North Sherwood was quickly infilled with small workshops and terraced houses, and whilst most of the workshops have gone, much of the terraced housing remains alongside modern commercial uses that retains the traditional diversity of uses along the east side of North Sherwood Street.
- 11.4 Following Enclosure the area to the west of North Sherwood Street was laid out for two principal purposes, housing and recreation. The Arboretum was laid out as a direct result of the Enclosure Act to provide public recreation to compensate for loss of open fields, and this historic landscape still survives as a valuable open space in the centre of the City.
- 11.5 The remainder of the Area was first laid out for residential development and generally the two blocks of land between North Sherwood Street and Addison Street and to the west of Waverley Street are still predominantly residential areas. However, a number of commercial uses have infiltrated these residential areas as larger properties, such as those along Addison Street, Waverley Street and Forest Road East have been taken over for commercial uses such as offices and hotels.
- 11.6 One of the most significant changes however has been the sub-division of single-family houses and their change of use to flats, which has introduced a significantly higher density and intensity of use than the original residential uses. The impact of these later developments upon the original character and appearance of the Area has generally been detrimental, with increased demands for car parking and the introduction of off road parking at the expense of the front boundary walls, problems of bin storage and the overall maintenance and repair of privately rented properties and their gardens.
- 11.7 The area also has a number of important institutional uses. The All Saints Church and its complex of buildings off Raleigh Street and the original art college on Waverley Street are modest in their extent and relatively insular. However the Area is also home to the Boys' and Girls' High Schools and these two large educational establishments have over a number of years expanded so that they now occupy, almost exclusively, a considerable block of land between Addison Street and Waverley Street defining its overall character and appearance.

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

### 12. Contribution Made by Buildings Within the Conservation Area

- 12.1 The Area was largely developed over a relatively short period of time (less than 30 years) as a result of speculative development and the resulting buildings reflect the changing popularity of different architectural styles and housing markets.
- 12.2 The properties along Mansfield Road were the first to be developed from the first half of the 19<sup>th</sup> century. Their architecture was largely influenced by classical proportions and detailing, in contrast to the Gothic styling which became popular in later Victorian architecture evident elsewhere in the Conservation Area.
- 12.3 The **west side of Mansfield Road** comprises of five terraced blocks which are generally three stories in height and built up to the back of the footpath. The Peacock Inn public house (Grade II listed) and the adjoining terrace (nos. 13-19) (Grade II listed) form an important group of listed buildings at the entrance to the Conservation Area. These buildings are some 3 storeys in height and the Peacock Inn has a rounded corner to Peachey Street, a feature which is repeated in other corner buildings along Mansfield Road.
- 12.4 The adjoining terrace (nos. 21-43) was originally built with shops on the ground floor, with the shop fronts set forward of the front wall of the residential units above. Whilst many of original display windows have been lost, the original surrounding shopfronts (pilasters, fascias, cornice and brackets) survive below a low parapet wall.
- 12.5 The span between Major Street and Bluecoat Street (nos. 45-61) was built as single, three storey terrace with ground floor commercial display windows with timber fascias. Within this block no. 59 is listed (Grade II) and still retains the original timber shopfront with side pilasters.
- 12.6 The terraced form of development is interrupted to the north of Bluecoat Street by the former Bluecoat School (Grade II listed) and the adjoining lace factory (Grade II listed), two substantial buildings that stand in their own grounds (now all part of the International Community Centre). The former Blue Coat School occupies a prominent site above Mansfield Road and was designed by T. C. Hine in an Elizabethan style and opened in July 1853.
- 12.7 The original lace factory, which is 5 storeys in height, stands at the rear of the site with a four-storey warehouse on the street front. This building has elaborate moulded terracotta ornaments in the upper floors and on the ground floor an off-centre segment-headed cart entrance is flanked by double doorways, with shop fronts on either side. The adjacent property (nos. 69, 69a, 71) was probably built as the lace factory owner's house and is now divided into two shops and flats.
- 12.8 The terraced form of development continues beyond, generally three storeys in height with ground floor shops and residential above. The corner to Peel Street is defined by two prominent buildings, the Golden Fleece Public house (Grade II



- listed) stands taller than its neighbours and has a rounded corner which is mirrored by the building on the opposite corner.
- 12.9 To the north of Peel Street is a three storey terrace of 10 units (nos. 107-25) with ground floor shops and housing above with distinctive cast-iron balconies in front of their first floor windows (now Grade II listed).
- 12.10 The last block beyond Chatham Street is the least consistent starting with a brash modern shop front and signage on the corner to Chatham Street (nos. 181-183) and followed by a number of ground floor commercial properties with a number of original surviving shop fronts. The last part of this block to the Forest Road East corner is an indifferent mix of two and three storey properties.
- 12.11 However the corner block along **Forest Road East** to North Sherwood Street is made up of a row of seven compact 3-storey properties, with ground floor shops with residential units above. This terrace is largely unaltered having its original shop fronts, with glazed leaded top-lights and mosaic tiles in the recessed shop doorways, and a range of oriel windows in the upper storeys.
- 12.13 The Conservation Area on the **eastern side of Mansfield Road** consists of two terraced blocks to the north of Woodborough Road, sandwiched between Mansfield Road and Huntingdon Street.
- 12.14 The first block to be developed was to the north of Frogmore Street and this may have been an early encroachment on what appears to have been unused land between the Mansfield Road and Back Common Road (now Huntingdon Street). This block displays a mix of property styles and types, reflecting the speculative nature of the block's development, and a number of the original properties still survive. At the apex of the site is a row of narrow three storey, brick built terraced houses (nos. 172-188) that extend the full depth of the site between Mansfield Road and Huntingdon Street. In contrast nos. 144-6 are a pair of 2-storey Regency style houses, finished in stucco. At the southern end of the block is the Nagshead public house, which is also built in a Regency style having a stucco finish with projecting quoins at the corner of the building and pediments over the ground floor windows.
- 12.15 The southern block contains a single terrace of three storey town houses (nos. 110-138) (Grade II listed), now used as offices, which was built as a single planned development on land that had originally been part of a single garden plot. The front elevations, which are set behind modest front gardens, have a distinctive classical styling with four panel timber doors framed by stucco architraves and a canopy supported on scrolled brackets and the sliding sash windows are linked by a running sill at first and second floor levels which unifies the whole terrace.
- 12.16 The YMCA is an imposing 1930s listed building which turns the corner from Mansfield Road into **Shakespeare Street** and which would form the southern entrance to the Conservation Area from the city. Nos 12-22 are listed former town houses, built in the 1850s and now forming the Adult Education Centre. Cymbeline House is recently developed, eight-storey apartment building presenting a five-storey red brick frontage to Shakespeare Street and a primarily

- rendered upper three storeys, which impact strongly on views in this part of the Conservation Area. Nos 32 and 34 Shakespeare Street are former artisan's cottages, now with retail uses on the ground floor and well-preserved upper floors.
- 12.17 At the entrance to North Sherwood Street, which has been pedestrianised to prevent traffic flow, is the Orange Tree public house. On the western corner is the former Young Women's Christian Association, a two-storey brick building with a parapet roof built in 1930 and now part of Nottingham Trent University. The Synagogue is a listed former Wesleyan Chapel with fluted pilasters and a dentillated cornice and pediment. The Registry Office (No.50, formerly the Poor Law Offices) is another fine listed building in the Italian Gothic Revival style.
- 12.18 Other than its junction with Shakespeare Street, the southern entrance to the Conservation Area on **North Sherwood Street** is now defined by recent developments, a modern red brick and render apartment complex wrapping around the corner of Bluecoat Street and Arboretum Gate (nos. 90-100) a mix of two and three storey offices. These recent developments have had only a neutral impact in the Conservation Area, being generally in keeping with the prevailing scale, materials and architectural details, unlike the three industrial units to the north of Peel Street (nos. 118-122), which are out of character because of their design and industrial materials.
- 12.19 Whilst there are no listed buildings along the **east side of North Sherwood Street**, there are a number of important buildings and structures that show the commercial use of the plots on this side of the street. Nos. 138-42 is a former 4-storey factory that has now been adapted for residential use, while nos. 182-4 are a pair of 3-storey properties with long horizontal sliding windows on the upper floor suggesting an original weaver's workshop. Similarly nos. 182 –184 ('The Maze') also appear to be a pair of 2-storey workshops.
- 12.20 The remainder of the east side of North Sherwood Street is given over to 3-storey terraced properties such as nos. 144 –58 and nos. 246-52. These houses are built on relatively narrow plots and are only a single bay wide, which is expressed externally by a front door and side window on the ground floor and a single window on each of the two upper floors, emphasising the vertical proportions of these properties.
- 12.21 Some modern residential development has also been successfully integrated into the street, such as at as nos. 210-212 & 240-244, where new 3-storey terrace blocks reflect the materials, design and proportions of the older terraces.
- 12.22 On the **west side of North Sherwood Street**, from Peel Street to Annesley Grove, is a development of two and three storey flats, built in the 1980s by the Guinness Trust. These buildings integrate into the Conservation Area mainly through the use of varying roof heights and roofs. 191 to 205 North Sherwood Street are a row of terraced houses set on a Bulwell stone plinth at street level with a footpath bounded by railings at first floor level. North of the entrance to the Arboretum park is the Sir Charles Napier, a two-storey public house. 211 North Sherwood Street is a two-storey house characterised by single-storey bay windows after which begins a series of semi-detached and terraced houses set

- behind Bulwell stone walls and railings. This built form continues at Delta Court, a more recent, five-storey development of apartments. The Saracen's Head is another two-storey public house on the back edge of the pavement.
- 12.23 The side elevations of Colville Terrace and Colville Grove present an unusual built form to North Sherwood Street with accommodation at street level with steps at the sides leading up to the properties on Colville Terrace and Colville Grove which are a storey above North Sherwood Street. Colville Court stands back from the street behind a car park, presenting an out-of-character gap in the street scene. Century Court is another three-storey apartment block replicating the form, if not the detailing, of North Sherwood Street.
- 12.24 The short frontage along **Forest Road East** provides a mix of Regency style properties with low roof pitches, the use of stucco and quoin detailing to the corners and, at Nos.17 and 19, pedimented gables.
- 12.25 Running south from Forest Road East is **Colville Street**, which architecturally is rather disjointed as a result of the range and types of development along the street. The earliest development pre-dates 1862 but the large semi-detached villas on the southern leg of the street turn their back on the road to face south over the Arboretum Approach leaving their unattractive rear yards and outbuildings to the street frontage. The upper part of the street is largely defined by **Colville Grove** and **Colville Terrace**, a small planned development between Colville Street and North Sherwood Street, made up of a two storey terrace along the southern side of the block with four semi-detached houses running through the centre, the northern terrace that originally completed the composition has been demolished to be replaced with Colville Court a recent sheltered housing development.
- 12.26 The west side of the street was not completed until between 1862 and 1881 and is made up of two groups of terraced properties fronting the street (nos. 7-13 and 21-31) and two terraced groves, **Tudor Grove** and **Forest Grove**, which run off at right angles to the main street. These properties are in a simple Queen Anne Revival style with red brick contrasted by painted stone work in the single storey bays and using polychromatic brickwork arches over the windows and a dripstone moulding over the front doors.
- 12.27 The eastern side of the north end of **Addison Street** comprises three- and two-storey semi-detached Victorian houses of varying architectural styles but given cohesion by one- and two-storey bays. These houses are all set back behind small front gardens bounded by low brick walls and railings. No.1 Colville Street and Nos.48 –52 Addison Street retain, on the Addison Street frontage, their original timber sliding sash windows.
- 12.28 The west side of Addison Street is characterised by the enclosures to the Nottingham Girls' High School and Arboretum boundaries. These are of a variety of materials – Bulwell stone and brick walls and timber fences – and are generally in poor condition. South of Colville Street, on both sides of the street, are the better quality Bulwell stone and railings to the Arboretum Park. Here a number of mature trees within the grounds of the Arboretum contribute strongly to the street scene.



- 12.29 Between the Arboretum and Newstead Grove the pattern of substantial houses (now mainly converted to multiple occupancy) continues. Each of the five houses here is of a different architectural style. Brick boundary walls remain although some front gardens have been surfaced for parking. South of Newstead Grove is a group of more modest houses set behind larger front gardens. Here the stronger boundary walls continue to enclose mature front gardens. Nos 12-22 Addison Street are three-storey semis with strong two-storey bays and pedimented gables above.
- 12.30 **Newstead Grove**, running between North Sherwood Street and Addison Street, largely pre-dates 1862 and this is reflected in the prevailing architectural styles. The south side of the street is dominated by three pairs of semi-detached villas in a cottage orné style which are finished in either a plain stucco render (nos. 11-13 & 19-21) or a roughcast render (nos. 15-17), with distinctive steep pitched gables with simple bargeboards. While at the corner property to Addison Street (nos. 23 Newstead Grove/28 Addison Street) is a more traditional villa in red brick with deep overhanging eaves and pedimented gables with moulded architraving around the windows and doors.
- 12.31 On the north side of Newstead Grove, to the corner with North Sherwood Street, is a 2-storey lodge (no. 2) finished in stucco with steep gables and a slate roof. This stands next to a short, 2-storey red brick terrace (nos. 4-8) which has a shallow roof hidden behind a parapet wall with attractive canopies supported by cornice brackets over the front doors. Tucked in behind the frontage development between Newstead Grove and the Arboretum are two detached villas (nos. 18 & 20). However a particularly prominent and unsightly building is the large flat-roofed hall that has been attached to the side of no. 16 Newstead Grove.
- 12.32 Running parallel to Newstead Grove is **Annesley Grove**, another pre-1862 street that was developed on its north side only with two classically styled red brick terraces (nos. 2-8 & 14-24). The key visual feature of these terraces is the central pedimented gable combined with simple detailing; with attractive polychromatic brick banding to nos. 2-8 while nos. 14-24 have dripstone hoods supported by brackets over the doors and windows. No. 16 also retains its original timber panel front door with an upper glazed panel with coloured glass margin panes.
- 12.33 The south side of Annesley Street was developed after 1862 and was spilt between **Birkland Avenue and Clipstone Avenue**, two streets that run north-south between Annesley Street and Peel Street. The properties along these two streets are a mix of 2-storey terraces along Birkland Avenue and 3-storey terraces and semi-detached and detached properties along Clipstone Avenue. All these properties are built in a Queen Anne Revival Style, with prominent bay windows and painted stone mullions with moulded architraving to the doors and windows and polychromatic brickwork and blue brick stringcourses adding decoration.
- 12.34 Whilst the natural ground levels fall steeply from north to south, these two streets are reasonably level with a steep drop onto Peel Street. In the terraced

properties this change in levels has resulted in distinctive breaks in the eaves line and in the comparative height of the bay windows between each pair of properties as they step down the slope and whilst the gables to Peel Street are built on a Bulwell stone plinth some 2.5 metres high.

- 12.35 Running west from Addison Street is **Arboretum Street**. The south side of Arboretum Street has a range of individually styled villas which generally pre-date 1862, and are designed to face south over the Arboretum. These properties have now been taken over by the Girls' School. An exception in style and materials is no. 29, which remains in private ownership, and is built from coursed sandstone with tall stone chimneys and a stone slate roof.
- 12.36 Linking Arboretum Street to Forest Road East is **Balmoral Road**, a mainly residential street between the two schools. The corner of the street to Forest Road East is marked by an attractive timber tongue and grooved summer house within the grounds of 22 Balmoral Road (Upnah House). Upnah House itself is now occupied by the Girls' High School but appears to have been quite a distinguished villa standing within its own plot and constructed of coursed Bulwell Stone. The property has also retained the delicate timber screen within the main entrance porch and the shouldered stone lintels to the main windows are repeated in the construction of the sash frames.
- 12.37 On the opposite side of the road are three blocks of terraced housing that show the contrasting styles of early and later development. The upper terrace (nos. 17-23) was built after 1862 and this has prominent gables that break through the eaves line with the stone and contrasting brickwork used to create decoration. The two other terraces (nos. 1-7 & 9-15) are pre-1862 and these are more modest in design with a strong classical feel, given by the pedimented gable over the central two properties and the dripstone hoods supported by brackets over the doors and windows and the pronounced sills under the windows. At the end of Balmoral Street onto Arboretum Street is a pre-1862 semi-detached Regency style villa finished in a lined stucco render.
- 12.38 The east side of the northern part of **Waverley Street** is dominated by high Bulwell stone walls with the Boys' High School buildings behind. On the west side are a row of pre-war semi-detached houses (Nos.27-33) which do not contribute to the Conservation Area, in contrast with Mount Vernon Terrace (Nos.19-25), four Listed 1840s houses designed by TC Hine. Bronte Court is a modern apartment block which again detracts from this part of the Conservation Area.
- 12.39 The south side of **Portland Road** was largely developed by 1862. The entrance from Waverley Street is marked by the Park Hotel, which has its principal elevation looking south over the General Cemetery, leaving its plainer side elevation to face Portland Road. The south side of Portland Road is dominated by a modest 3-storey terrace (nos. 92-128, Rowena Terrace) (c1862). The ground floor bay windows and continuous sill band beneath the first floor windows and painted stone lintels maintain a uniformity along the terrace but there are subtle differences in the design of the terrace. The properties in the lower part (nos. 118-128) each have a single window in the upper floors and simple door surrounds while those in the upper part (nos. 92-116) have a pair of windows in the upper floors and distinctive painted moulded door cases.

- 12.40 The gap between Rowena Terrace and the Park Hotel was not filled until 1891, with the erection of four pairs of semi-detached properties each with two-storey bays and gabled windows to the roofs, although the wide frontage of nos. 138-140 with the front door to the street contrasts with the narrower frontages of nos. 130-136 that have their main doors on the side elevations.
- 12.41 The north side was developed after 1862 for a series of large villas. No. 7a Waverley Street (Minda House) stands on the corner and while its main elevation fronts Waverley Street, the entrance door in the side is defined by a rusticated door surround with marble shafts and an attractive fanlight over the door. The remainder of the north side is dominated by larger individually designed detached and semi detached villas (nos. 103-113) that have raised ground floors set behind high Bulwell stone retaining walls as a result of the changes in ground level across the street.
- 12.42 The junction of **Raleigh Street** with Waverley Street is defined by a large Regency style, stucco villa, Melrose House (c1862), with sash windows with margin panes, and which is now used as offices. The south side of the street is mixed and of variable quality, the oldest pre-1862 properties are a neat pair of semi-detached properties in a poor condition (nos. 110-112). The best properties are the two, 1881 villas at nos. 116-118. The later property, Arboretum Villa, has a rusticated arch over the front door, flanked by a pair of ground floor bay windows with architraving surrounding the first floor windows and a parapet wall broken by a gable. The north side of the street is dominated by the All Saints Church complex.
- 12.43 The southern side of **All Saints Street** is dominated by the Church and its vicarage. On the opposite side of the street is an unusual series of '1881' semi-detached, 4-storey properties (nos. 7-21) with projecting gables fronted by 2-sided bay windows that run through 3 storeys before narrowing in the upper floor, which is contained within the gable.
- 12.44 The upper part of **All Saints Street** is dominated by a 3-storey terrace (nos. 10-12 and 2 All Saints Terrace) and a pair of semi-detached properties (nos. 6 & 8). Whilst there are similarities in the design of these with prominent two storey bays there are distinct differences in the architectural detailing, with round arches above the windows and shaped gables at nos. 6 & 8; and pitched roof gables with stone capping and pointed arches at nos. 10-12 and into 2 All Saints Terrace. Nos. 10-12 & 2 All Saints Terrace also have shoulder-arched lintels over the main windows which is reflected in the construction of the sash window.
- 12.45 Between All Saints Street and Burns Street is **Burns Avenue**. An early 1862 terrace (nos. 2-8) stands at the corner with Burns Street and apart from some original railings and gates, the properties have been much altered. At the opposite end of the street is a later semi-detached villa that turns the corner into All Saints Street (nos. 3 All Saints Street & 10 Burns Avenue). These properties have a prominent 3-storey gabled bay alongside a 2-storey hipped bay and a blue brick diaper pattern in the All Saints Street gable.

- 12.46 **Burns Street** is an important road through the Area. The earliest pre-1862 properties are located towards northern end at nos. 42-56 (Lang-Syne terrace) which extend over 4 storeys with 5 storey end units, including the basements and attic floors. These have a distinctively Regency style with tripartite sash windows on the ground floor and a pair of windows with moulded architraves, with flat and segmental arches, sitting on a continuous sill band on the first floor. In the front roof slope is a row of neat dormers, the best examples of the original dormers are at nos. 44, 48 & 50.
- 12.47 Most of the remaining properties pre-date 1881. On the opposite side of the street is a mixed row of terraced (nos. 37–41), semi-detached (nos. 43- 45) and detached (no. 47) properties. Nos. 43-45 are a pair simple of 3-storey houses with stone mullion bays running through 2 floors with sash windows surrounded by stone architraves, with a segmental arch on the first floor and flat arch under the eaves, and with projecting sills on brackets. Whilst the adjacent terrace (nos. 37-41) has stone mullion bays through two floors that are continued as gablet windows through the eaves line, with tumbled-in brickwork at their base and patterned brickwork contained by a pointed soldier brick arch over the window, all finished with a decorative bargeboard to the front of the gable.
- 12.48 Nos. 33-35 Burns Street are in a different style, with stone mullion bays through 2-storeys and moulded architraves around the first and second floor windows. These properties also have a unique barley twist pattern on the inner edge of the mullions and architraving to the windows and doors and a scallop shell motif within the lintels. A similar detail and style is found in the properties that run along **Wildman Street** (nos. 1-6) and **Tennyson Street** (nos. 2-14), two short parallel cross streets between Burns Street and Water Street, indicating that this block was built as a single development.
- 12.49 The south side of **Tennyson Street** (nos. 1-11 and 1 All Saints Street) is made up of a terrace of 4-storey properties with an open basement and ground floor bays that are joined by a continuous pitched roof canopy supported on a single pillar standing to the front of the paired entrance doors.
- 12.50 The north side of **Burns Street** is dominated by a number of large individually designed detached and semi-detached villas. Whilst there is no unifying architectural style, the quality of these properties is evident in the high quality materials used in their construction, such as the fine ashlar stone used in door surrounds, window mullions and jambs and in the gables of nos. 22 & 26; the lined stucco to imitate stone used in no. 20 and the distinctive columns with acanthus capitals in the first floor bays at no. 18.
- 12.51 On the south side of Burns Street the Lindum Villas provide a distinctive entrance from Waverley Street. These have been built in an ecclesiastical Gothic style with pointed arches in white stucco over the doors and windows with first floor oriel windows supported on buttresses. Beyond Lindum Villas the road rises steeply and leads to a row of 3-storey terraced properties between nos. 7-29 Burns Street and no. 1 Burns Avenue. This terrace has a Gothic style with wide arched doorways, with the entrance doors set back within a lobby, and two storey bays with a further window above in the apex of the gable. The prospect of this terrace as it marches up the hill, each property higher than the previous, provides

one of the most visually dramatic street scenes in the whole of the Conservation Area.

- 12.52 **All Saints' Terrace** is a tight terrace of 2-storey properties without any road frontage, the properties are set to the back of the plot behind long front gardens to take advantage of the south-facing aspect.
- 12.53 **Walter Street and Larkdale Street** are the weakest streets in the Conservation Area. However Walter Street does have an attractive run of terraced properties, which have a distinctive break in the eaves line between each pair of properties as they step down the hill. These properties have prominent single storey bays with polychromatic brick work over the doors, windows and in the eaves.
- 12.54 The corner to Tennyson Street is marked by a 3-storey detached villa (no. 13 Tennyson Street) with projecting gables and a single 2-storey bay that sits alongside the gable end to no. 2 All Saints' Street, and, as a pair, these properties provide a dramatic corner on the approach from Larkdale Street.
- 12.55 **Gedling Grove** has quite a mix of development, the earliest pre-1891 housing is confined to the north side of the street. No. 35 is an individually designed, two-storey detached property with clear ecclesiastical Gothic influences in the trefoil windows and the pointed brick arches above. The remainder of the early development on the north side is a mix of 3-storey terraced and semi-detached properties that because of the local topography, sit above the street level with a prominent lower basement. These properties have prominent bay windows that run through two storeys, with box bays in nos. 1-7 and canted bays in nos. 15-27, and which in nos. 19a & 21 extend beyond the eaves line.
- 12.56 The development on the south side of the street (nos. 6a-18) and turning the corner into **Arthur Street** (nos. 12-18) dates from the early twentieth century and is typically Edwardian in style with the use of render in the upper floors.
- 12.57 **Arthur Street** has a broad chronological range of development, with a short terrace of Edwardian houses wrapping around the corner from Gedling Avenue sitting alongside a pair of 1862 semi-detached properties, which have contrasting stone and brick arches over the doors and first floor windows. On the southern side of the street a modern block of flats stands between a pair of 1891 semi-detached properties and an earlier 1881 2-storey terrace with 2-storey bays and polychromatic brickwork over the windows.
- 12.58 **Forest Road East** (to the east of Waverley Street) is principally of mid-19<sup>th</sup> century origins with a small group of pre-1862 properties. The earliest include Mount Hooton Terrace, a typical Georgian terrace, the Vernon Arms, which was originally a complex of farm buildings and a pair of Regency villas between Mount Hooton Terrace and the Vernon Arms. On the north side of the street overlooking The Forest is a series of two storey detached and semi-detached stucco faced houses with distinctive pedimented gables.
- 12.59 **Forest Road West** (to the west of Waverley Street) was generally developed after 1862 except for a small terrace of 2 storey cottages that are built at an angle to the road (nos. 87, 1 & 2) and these may have been associated with the



windmills that originally lined the crest of the Forest Road escarpment. The earliest post enclosure development was the two sets of terraces at nos. 75-81 and 3 Waverley Street (McIvor Terrace) built c1881, that was continued by the addition of nos. 83-89 (c1891). These three storey properties have 2-storey gables with stone mullions and slim sash windows and semi-circular heads in blue brick over the timber panel doors that are framed by decorative shafts and capitals. At the opposite end of the block is a 3-storey terrace (nos. 95-109 and 58 Larkdale Street) that is a built up from a Bulwell stone undercroft at street level with the raised ground floor fronting onto a balustraded walkway. These properties are dominated by two-storey bays and large timber panel doors framed by decorative columns with a flat hood supported by a pair of brackets over each door.

- 12.60 Three large detached residences were also built along this section of Forest Road. McIvor House has since been demolished and replaced by a terrace of new houses (nos. 93a-93). All that remains to suggest the grandeur of the original house is the front boundary wall surmounted by, now rusting iron railings, with a stone arch over the gateway and a fading name in the gate piers. The two villas at nos. 91 and 89a (c1881) both survive, the most distinctive is Rock Mount (no. 91) with its brick-built gable fronting the road with a single storey bay above which has a pair of trefoil windows with a painted hood moulds and alongside the gable is a large observation tower rising above the roof.
- 12.61 At the eastern end of Forest Road is no. 111 Forest Road, an Edwardian villa built in 1911 for a local surgeon that occupies a small island site between Burns Street and Larkdale Street. The property is 3-storeys and built in red brick with decorative panels of terracotta and multi-pane sash windows and is surrounded by a Bulwell stone wall with railings and has large gate piers and an wrought iron overthrow. The property, which is in the ownership of the City Council, is suffering a slow deterioration and in recent years the wrought iron railings have been removed from the main gateway.
- 12.62 The earliest properties on the north side of Forest Road East, are a series of large detached and semi detached villas (c1881). Nos. 24-38 are four pairs of semi-detached properties with double fronted bays and centrally located entrance doors with stone architraving to the doors and windows and no. 32 still retains an original wrought iron gate. The principal detached villas, in contrasting styles, are Sommerville House (no. 40) built in a Regency style with distinctive shoulder arched lintels to the windows and deep overhanging eaves, contrasts with the Arts and Crafts influences of no. 42, a large double fronted villa with distinctive mullion and transom windows and coved eaves.
- 12.63 The western end of the block was developed later (c1891) with a mix of terraced properties (nos. 44-56) and a matching pair of semi-detached houses (nos. 50-52) that have projecting gables with 2-storey bays and split-pane sash windows with semi-circular heads and a dentil pediment to the gable.

### **13. Prevalent and Traditional Building Materials**

- 13.1 Building materials in the Area are drawn from a relatively small palette of materials, principally smooth red brick and Welsh slate with painted stone dressings. This restricted palette has resulted in a pleasing, consistent

- appearance within the Conservation Area and contributes to the distinctive sense of place. These materials are typical of buildings constructed during the mid to late 19<sup>th</sup> and early 20<sup>th</sup> centuries and reflect the rise in mass production and the increasing ease of transporting building materials afforded by the railways.
- 13.2 Whilst the most common traditional roofing material is Welsh slate, which was preferred for its regular size and relative lightness, there are some examples of plain clay tiles, such as on All Saint's Church. A particularly notable exception is the use of stone slates laid in diminishing courses on no. 29 Arboretum Street.
- 13.3 One of the most significant and unfortunate visual changes to the Conservation Area has been the widespread use of concrete roof tiles to re-roof a large number of properties. These tiles look out of place and are visually intrusive and should be avoided by specifying either Welsh slate or plain clay tiles for any new development within the Conservation Area.
- 13.4 The principal building material is the local Nottingham brick, which is typically red/orange in colour and is predominantly laid in a distinctive Flemish bond in a lime based mortar. In addition to the red brick, contrasting red, cream or blue bricks were also frequently used to provide soldier courses over the doors and windows or polychromatic arches around doors and windows and as horizontal banding, particularly at eaves level or between ground and first floor windows. In some cases blue brick has also been used to provide a diaper pattern in gables in a number of prominent buildings.
- 13.5 In contrast to brick some of the earlier buildings, particularly those built in a Regency style, use stucco render as a facing material, which can be scored to mimic the jointing in stonework. However by the late 19<sup>th</sup> century stucco had fallen out of fashion in favour of roughcast or pebbledash renders, particularly on the later Edwardian properties, and these finishes are evident on a number of properties in the Area. Plaster was also used to provide a decorative and contrasting facing around doors and windows or as scroll-brackets below window sills and door hoods and for quoins.
- 13.6 Stone was not commonly used as principal building material, although it does feature in the construction of the main institutional buildings, All Saint's Church and its adjoining ancillary buildings are built of a rock-faced Bulwell stone, while the former Nottingham Art College is built in ashlar stone. A small number of larger residential properties have also been built in stone, such as coursed ashlar at no. 20 Burns Road and no. 29 Arboretum Street or the rock-faced Bulwell stone at Upnah House on Balmoral Street.
- 13.7 However stone is frequently used for the heavy-duty work such as in the decorative architectural detailing in the steps, sills and arches around doors and windows, and there were good local supplies of both limestone and sandstone from quarries in Nottinghamshire and Derbyshire. In many cases an artificial stone, a moulded form of cement with brick or stone dust, was also used to provide ornate lintels and columns around windows and doors.
- 13.8 Bulwell stone, with a gritstone coping, was also widely used throughout the Area to construct boundary walls set along the back edge of the footpath. These can

vary from quite low walls, less than 1 metre high, often surmounted by railings, to quite substantial retaining walls up to 5 metres high reflecting the changes in land levels across the Area.

- 13.9 A distinctive feature of many of these walls are the gated openings that are defined by distinctive stone piers and with gritstone copings; whilst many of the original gates have been lost, some original wrought iron gates do survive, such as no. 32 Forest Road. In some cases the boundary walls are surmounted by cast and wrought iron railings. The best examples of cast iron railings are along Arboretum Street that are designed to reflect a traditional lace pattern. Low boundary walls surmounted with wrought iron railings are particularly widespread in the streets to the west of Waverley Street and often feature distinctive finials, such as the decorative thistle motif used along Burns Street. There are also some good surviving examples of decorative ironwork arches set between gate piers such as on Forest Road East at McIvor House and at no. 111. In other areas only the remnants of the original wrought iron railings still survive.
- 13.10 In addition to metal railings, the attractive chainlink fencing suspended between barley twist posts at no. 1 Burns Street is a particularly rare survivor of a traditional form of Victorian boundary treatment.
- 13.11 These walls, piers and surviving railings and gates are important features in their own right, creating a sense of enclosure along the street and contributing to the overall architectural quality of the Area.
- 13.12 Timber was traditionally used for windows and doors, and there is a whole range of surviving windows, principally sliding sash, which can be multi-pane, split pane or single panes depending on the relative age and style of the building. There are also a few examples of casement windows. In addition to the windows a number of the original timber panelled doors also survive, some of which are partially glazed. These surviving fittings are an important feature of the overall design and appearance of the original buildings and contribute to their proportion and appearance, sash windows having a distinctly vertical emphasis and casement windows having a horizontal emphasis.
- 13.13 The survival of the original timber doors and windows makes 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.

#### **14. The Public Realm**

- 14.1 Whilst many pavements are now surfaced in tarmac traditional Yorkstone paving survives in a large number of the streets along with granite and slate kerbstones. In the case of Godwin Street, a back lane between Burns Street and Arthur Street, the road retains its original cobbles and blue brick pavers along the footpath.
- 14.2 The Area also has a high proportion of surviving traditional cast iron street-name plates that contribute to the historic character of the Area and promote a sense of place.



- 14.3 Public art is also well represented throughout the Area with, for example, the many fine statues and monuments within the Arboretum and the war memorial at the front of the Boys' School.

## **15. Contribution Made by Green Spaces and Trees**

- 15.1 The different character areas within the Conservation Area have influenced the opportunity to develop green spaces and for tree planting. The overall coverage of trees makes a significant contribution to the visual amenities of the Area but there are few outstanding trees outside the Arboretum Park itself.
- 15.2 The residential areas are high density, characterised by large buildings and small gardens, many of which contain trees, although many are self-set, that now contribute to the appearance of the Conservation Area. While most trees look fine and are in scale with their buildings, many of the largest trees have almost invariably outgrown their planting sites and can cause structural damage, their size often being the result of neglect. The best trees include a large oak at no. 29 Arboretum Street that dominates the street scene; a large Turkey oak at no. 26 Annesley Grove and a large plane in the garden of 138 Mansfield Road, but at less than a metre from the corner of the building there is potential for structural damage. Where trees have plenty of space to grow they merit preservation but many of the larger trees now require selective works such as lopping or in extreme cases removal.
- 15.3 Within the areas occupied by the High Schools, there is development pressure on all the trees although a number of trees within these sites make a significant contribution to the Conservation Area, in particular the large beech at the junction of Arboretum Street and Balmoral Road.
- 15.4 The Arboretum itself makes the greatest contribution to open space and tree planting in the Area and it possesses a notable collection of rare trees within the setting of a historic parkland, all of which are under the Council's prudent management. The Park has over 800 trees of 60 species and shrubs that were planted along winding paths and within sweeping lawns, some of which are the living relics of the original collection such as the lime trees. The plantings were laid out in 'The Natural Order' to provide an educational link to nature through botanical interpretation.
- 15.5 There are also a number of street trees, principally along Mansfield Road, North Sherwood Street, the upper part of Addison Street and Forest Road West that make a contribution to the visual amenities of the Area. All but a few of these street trees are London plane and whilst their landscape contribution is high, there are a number of noticable planting gaps that may now be unavailable for replacement trees due to the proliferation of below ground services. Additionally, infrequent maintenance appears to be causing problems to adjacent properties, particularly on North Sherwood Street.

## **EXTENT OF LOSS, DAMAGE OR INTRUSION**

### **16. Negative Factors: Extent of Intrusion or Damage**

- 16.1 The Area's historical building stock has survived remarkably well and with it the largely Victorian character of the Area; however it is the fabric of many of the properties that has been removed.
- 16.2 Many of the buildings in the Area have suffered changes to their original and often high quality fabric and fittings, such as the replacement of timber doors and windows with new upvc units, and concrete tiles are now a common feature on many roofs. The loss of traditional fenestration and poorly designed replacement units that make no attempt to replicate the original window style can be particularly harmful, especially where different window styles disrupt the visual uniformity of the original terraces. However other losses also include such items as the original gates at no. 111 Forest Road West, which although in the Council's ownership is suffering the general deterioration of its high quality of architecture through lack of adequate maintenance. However this problem is not just confined to the Council's management regime but also affects those properties in the private rented sector.
- 16.3 In some cases buildings have been so substantially altered that they no longer contribute positively to the Conservation Area, such properties include no. 46 Addison Street, on the corner of Colville Street; elsewhere new buildings have been introduced with no regard to the historic locality, for instance the large flat roof hall on Newstead Grove, the retail unit on Larkdale Street or the new commercial developments, on North Sherwood Street, where modern industrial units with curved metal roofs are out of character with the overall Area.
- 16.4 Commercial areas such as Mansfield Road are more dynamic with frequent changes to the fabric and appearance of buildings as new businesses set up. Many retail properties have already lost their traditional shop fronts and surviving shop fronts can be threatened by changing uses. The introduction of garish new signage to advertise businesses is not sympathetic to the building and the area as a whole.
- 16.5 Within the public realm the greatest damage to the overall appearance of the Area is the visual clutter from the variety and number of road signs and other street furniture, particularly along Mansfield Road, which is a major transport thoroughfare. However the proliferation of signage can also extend to the quieter and primarily residential streets.
- 16.6 There are also a number of unsightly open and vacant sites within the Area, which can range from the large number of open car-parking areas along North Sherwood Street to relatively small isolated parcels of land such as that off Walter Street, which is surrounded by extensive grey palisade security fencing.

### **17. General Condition**

- 17.1 On the whole this is a vibrant and active commercial and residential area and whilst not particularly affluent, most of the buildings within it are occupied and are in a fair to good condition with the prospect of a long term economic use.

However, there are some buildings that are in poor condition, particularly at the upper end of Mansfield Road that have a low economic or commercial value and are at risk of further deterioration or possibly dereliction.

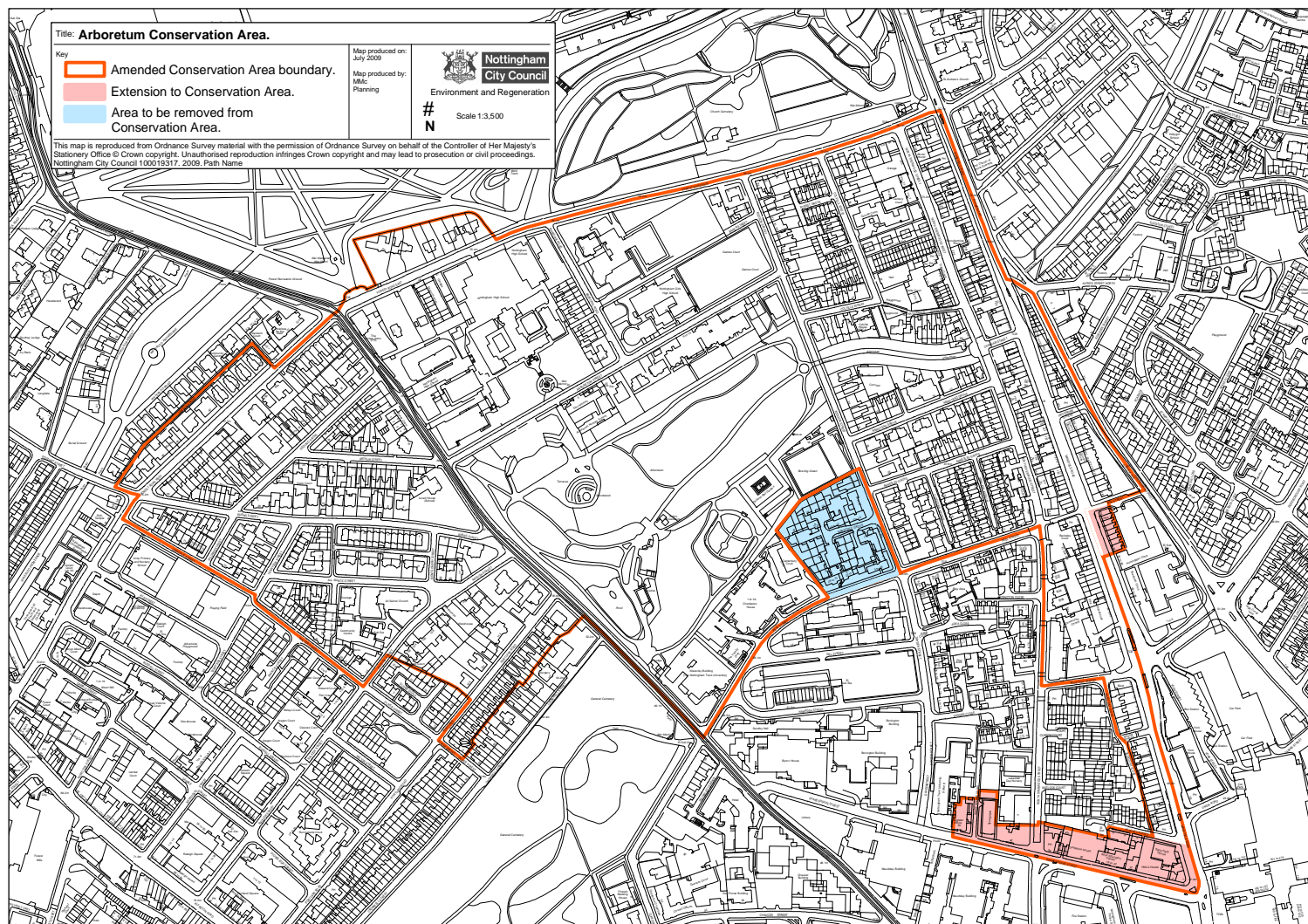
## **18. Problems, Pressures and Capacity for Change**

- 18.1 The Area would appear to offer few opportunities for any significant future changes, there are no large vacant sites awaiting redevelopment and only a few buildings are considered to so detract from the Area that they would offer opportunities for demolition and redevelopment. The greatest pressure for change is likely to come from proposals to change the use of larger residential properties or other commercial buildings to flats. The main redevelopment opportunities probably lie within the vacant and under-used units at the top of Mansfield Road.
- 18.2 In promoting Mansfield Road and Forest Road East as vibrant retail and commercial areas or introducing new uses into former retail and commercial properties, there may be pressure to replace or remove original Victorian timber fronts and fascias. These shop fronts are valuable historic fabric and as an important part of the Area's character efforts should be made to retain them. Furthermore, new shop fronts and signage can often introduce discordant visual features that can have a particularly damaging effect on the visual appearance of the buildings and the Conservation Area.

## **19. Proposed Amendments to the Conservation Area Boundary**

- 19.1 In compiling this appraisal, the City Council is required to review the boundaries of the Conservation Area and in the light of this appraisal it is proposed to **extend** the Conservation Area's boundary from Mansfield Road along Peachey Street and the north side of Shakespeare Street between Mansfield Road and Shakespeare Villas, to **extend** the boundary to include the row of listed buildings from 96 to 108 Mansfield Road and to **draw back** the boundary from the Peel Street frontage to the Arboretum [Map 1].
- 19.2 The main Shakespeare Street frontage was first developed prior to 1861 and includes a broad range of properties, many of which are listed. Some of the first pre-1861 buildings to be built in this area were no. 10 Peachey Street, which appears to have been built as a Sunday School or club, and the Orange Tree on the corner of North Shakespeare Street, which was originally a hotel. By 1881 the frontage to Shakespeare Street had been almost completely developed with a broad range of buildings from humble artisan cottages (nos. 32 & 34) to much grander town houses (nos. 12-22). The land to the west of North Sherwood Street was used for two public buildings the Poor Law office (now the Registry office) and the Wesleyan Reform Church (now the synagogue). The last major building to be erected on Shakespeare Street was the YMCA building in 1938, consolidating the group of public buildings along Shakespeare Street.
- 19.3 In light of the relatively modern development of Mansfield Grove at the corner of Addison Street and Peel Street, which has little architectural or historic interest, it is proposed that the boundary of the Conservation Area is amended to omit this area of modern housing.

- 19.4 The addition of the row of listed buildings from 96 to 108 Mansfield Road ensures the inclusion in the conservation area of these former townhouses which are a part of the character of the street and means that all the historic buildings forming this part of Mansfield Road are now within the conservation area.
- 19.5 Other than these changes it is considered that the special architectural and historic interest of the remainder of the Area continues to justify its special status.
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**MAP 1: Plan of Conservation Area Boundaries and Proposed Amendments**



## ARBORETUM 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 Arboretum Conservation Area 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 Planning Policy Guidance note 15: *Planning and the Historic Environment* (PPG15) notes 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 **East Midlands Regional Plan** (March 2009) considers historic assets such as conservation areas to be vital components of the Region's cultural

heritage and seeks to avoid damage to historic assets wherever and as far as possible, recognizing that such assets are usually irreplaceable (**Policy 26**). The plan also states that Local Planning Authorities should identify and assess the significance of specific historic assets (**Policy 27**) and Conservation Character Appraisals and Management Plans clearly play an important role in this.

- 2.4 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 areas (**Policy BE13**).

#### *Protection of Trees*

- 2.5 The **Local Plan** seeks to protect existing trees (**Policy NE5**) and to prevent unnecessary works to or the loss of trees protected by a Tree Preservation Order (TPO) (**Policy NE6**), and reference is made to guidance contained in '*Trees in Development Sites*' published by the City Council.

#### *General Planning Policies*

- 2.6 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 Conservation Areas (**Policy BE19**)
- 2.7 More general Local Plan policies relating to Layout and Community Safety (**Policy BE2**); Building Design (**Policy BE3**); Landscape Design (**Policy BE5**); Demolition of Listed Buildings (**Policy BE9**); Archaeology (**Policy BE16** and **Policy BE17**) and the Siting of Telecommunications Equipment (**Policy BE18**) are also relevant with respect to development in the Conservation Area.
- 2.8 Nottingham City Council has published an Urban Design Guide to promote the highest standard of urban design and architecture in Nottingham city centre. The Urban Design Guide analyses the southern parts of the Conservation Area as being in a 'Zone of Repair'. The Urban Design Guide sets out a series of rules for development and is available from the City Council's website: [www.nottinghamcity.gov.uk/planning](http://www.nottinghamcity.gov.uk/planning).

### **3. Planning Applications for New Development**

- 3.1 Within the Conservation Area all proposals for new development must preserve or enhance its character and appearance. In addition, the Council will take the opportunity to ensure that all new development makes a positive contribution to the Area in accordance with advice in Planning Policy Statement note 1.
- 3.2 Therefore in order to properly 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*' follows central government Circular 01/2006 in stating that design and access statements are

required for developments in conservation areas, including for householder applications. Therefore, for most developments in the Conservation Area, developers will be required to submit a design statement, that is clear and concise, with a level of detail that reflects the complexity of the proposal, to demonstrate how proposals respond to their particular context in terms of their scale, height, massing, and materials.

#### **4. Design Guidelines for New Development**

- 4.1 Although relatively few sites are available for development or redevelopment, pressures for new development, particularly housing, could threaten the quality and character of the Area, and whilst the density of development is relatively high, the existing buildings are mainly of a modest scale.
- 4.2 To ensure that any proposals for 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; the impact in the wider street scene and any existing trees. Where new buildings face onto more than one street, the building should have its main entrance onto the more important one
- 4.3 The Council will expect all new developments to be carefully designed having regard to their context, using good quality materials and architectural detailing that reflects the surrounding area. Buildings should be set close to the back edge of the footpath to reflect the traditional form of development and any 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 rock-faced Bulwell stone or brick. It is expected that provision for bin storage will be incorporated into new development to improve the appearance of the area and to discourage bins being left out on the street.

#### **5. Schools' Expansion**

- 5.1 The Boys' and Girls' High Schools have both grown over the years, developing new buildings and expanding into existing ones. These two institutions are now major components of the Conservation Area, dominating a large part of it.
- 5.2 The purpose of the Conservation Area is not to prevent future development, any future expansion of the schools will be expected to respect the character and appearance of the Area having regard to the context of the Area's historic buildings, including those within the schools' sites and those adjoining the sites, such as the terraced properties on Balmoral Road, and important areas of open space fronting Arboretum Street in particular that make a significant contribution to the character of the Area.



## **6. Arboretum Park**

- 6.1 The Arboretum Park, which lies at the heart of the Conservation Area, is an important historic area in its own right, being included on English Heritage's Parks and Gardens Register and having eight listed buildings or structures within its perimeter, and an important community and natural resource, contributing to the biodiversity of the City.
- 6.2 The Park is actively managed by the City Council's Park Manager and maintenance team and since 2002 there has been over £1 million of investment, following a successful Heritage Lottery bid, and it is now in a position to consolidate its Green Flag Status, first gained in 2006. There is also a detailed Management Plan for the Park that includes works to the lake, entrances and remaining structures along with the continued restoration of horticultural features to positively enhance and restore the historic character of the Park and to encourage and improve the experience of visitors.
- 6.3 To support the objectives of the City Council's Management Plan and to protect the Park's historic and ecological importance, and the Conservation Area as a whole, any development proposals that are detrimental to the character, setting or appearance of the Park will be resisted.

## **7. Extensions and Alterations to Existing Properties**

- 7.1 There are a number of residential properties within the Conservation Area, many of which are traditional terraced and semi-detached properties. Where planning permission is required for alterations and extensions to these existing properties, such proposals will be assessed having regard to their impact on the character and appearance of the Conservation Area.
- 7.2 Individual householders within the Conservation Area benefit from permitted development allowances that enable them to extend their properties to a limited degree without requiring planning permission under the provisions of the General Permitted Development Order (GPDO) (as revised 1<sup>st</sup> October 2008). These allowances are quite complex and it is recommended that householders consult with Planning Services before embarking on any work. These permitted development allowances only relate to single dwellinghouses. Extensions and alterations to other buildings, including flats, and other alterations which materially affect the appearance of the building will need planning permission.
- 7.3 In summary, the permitted development allowances permit householders to carry out some small-scale alterations and extensions to their dwellings without the need for planning permission. In particular small, single storey extensions can be built to the rear of an existing dwelling without requiring planning permission provided it is within the specified size limitations and built of materials similar to those used in the existing dwelling. However, planning permission is required for extensions above single storey height and for any extensions to the principal elevation of the property, usually considered to be the elevation fronting the highway, and for extensions beyond the side wall of the original dwelling.
- 7.4 The cladding of any part of the exterior of a dwelling with stone, artificial stone, pebble dash, render, timber, plastic or tiles also requires planning permission.

- 7.5 Roof extensions are also controlled by the GPDO such that permission is required for any additions or alterations to the roof and for the installation of rooflights within the roof of a principal or side elevation. In addition the installation, alteration or replacement of a chimney, flue, soil and vent pipe on a wall or roof slope on the principal or side elevation fronting a highway also requires planning permission.
- 7.6 The GPDO also allows householders to erect a range of ancillary buildings within their rear gardens, subject to restrictions on their size. However the erection of any ancillary buildings on land between the side elevation of the dwelling and the boundary of the property will require planning permission.
- 7.7 Where planning permission is required the Council will seek to ensure that extensions respect the form, fabric, setting, character and appearance of the principal building. Any extension should therefore be modest in size and subordinate in scale and appearance to the original building.
- 7.8 Extensions on the front of a building or its 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.
- 7.9 There are also a number of detached or semi-detached properties that are separated from their neighbour by an open break. Such open breaks between detached or semi-detached properties can make a positive contribution to the open and visual character and appearance of the Conservation Area. Extensions that would result in the infilling of such important open breaks will be resisted where they would adversely affect the character and appearance of the Conservation Area.
- 7.10 Hard surfaces for driveways etc can be laid in the gardens of dwellinghouses provided the surfacing is porous (or permeable). Hard surfaces over five square metres constructed of non-porous materials require planning permission and will be discouraged.
- 7.11 Alterations which materially affect the appearance of a building (not a single dwellinghouse) can include replacement of doors and windows, removal or reduction of chimney stacks and recladding of roofs. Where it is considered that these do require planning permission and the alterations fail to preserve or enhance the character and appearance of the conservation area they will be resisted.
- 7.12 The architectural and historic qualities of the buildings in the conservation area rely to a significant degree upon the survival of original details such as timber windows and brick chimney stacks. It is the loss of these elements of architectural quality which poses one of the most significant threats to the character of the area, as outlined in section 16. The Council will therefore seek to encourage repair of such items where defective, or like for like replacement such that the overall appearance of the building is not compromised.

## **8. Flats**

- 8.1 Many of the larger properties may lend themselves to conversion to flatted accommodation. However the introduction of flatted accommodation can lead to changes in the balance of a local community and the problems noted in paragraph 4.5 of the Character Appraisal concerning high student numbers such as increased demands for on-street car parking and bin storage, often with a significant detrimental impact on the character and appearance of the Conservation Area.
- 8.2 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 outside of the City Centre and regeneration areas. Therefore, any proposals for the change of use of existing residential 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 will be encouraged to make provision for larger flats suitable for occupation by families as opposed to single-bedroom flats.
- 8.3 Conversions of former commercial buildings to residential flats will generally be permissible where there is provision for larger flats suitable for occupation by families as opposed to single-bedroom flats; the amenity of adjoining residents is not significantly affected and adequate provision is made for car and cycle parking and refuse storage in suitable locations on-site and generally screened from public view.

## **9. Sustainable Development**

- 9.1 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.nottinghamcity.gov.uk/planning](http://www.nottinghamcity.gov.uk/planning)). These are supported by Policy BE4 of the adopted Local Plan. The use of Sustainable Drainage Systems (SuDS) will be sought and encouraged on all development sites to reduce and decrease the amount of surface water run-off. Appropriate forms of SuDS would include green roofs, reducing areas of impervious surfaces and using porous materials, water collection and recycling systems.
- 9.2 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.

- 9.3 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 planning permission is required for the installation of solar panels and cells when panels are to be fitted on the principal or side elevation walls and they are visible from the highway.. The installation of free-standing wind turbines or solar panels in the garden will require planning permission if the installation is more than 4 metres in height, would be visible from the highway or would be within 5 metres of the boundary.
- 9.4 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 Planning Services before embarking on any work.

## **10. Demolition of Buildings and Structures**

- 10.1 Conservation Area Consent is required to demolish most 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 the Conservation Area as identified by the Conservation Area Appraisal.
- 10.2 Conservation Area Appraisals are normally required to identify those buildings that make a positive contribution to the Area. However in the case of the Arboretum Conservation Area it is considered that given the survival rate of most of the original Victorian and Edwardian building stock, the overall high quality of the buildings and their collective group value to the character and/or appearance of the Conservation Area, the categorisation of buildings in this particular Conservation Area is not desirable as the exclusion of any building from this category would leave it vulnerable to redevelopment.
- 10.3 It is therefore considered that in the Arboretum Conservation Area, the high quality of the overall building stock makes a positive contribution to the Conservation Area, both within the street scene and the context of the historical development of the Area.
- 10.4 Therefore any applications for Conservation Area Consent to demolish any buildings in the Conservation Area will need to be fully justified against the criteria set out in PPG15 (paragraphs 3.16 – 3.19). There is likely to be no objection in principle to demolition of buildings identified as making a negative or neutral impact and their replacement with buildings which enhance the conservation area.

## **11. Satellite Dishes and Other Antennae and External Alarm Boxes**

- 11.1 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.

- 11.2 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.
- 11.3 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.
- 11.4 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.
- 11.5 Other than on listed buildings, no consent is required to fix an alarm box to a dwellinghouse but these can have a potentially harmful impact on the appearance of the 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.

## **12. Car Parking in New Developments**

- 12.1 The Conservation Area provides a sustainable location for new development, being close to the city centre and its concentration of retailing, leisure and employment opportunities. The area has good access to public transport options. To minimise the impact of any new on-site car parking, the Council will seek to ensure that minimum levels of off-street car parking are provided 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 tarmac or similar hard surfacing (and white lining) for the surfacing.
- 12.2 Whilst many of the existing properties rely on on-street parking, for reasons of highway safety and security there is a strong desire amongst local residents and occupiers 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 tarmac or concrete) and in general these will be resisted.

## **13. Boundary Walls**

- 13.1. Throughout the Conservation Area boundaries are traditionally defined by walls, predominantly of Bulwell stone but also of brick. These walls make a significant contribution to the character of the Area and a significant number of respondents to the public consultation exercise were concerned about or opposed to the loss of these walls.

- 13.2 These walls range from relatively low boundary walls, (those less than 1 metre high in front of semi-detached and terraced properties), to larger garden walls (at about 1.8 metres) providing a greater degree of privacy and security, to the substantial retaining walls, some in excess of 4 metres, which result from the marked changes in land levels across the Conservation Area.
- 13.3 In view of their overall visual contribution to the Conservation Area, the Council will resist the demolition of any historic Bulwell stone or brick boundary walls.
- 13.4 In new development proposals, where alterations to any existing boundary walls are shown to be necessary, such as to form a new vehicular access, the Council will expect that any works will be limited to the minimum necessary and that any new openings are defined by gate piers.

#### **14. Derelict And Long Term Vacant Houses**

- 14.1 The Council has a strategy in place to deal with derelict and long-term vacant houses (that is, empty for more than six months).
- 14.2 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.
- 14.3 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.
- 14.4 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.

#### **15. Shop Fronts and Adverts**

- 15.1 There are a number of longstanding commercial properties in the Conservation Area with surviving traditional shop fronts, particularly along Mansfield Road and Forest Road East. However this area, particularly at the upper end of Mansfield Road towards Forest Road East has been in decline for many years due to changing patterns in retailing. These shop fronts are considered to make a positive contribution to the character and appearance of the Area, and any future development proposals affecting these properties, particularly where it relates to a change of use to housing, should make provision for their retention, and if necessary the repair and/or reinstatement of traditional architectural features. Any such planning applications will be required to include details of the shop front treatment and a satisfactory ground floor layout that protects the privacy of the future occupants of the property, for example by discouraging bedroom windows onto the pavement frontage.



- 15.2 Any new shop fronts will be expected to be designed so as to be in keeping with the area reflecting traditional designs if appropriate and to avoid oversize fascias and a proliferation of advertising signage.
- 15.3 New development – including changes of use - fronting Mansfield Road and Shakespeare Street should include a mix of uses to encourage a primary active frontage at street level with care taken to ensure that the building / street transition encourages uses to spill out their activity into the street, which are primary pedestrian routes. Active frontages are part of the character of important streets and ensure that the life of the building helps to animate the street making it feel safer and more welcoming. Arterial routes such as Mansfield Road are an important 'shop window' for the city and it is important that buildings contribute to the character and life of the street.

## **16. Trees in Private Ownership**

- 16.1 Trees make an important contribution to the character and appearance of the Conservation Area and trees within the Area are protected. Anyone proposing to carry out work to any private 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.
- 16.2 To understand and 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, to increase stock of trees in the Conservation Area, planting opportunities will be assessed in future developments where space permits.
- 16.3 Further guidance for developers is contained in '*Trees in Development Sites*' published by the City Council.

## **17. Streetscape and Street Trees**

- 17.1 In some parts of the Conservation Area, for instance Mansfield Road, incoherent street clutter undermines the appearance of the Conservation Area and detracts from its character. 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, the retention of historic street names and surface treatments (copies are available from the City Council's website: [www.nottinghamcity.gov.uk/planning](http://www.nottinghamcity.gov.uk/planning)).
- 17.2 Nottingham City Council will manage essential appropriate pruning of street trees where health and safety or community safety issues arise and street trees will be replaced, in appropriate locations, following the removal of dead or dying trees.

## 18. Archaeology

- 18.1 Nottingham is home to the largest concentration of man-made caves in the country, over 400 being cut into the Sherwood Sandstone that lies beneath the city centre. Whilst most are stores, cellars and shelters, the caves that lie beneath the Arboretum Conservation Area were formed as sand mines in the late 1700s and known as Rouse's Sand Mine. This cave network has an entrance on the south side of Peel Street and another beneath the Listed Buildings at 69, 69A and 71 Mansfield Road. These caves have an important part to play in the heritage of the city.
- 18.2 Some of the southern part of the Conservation Area lies within an archaeological constraints area as defined in the Nottingham Local Plan. Planning applications in these areas which involve breaking ground will normally be expected to be accompanied by an archaeological assessment of the site and development which will destroy archaeological remains will be resisted.
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