

# Old Meadows Conservation Area

## Character Appraisal and Management Plan



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## 1. Introduction

This appraisal and management plan has been prepared in line with the Historic England advice note *'Conservation Area Appraisal, Designation and Management'* (2019). It is supported by the policies in the Greater Nottingham Aligned Core Strategies and the National Planning Policy Framework (NPPF). The Appraisal defines those elements that contribute to the special architectural and historic interest of the Conservation Area and those which don't. This analysis informs the Management Plan which identifies opportunities for enhancement and sets out a strategy for managing change in a way that is sympathetic to the area's special character.

## 2. Key characteristics

- Red brick terraced houses of a variety of sizes and styles, are the area's most prevalent building type and create a dense urban grain arranged in a grid like pattern of roads.
- The riverside promenade of Victoria Embankment, The Meadows Recreation Ground and The Memorial Gardens create a swathe of public green space which covers approximately 50% of the designated area.
- The curving path of Wilford Crescent East and West results in an attractive sequence of views and a distinctive townscape.
- Large suburban villas fronting the river provide a contrast with the denser urban grain to the north.
- Historic industrial, public and commemorative buildings/structures are dotted throughout the area.

## 3 Location, Landscape Setting and Topography

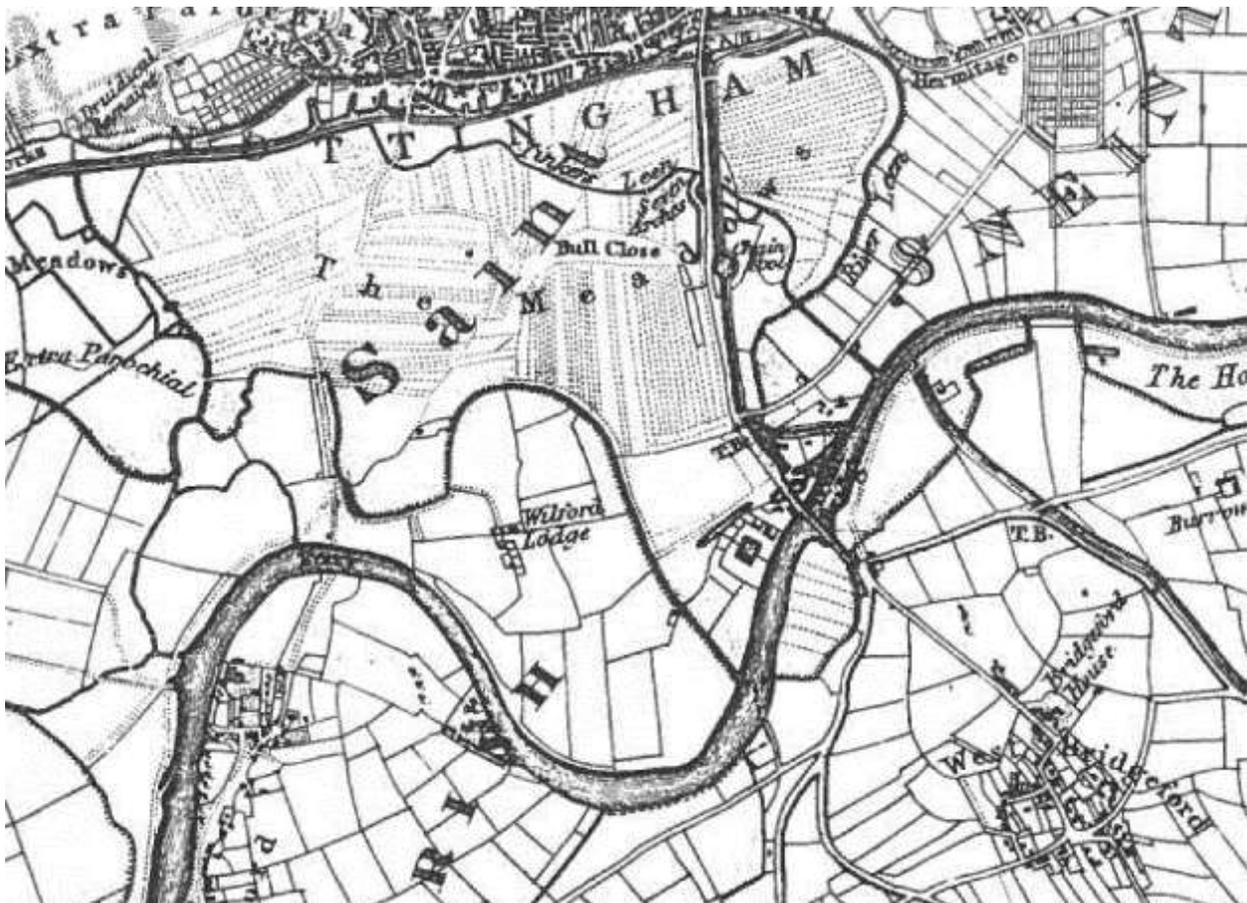
- 3.1 The Old Meadows and Victoria Embankment are situated south of the city centre in an area that was formerly meadowland. Now drained, its flatness derives from its former character as water meadows. Clearly visible from the Castle rock, its close proximity to the city centre means it has a visual relationship with it and also with the rural backdrop of the Nottinghamshire Wolds to the south. The north bank of the River Trent forms the southern boundary of the Conservation Area.

## 4. Historic Development

- 4.1 In the middle ages the water meadows between the courses of the River Leen to the north and the River Trent to the south were within the holdings of the Royal Castle of Nottingham. By the late 17th century the meadows provided recreation for the townspeople and pathways developed across it. One crossed

from the marsh in a westerly direction, reaching the Trent at Wilford. This route was retained as an open space in later Enclosure and survives as Queens Walk, a stately avenue lined with mature plane trees.

- 4.2 In the 18th century the meadowlands were divided into large individually named fields owned by freemen. Their unspoilt nature epitomised by the fact the autumnal crocus (*C.nudiflorus*) was recorded by Charles Deering (1738) in the '...meadows and about Trent Bridge', and crocus picking in the meadows became a common pursuit.
- 4.3 In 1828 the Trent Waterworks Company was formed and in 1831 a new waterworks was opened at Trent Bridge. The impetus behind the improvements was the engineer Thomas Hawksley working for the Trent Waterworks Company. It extracted water from the River Trent and filtered and pumped it, delivering Britain's first high pressure 'constant supply' and preventing contamination entering the clean water mains.



Sanderson's Map of 1835 showing the meadows between Nottingham and the River Trent prior to the 1845 Enclosure Act.

- 4.4 Following enclosure in 1845 the Corporation bought off the burgesses to release land outside the town for development, including a large area in the southern portion of the meadows known as Bull Piece.
- 4.5 A large number of the streets were laid out at this time but many remained undeveloped by the mid-19th century, though the intersecting footpaths became well established with two main routes from Sussex Street to Flood Road (now London Road) and from Greyfriar Gate to Wilford Ferry. Throughout that time the meadows continued to provide recreation for the town's expanding population as well as visitors.
- 4.6 Throughout the 1870's the rate of building increased significantly, but physical constraints prevented development of the land as large land drains (the Waterworks, Wilford and Bull Piece Drains) cut across the meadows and the land beyond to the south was often flooded. Passage from the south along the low lying and swampy meadowland was provided by an improved London Road, rebuilt to accommodate the floods.
- 4.7 As the streets to the north were developed there were increasing concerns over the standards of development with dwellings considered no better than the early 19th century slum dwellings of the town centre. In response, the Council brought in a requirement (1874) that all new houses had to conform to specifications and plans approved by them. Those in the conservation area are of this type.
- 4.8 The nearby Clifton Colliery (1870) and the Midland Railway brought many jobs. As settlement expanded, Wilford Road was improved and by 1870 the Wilford ferry replaced by a Toll Bridge. Horse drawn trams linked the area to the town along Arkwright Street and Carrington Street with tram stables at Muskham Street, later redeveloped to provide public baths (now the Portland Leisure Centre).
- 4.9 With the northern part of the meadows fully built up the railway housing expanded into the area to the south of Wilford Drain with Glapton Road and smaller terraces off it which are alphabetically named after stopping places on the route of the Grand Central. This area was formerly occupied by the Castle Cricket Ground, and was also home to Nottingham Forest FC for three seasons

and Nottinghamshire County FC for two. Wilford Drain was built over to form Wilford Crescent, and follows its arc, a distinctive feature of the Meadows.

- 4.10 When electric tramways were introduced to Nottingham in 1901 the first depot was at the Meadows, between Pyatt Street and Bathley Street, and is now the Nottingham City Transport bus depot (listed grade II). This was built over the Town Football Ground, home to Nottingham Forest FC for 8 seasons and the first ground to have crossbars & football nets.
- 4.11 Though the southern meadows had been further drained to enable their development, the area was still prone to flooding. Queen Victoria granted Nottingham City Status during her Diamond Jubilee of 1897 inspiring many civic projects. In response to this the Clifton family donated 9 hectares of land to enable the Corporation to build flood defences. The Victoria Embankment combined a flood defence embankment with a riverside promenade. It was the vision of Arthur Brown the City Engineer, inspired in part by Queen's Walk (1842) with which it links. The grand opening was in July 1901 when it was named Victoria Embankment in honour of Queen Victoria who had passed away in the January of that year. At around the same time a public house, the Town Arms (now Brewhouse and Kitchen) was built at its entrance from the London Road Bridge.
- 4.12 Mr. J. Parker, the Superintendent of the Public Parks Committee was responsible for laying out the park, and the City Engineers Department, under the leadership of the City Engineer and Surveyor, Mr. T. Wallis Gordon, designed the Memorial Arch and Terrace. In 1926 the rock gardens in the north of the Memorial Gardens were considered to be sufficiently advanced to admit the public but although the arches foundation stone was laid by the Prince of Wales on 1st August 1923, the Arch was not completed until 1927. The Memorial Gardens were officially opened on Armistice Day of that year.
- 4.13 The filling in and levelling of the hinterland between the Embankment and the housing in the north followed on from the flood defence earthworks and was formally opened as the Meadows Recreation Ground in 1906. The Embankment was planted and in 1908 a suspension bridge (listed grade II) was built. House building continued into the 20th century with the consolidation of terrace development along earlier streets and the development of new terraced housing to the south and east with new streets including Pyatt Street, Woodward Street and Green Street.
- 4.14 Not surprisingly the frontage of the newly completed Embankment also became a focus for development with detached villas for the wealthy. At the same time

the development of the Bathley Street frontage to the Recreation Ground saw the first semi-detached housing in the Meadows. After 70 years, 1915 saw the end of the development of the terraced house in the Meadows as the standard house type for working class housing.

- 4.15 In 1920 the Clifton Estate offered for sale a piece of land that was situated in the eastern section of the meander of the River Trent that enclosed the southern meadows. It was bought by Sir Jesse Boot, the founder of Boots the Chemist, whose home, The Plaisance, was almost opposite the purchased land on the south bank of the Trent. The land was given to the Corporation of Nottingham in 1920 so that it could be preserved as a recreational open space and a memorial site in perpetuity. At the time it was called *New Park*. The gift in total comprised c. 14.7ha of which 12ha was dedicated to recreation grounds and playing fields for the adjacent (demolished), Mundella, Collygate and Trent Bridge Schools. The eastern edge of the site overlooking Victoria Embankment and River Trent was laid out as the Memorial Gardens to commemorate those who had lost their lives in the First World War.
- 4.16 As the public transport network expanded throughout the City, a second tram depot was built on the north side of Turney Street in 1901. The southernmost frontages of Mundella Road and Wilford Grove were also developed with a block of arts and crafts inspired workers cottages by Tarbotton, the designer of Trent Bridge. With their quaint detailing and garden settings the streets of the 20th century were to contrast significantly with the terraces of the previous 70 years. Much of this detailing has however now been lost. To the north at the junction of Wilford Crescent East and Wilford Grove a new addition to the Meadows in 1920 was the public library, funded by Carnegie.
- 4.17 Housing development continued until 1950 by which time all of the available land had been built up. The streets behind the Embankment were completed with small groups of arts and crafts inspired semi-detached and town houses; their hedge boundaries and front gardens continuing the garden suburb feel characterised by the new development earlier in the century. The streets were still cobbled, surfaced in mountsorrel granite blocks, much of which still survives under a layer of tarmac.
- 4.18 The Meadows Boys Club at the side of the tram depot had a football team, which fed players to the County and Forest teams. Tennis and cricket were available at the Meadows Recreation Ground. Rowing was popular with clubhouses on the south bank of the river and there were boats that could be hired by the hour. Paddle Steamers and later motor boats provided leisure trips to Wilford and Colwick. Angling was well catered for by fishing tackle shops.

Swimming in the Trent was a popular pastime and swimming races were held between the Suspension Bridge and Trent Bridge.

## **5.0 The Area Today**

5.1 Though a large portion of The Meadows were cleared in the 1970s there is a core of the early development of the area that remains more or less intact and retains a strong sense of place. The architectural diversity of what remains and its quality is significant, and within the area a large number of key buildings that tell the story of The Meadows survive.

5.2 Redevelopment is a recent threat. Two of the villas along the Embankment have recently been demolished and redeveloped into flats. The designation of the remaining historic core of The Meadows as a Conservation Area is a necessary starting point if what remains is to be protected.

## **6.0 The Conservation Area Boundary**

6.1 The boundary of the proposed conservation area has been drawn to include the remaining, contiguous, historic townscape of The Meadows.

6.2 This includes what remains of the historic housing, which was built in the last 15 years of the 19th century, and also includes the surviving terraces dating up until 1915 that continued the pattern of earlier development, consolidating the frontages of terrace streets previously developed. However, a significant contribution from this period of the Meadow's development is the variety of house types that were built between 1916 and 1950. Housing from this period is focused in the south of the area and includes town houses, semi-detached properties and, along the Embankment, larger villas. These streets of early to mid-20th century housing are characteristically leafy compared with early development with houses having front gardens. The villa gardens are of such a size that garden trees makes a significant contribution to the character of the wider area.

6.3 The proposed area also includes a number of early 20th century community buildings. All are landmark buildings and contribute significantly to both the character and understanding of the development of the area during the 20th century. Community buildings cover a range of types and buildings styles. The proposed area includes the last purpose built church in the Meadows, St. Faiths

(1931-1949). In the north of the area is a building of significant architectural quality, the Public Library, at the junction of Wilford Crescent West/Wilford Grove.

## **7.0 Archaeology**

7.1 As it is largely made up land, the potential for archaeology older than the late C19 is quite limited. Beneath the made up land, however the potential is unknown.

## **8.0 Plan form and layout**

8.1 The most obvious features in the layout are Wilford Crescent (West and East), which is bisected by Wilford Grove, which in turn meets the Victoria Embankment at roughly its halfway point. The grid of streets has a hard edge against the green space it borders, while the memorial Gardens nestle in the south eastern corner. Flood defence works have overlain the Edwardian recreation ground with a more contoured character that flanks part of the gardens.

## **9.0 Landmarks, Focal Points and Views**

**The following landmarks are all visible from various points along the terraced streets, and also from the embankment and recreation ground:**

- The Castle
- The Council House
- The Newton Building, Nottingham Trent University
- St Mary's Church

The Embankment and the paths across the recreation ground provide attractive wider views of the River Trent and its bridges as well as some of the most striking panoramic views of Nottingham's skyline.

## **10.0 Public Realm and Boundary Treatments**

10.1 The public realm has almost entirely subsumed by new tarmac surfaces, but on almost all of the carriageways very high quality Mountsorrell granite cobbles lie underneath. In several streets a band of setts are still exposed as gulleys next to the kerb. Occasional areas of York stone flag stones have

survived, notably on the corner of Wilford Grove and Holgate Road. In many of the yards and alleys diamond pattern blue brick paviers survive. Boundary treatments to the street vary from development on the back edge of the footway to terraces set back behind Bulwell Stone walls, which are numerous. To the rear of many houses boundary walls of red brick with blue black coping stones survive.

## **11.0 Contribution Made by Open Spaces, Trees and Hedges**

11.1 The Meadows Recreation Ground, the Embankment and the Memorial Gardens are a pleasant sequence of open spaces, each quite different in character but which complement each other to form a harmonious and amenable whole. This is reinforced by a fourth space which forms the setting of the conservation area – the meadows on the Wilford bank opposite. This area is an important to an understanding of the development of the area as it was not subject to the flood engineering which defines the form of the northern bank.

## **12.0 Building Materials**

12.1 The chief building materials are smooth water moulded brick walls with slate roofs. There is also some use of rough cast and half timbering present. A few original timber windows and doors survive. Bulwell stone has been used extensively for garden walls fronting the terraced housing, consisting of regular blocks that have been “rock dressed”.

## **13.0 Architectural Style and Detailing**

13.1 The late C19/ early C20 terraced housing was constructed by various railway companies and consists of several types, from six room (three up three down) houses with no hall and lateral stair, to more substantial three storey houses with hallway, bay windows, recessed porches and small front gardens. Constructed of water moulded red brick with stone dressings and with welsh slate roofs, and often with coursed Bulwell stone front walls. At each scale there is a subtle variety of styles that will be the hallmark of different architects and builders.

13.2 Rear gardens are a rarity in the terraces, and most amenity space is in the form of small walled or fenced rear yards accessed by common gated alleyways. Corner shops are still very much in evidence, although some have been converted to housing.

- 13.3 A substantial area of 1930s arts and crafts type houses by Mariott Ogle Tarbotton exists at the bottom end of Wilford Grove and on Mundella Road. This lends a “garden city” type feel, with small front gardens, Georgian detailing (16 pane sash windows were in evidence, but now mostly lost), high pitched roofs in plain tiles and arched entrances to the rear yards. A variety of porches are in evidence.
- 13.4 The proposed boundary has also been drawn to include the surviving commercial/industrial buildings. The earliest from the late 19th century and were built as warehouses and factories. Early 20th century industrial buildings include the excellent bus depot with its characteristic full height arched windows and subtle classical details.
- 13.5 Victoria Embankment includes a number of distinctive grade II listed structures including the gates at either end, K6 telephone box, the statue of Sir Alec Clifton, the public lavatories and the Toll House at Wilford Bridge. Three bridges that cross the Trent have been included in the area; Wilford Bridge, the Suspension Bridge (Grade II) and Trent Bridge (Grade II).
- 13.6 The Victoria Embankment is characterised by larger villa type development in Edwardian and Arts and Crafts styles, with large front gardens and mature planting.

## **14.0 Sports**

- 14.1 The tradition of sport in the Meadows continues with the use of the Meadows Recreation Ground for football in winter and Cricket in summer. The old pavilion which had fallen into disrepair has been re-built re-using the columns and detailing by Maber Architects.
- 14.2 The area is also used for a variety of other sporting activities, including running (the Robin Hood Half Marathon ends here), cycling, roller blading and river based sports such as rowing, canoeing and fishing, for which the area was once famous.

## **15.0 Local Traditions**

- 15.1 The tradition of dressing the fronts of houses with pot plants and hanging baskets has developed in recent years, in an echo of the area’s past as a centre for picking *Crocus Nudiflorus*. This began in Eckington Terrace, but has now

spread to the wider area. The strength of the tradition prompted a royal visit by His Royal Highness Prince Charles in 2008.

## 16.0 Listed Buildings

16.1 Buildings on the *List of Buildings of Special Architectural or Historic Interest* are known as “Listed” buildings and are protected by law. Listed Building Consent is required before any works of alteration, extension, or demolition can be carried out to them.

- Toll house at Wilford Toll Bridge (listed grade II), now shop. 1870. By EW Hughes.
- Suspension Bridge, Arthur Brown, 1906 – also a conduit for water and gas. Listed Grade II
- Trent Bridge - Mariott Ogle Tarbotton 1868-71. Cast Iron Tracery designed by Farmer and Brindley, cast in Derby. Listed Grade II.
- War Memorial - T Wallace Gordon, 1927. Listed grade II
- Queen Victoria Statue - Albert Toft, 1905. Listed Grade II
- Sir Alec Clifton Statue - c1870. By WP Smith of Nottingham, commemorating Sir Robert Juckes Clifton. Sandstone, Life-size standing figure in contemporary dress. Battered square pedestal with cornice and stepped square base. Clifton was an MP from 1861 till his death in 1869. Listed grade II.
- Embankment gates - Gateways and screens at the ends of Victoria Embankment. 1920-30. Probably by T Wallis Gordon, Corporation Surveyor. Part of the landscaping scheme of the Victoria Embankment, paid for largely by Sir Jesse Boot. Listed grade II.
- The public conveniences - Built as part of Victoria Embankment probably by Arthur Brown. Closed since 2006. Listed grade II.
- The Band Stand - 1932 – copy of a bandstand by a pupil of Walter Gropius. Listed grade II
- The Dispensary - A N Bromley 1905, former Boots shop and social club. Listed grade II.
- The former Trent Bridge Tram Depot – 1901 by Arthur Brown, City Engineer. Listed grade II.

## 17.0 Other Particularly Notable Buildings

- Southern Library - By Arthur Dale, 1923-5, classical with domed porch and cupola on Doric columns.
- St Faith’s Church, Sutton and Gregory, 1913-15
- Queen’s Walk Community Centre. A N Bromley 1878-9, Former Board School

- Brewhouse and Kitchen - Originally the Town Arms, rebuilt by Marriott Ogle Tarbotton, Borough Engineer(1869-71)
- Meadows Muslim Centre - Evan's and Son, 1898-9, originally a board school. Jacobean revival.
- Portland Baths Leisure Centre - 1914, Classical, by Arthur Dale, City architect

## **18.0 Character Areas**

18.1 The Embankment and Meadows Conservation Area has two distinct character areas:

- 1) Riverine leafy suburbia, including the Memorial Gardens, Meadows Recreation Ground and the Victoria Embankment public spaces, the latter fringed with larger villas facing the river.
- 2) Remnant of "The Meadows", consisting of streets of terraced housing mixed with shops, industrial and public buildings. What they have in common is their location and contemporaneity – this is a townscape which was developed in less than half a century, made possible by the drainage of the ancient water meadows that lined the river Trent at this point. What they also have in common is that it is that they constitute the major portion of the ancient parish of Wilford north of the river Trent.

## **19.0 Negative Factors**

19.1 While most masonry detailing has survived on the housing, almost all of the original joinery is lost. This has a varied effect on character, depending on the design and quality of their replacements.

19.2 The almost alms house like character of the 1930s houses is particularly at risk due to the loss of the quirky details that contribute to its picturesque aesthetic, and the use of front gardens for car parking.

19.3 A limited number of prominent vacant buildings and sites in the area create a localised feeling of neglect.

## **20.0 References**

Transcripts of the Thoroton Society 1916 (Volume 20) pages 6-7

Transcripts of the Thoroton Society 1918 (Volume 22) pages 58-65

Transcripts of the Thoroton Society 1925 (Volume 29) pages 102-111

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# THE OLD MEADOWS AND VICTORIA EMBANKMENT CONSERVATION AREA MANAGEMENT PLAN

## 1. *Introduction*

- 1.1 The designation of a conservation area is not intended to prevent new development from taking place within the area. However, it is the purpose of the **The Old Meadows** Conservation Area Character Appraisal together with the Management Plan to inform and manage planning decisions so that new development can take place within the Conservation Area without harming its special character and appearance.
- 1.2 The Character Appraisal, covered in the first part of this document, describes the reasons why the area warranted its designation.
- 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, it also seeks to support the regeneration and redevelopment initiatives within the Area.
- 1.4 This Management Plan seeks to address these and other issues by setting out broad planning guidance that can be used by local property owners, 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*

### *Development in Conservation Areas*

- 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 should not be given for any proposals that are likely to harm the character or appearance of a conservation area.
- 2.2 The **National Planning Policy Framework** (NPPF) defines a Conservation Area as a ‘designated heritage asset’. Paragraph 193 of the NPPF states that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.’ The demolition of a building or other element that makes a positive contribution requires ‘clear and convincing justification’ and may

amount to substantial or less than substantial harm, depending on the degree of contribution to significance of the conservation area overall (paragraph 201).

- 2.3 The NPPF also states in paragraph 200 that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favorably.
- 2.4 The adopted **Nottingham Local Plan Part 2 – Land and Planning Policies**, January 2020 (the LAPP) states that proposals affecting heritage assets and/or their settings will be supported where they conserve or enhance the historic environment in line with their interest and significance (**Policy HE1**). The policy also includes further detailed criteria for considering the impact of proposals affecting designated heritage assets (which includes, conservation areas, listed buildings and registered parks and gardens) and non-designated heritage assets.
- 2.5 The **Greater Nottingham Aligned Core Strategy** (part 1 of the emerging Local Plan adopted September 2014) seeks to ensure that the historic environment and heritage assets are conserved in line with their interest and significance (**Policy 11**). It highlights the contribution that heritage assets can make towards the delivery of wider social, cultural, economic and environmental objectives and states that particular attention will be given to heritage assets at risk of harm or loss of significance.

#### *Protection of Trees*

- 2.6 Saved **Policy EN7** of the LAPP (2020) seeks to protect existing trees. Under Section 211 of the Town and Country Planning Act 1990, owners of trees within the Conservation Area are required to give the City Council 6 weeks written notice prior to carrying out tree felling or pruning works.

#### *General Planning Policies*

- 2.7 **Policy DE1** of the LAPP provides general criteria for the assessment of building design and use including whether the development would respect and enhance the streetscene, local environment, townscape and character of the area, and in particular its established scale, massing, rhythm, landscape, historic views and materials.
- 2.8 **Policy DE5** seeks to ensure that any advertisements with a potential to impact upon heritage assets are of a high standard and not damaging to the visual amenity of the building or area by reason of their scale, position, quality, character, illumination or design. The cumulative impact of a sign and any resulting clutter will also be considered. **Policy DE4** sets high standards for the

design of shopfronts and the criteria for the use of external security shutters on commercial premises.

- 2.9 More general LAPP policies relating to Context and Place Making (**policy DE2**), Green Infrastructure, Parks and Open Space (**Policy EN1**), Playing Fields and Sports Grounds (**Policy EN3**), Housing Policy (**Policy HO1**), Protecting Dwellings suitable for Family Occupation (**Policy HO2**) and the siting of telecommunications equipment (**Policy IN1**) are also relevant with respect to any new development in the Conservation Area.

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

- 3.1 Within the Conservation Area all proposals for new development must preserve or enhance its character and appearance. The Council will take the opportunity to ensure that all new development makes a positive contribution to the Area and conserves those aspects of the area which contribute to its special character.
- 3.2 Therefore in order to assess properly 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 In addition planning applications for development within the Conservation Area must be accompanied by a Design and Access Statement. These statements should clearly set out the design thinking behind an application and its local context, and show that the applicant has thought carefully about how everyone will be able to use the places they want to build.

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

- 4.1 Whilst there are some limited opportunities for new development within the Conservation Area, there are a number of sites on its periphery which if developed would have an impact on its setting. It is important that any new development on such sites improves the quality and appearance of the Area, and is sympathetic to its established character.
- 4.2 Proposals for new development will be expected to promote buildings that provide for a range of residential, commercial, leisure and business activities, are of a high quality in their design, use of materials and architectural detailing and which sit sensitively in relation to neighbouring buildings and give an appropriate rhythm to the adjoining streets and places. New buildings must also be sustainable in their construction and energy usage.
- 4.3 In particular, new developments should be carefully designed having regard to

the physical scale, massing and building form of the local context. Design and access statements will need to provide a considered analysis of the impact of new buildings on the local context and any important views.

- 4.5 Existing trees and boundary walls, where they make a contribution to the visual amenities of the Area, should be retained wherever possible.

## **5. Shop Fronts**

- 5.1 The repair and/or reinstatement of traditional shopfronts and other architectural features will be strongly encouraged where these have been lost.
- 5.2 Any new shop fronts will be expected to be designed so as to be sympathetic to the architectural character of the area, reflecting traditional designs if appropriate and avoiding oversized fascias and a proliferation of advertising signage.

## **6. Retention of Key Views**

- 6.1 The Conservation Area Appraisal identifies a number of key views
- 6.2 These key views make a positive contribution to the character of the Conservation Area. Any development proposals within the Conservation Area must ensure that these views are maintained, any intrusive development proposals will be resisted.

## **7. Extensions 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, and 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 In some cases individual householders are able to extend their properties to a limited degree without requiring planning permission under the provisions of the General Permitted Development Order (GPDO). However the provisions of the GPDO are quite complex and do not to apply to flatted accommodation and it is always best to consult with the Planning Applications and Advice service before embarking on any work.
- 7.3 The erection of any ancillary buildings (such as sheds, greenhouses and garages) exceeding 2.5 metres in height to the eaves and 4 metres overall require planning permission. Within Conservation Areas any ancillary building positioned to the side of an existing property also need planning permission.

Any such buildings are treated as enlargements to the original dwelling for the purposes of calculating the maximum permitted development allowance for any other extensions.

- 7.4 It is therefore likely that most extensions and ancillary buildings will need planning permission and since they can be detrimental to the appearance of their host buildings, either because of their position on the building, their size or design, the Council will seek to ensure that all extensions respect the form, fabric, setting, character and appearance of the principal building. Extensions must be modest in size, sub-ordinate in scale and appearance to the original building, leaving it visually distinct and dominant over any subsequent additions.
- 7.5 The Council will also seek to resist extensions that are overly large, in comparison to the existing building, in a prominent location, or are otherwise detrimental to the character and appearance of the Conservation Area.

## **8. Sustainable Development**

- 8.1 The Council is committed to more sustainable development particularly through the provision of renewable energy in regeneration and development proposals. It is now the Council's policy that all major development proposals (that is development over 1,000 square metres) should provide at least 10% of their energy use from renewable or low-carbon sources and all planning applications for major development proposals must be accompanied by an Energy Statement explaining how that target will be achieved. **Policy 1:** Climate Change of the Aligned Core Strategy and **Policy CC1** of the LAPP set out the key role that the planning process and development will play in mitigating against and adapting to the effects of climate change.
- 8.2 It is recognised that the installation of small-scale, renewable technologies ('micro renewables') to harness solar or wind power could have a potentially adverse and significant impact on the character and appearance of the Conservation Area. In certain circumstances the installation of such micro renewables requires planning permission, listed building consent, 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 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. Demolition of Unlisted Buildings and Structures**

- 9.1 Planning Permission is required to demolish unlisted buildings (with a volume over 115 metres cubed) and boundary treatments 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.
- 9.2 The Old Meadows Conservation Area has a wide range of building types and individual structures which are associated with the original development of the Area. It is considered that the overall quality of these buildings and their collective value make a positive contribution to the Conservation Area, both within the street scene and in the context of the historical development of the Area.
- 9.3 Therefore any applications for Planning Permission to demolish traditional historic buildings will need to be fully justified against the criteria set out in paragraph 201 of the NPPF and any replacement buildings will be required to positively enhance the character or appearance of the Area.
- 9.4 It is recognised that a number of properties in the Area have a negative impact and in principle there would be no objection to their demolition and replacement with buildings which positively enhance the character and appearance of the Conservation Area.

## **10. Family Accommodation and the Conversion of Existing Buildings**

- 10.1 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.
- 10.2 However, some houses in the Conservation Area have already been subdivided into flatted accommodation, resulting in the loss of family housing. Such changes can affect the balance of a local community and bring about increased demands for on-site car parking and bin storage, often with a significant detrimental impact on the character and appearance of the Conservation Area.
- 10.3 Therefore proposals for the change of use of existing residential properties to flatted accommodation will be resisted where they would result in the loss of single-family accommodation unless it can be demonstrated that the existing property is no longer suitable for single-family accommodation. Where justified, such conversion schemes must make provision for larger flats suitable for occupation by families as opposed to single-bedroom flats.
- 10.4 In addition, since 11<sup>th</sup> March 2012 an Article 4 Direction has been in force within the Nottingham City Council area which means that planning permission is now required to convert a family dwelling (use class C3) to a house in multiple occupation shared by 3-6 unrelated individuals (use class C4)

- 10.5 The Conservation Area also has a number of former commercial buildings that may lend themselves to conversion to flatted accommodation where the original use is no longer viable. Such proposals will generally be supported. Conversions of former commercial buildings to residential flats should provide a mix of units, including provision for larger flats suitable for family occupation. Early discussion with the planning authority is recommended in respect of the land use mix.
- 10.6 Schemes for conversions to flats will be also be rigorously assessed against the criteria for new development, including the provision for active street frontages to provide natural surveillance, protecting the existing amenity of any adjoining residents and adequate and accessible car and cycle parking and refuse storage, provided in suitable locations on site that are generally screened from public view so as not to adversely affect the character or appearance of the Conservation Area.

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

- 11.1 The Conservation Area provides a sustainable location for new development, being in close proximity to the range of retailing, leisure and employment opportunities offered by the City centre and having easy access to a range of public transport options. The Council will therefore adopt a flexible approach to the provision of car parking, seeking no more than the minimum level necessary within any new development in the Area.
- 11.2 Where car parking is provided, it should be located in unobtrusive locations away from street frontages so as to avoid inactive frontages at ground floor level, such as within screened courtyards or within basements. The entrances to any car parking areas should be restricted to secondary frontages and be designed as an integral part of the building and the surface at the entrance should be demarcated by traditional materials, such as granite setts.

## **12. Satellite Dishes and Other Antennae**

- 12.1 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.
- 12.2 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.

- 12.3 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 new flat developments in the Conservation Area, the Council will encourage the installation 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.
- 12.4 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.

### **13. *Derelict and Long Term Vacant Buildings***

- 13.1 The Council has a strategy in place to deal with derelict and long-term vacant houses (that is empty for more than six months).
- 13.2 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.
- 13.3 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.
- 13.4 Therefore in reviewing, and monitoring any changes, in the Conservation Area, vacant properties will be identified and referred to the Council's Empty Homes Officer to trigger discussions with the owner of the property over its future occupation. Once identified, vacant properties will be subject to the appropriate action necessary to secure their re-occupation and it will be made clear to an owner of a vacant property that doing nothing to bring about its re-occupation is not an option.
- 13.5 The condition of vacant non-residential buildings within the area will be monitored and appropriate action will be taken where these harm the visual amenity of the area and/or pose a threat to health and safety.

#### **14. Archaeological Constraints**

- 14.1 At the eastern edge of the Conservation Area, part of the Victoria Embankment is located within the City Centre and Nottingham Canal Archaeological Constraint Area. **Policy HE1** of the LAPP seeks to protect archaeological resources of local significance.
- 14.2 Any planning proposals within the constraints area will need to be accompanied by an archaeological desk based assessment which should make an assessment of the archaeological potential of the site and, if appropriate, show how any archaeological resources will be preserved on site or how they can be fully investigated and recorded before their removal.

#### **15. Open Spaces and Biodiversity**

- 15.1 Together the Meadows Recreation Ground, Victoria Embankment and the Memorial Gardens provide an expansive area of green space which makes an essential contribution to the historic character of the Conservation Area and the wellbeing and biodiversity of the City as a whole. **Policy EN1** of the LAPP seeks to protect the city's open space network and **Policy EN3** relates specifically to development affecting playing fields and sports grounds.

#### **16. Trees**

- 16.1 Trees make an essential contribution to the character and appearance of the Conservation Area. The avenues of mature trees along the Embankment and around the Recreation Ground and the planting scheme within the Memorial Gardens are historically significant, have high amenity value and provide wider health, wellbeing and environmental benefits. Within the more densely developed parts of the Meadows, large trees are understandably scarce. All trees within the Conservation Area are protected. Anyone proposing to carry out work to any tree(s) (such as cutting down, topping or lopping) must give at least 6 weeks written notice to the Council. The Council will generally resist harmful or unnecessary works to trees within the Conservation Area through the use of Tree Preservation Orders.
- 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 Standard for tree work. New buildings will not be permitted in close proximity to important trees, but will be required to respect the recommended

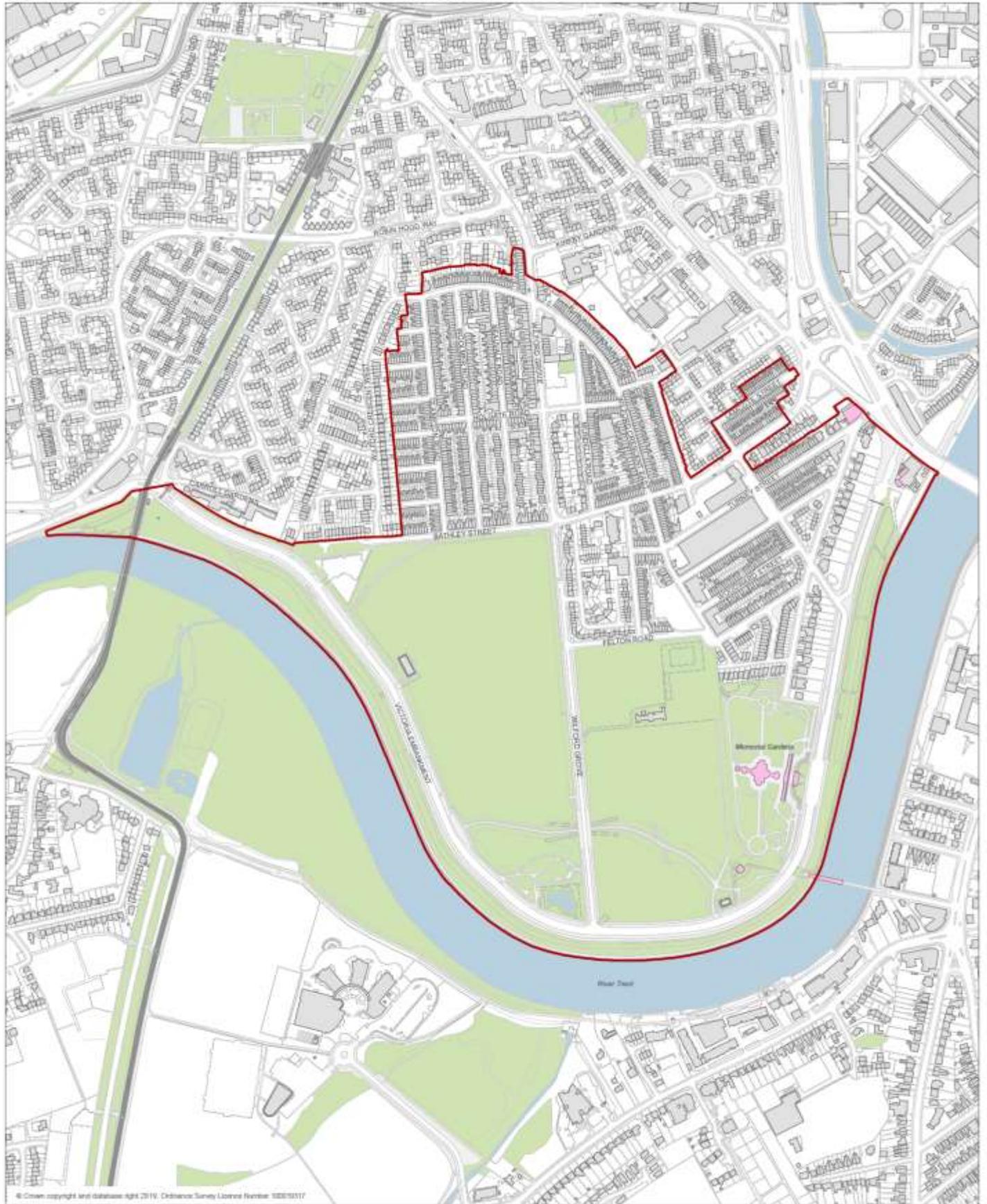
distances from the trees. In order to increase the stock of trees in the Conservation Area, planting opportunities will be assessed in future developments where space permits.

- 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 An integral part of the regeneration of the Area is the creation of a high quality and secure public realm. The Council has now adopted a city-wide Design Quality Framework which includes a Street Design Guide (July 2019). This aims to improve the quality of the streetscape by introducing a clear and consistent approach to the design and installation of streetscape components and surface treatments. New hard landscaping schemes must have particular regard to the historic character of the Area.
- 17.2 Nottingham City Council will also manage essential and 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.

# Proposed Old Meadows Conservation Area



## Key

-  Proposed Conservation Area Boundary
-  Grade II Listed Buildings
-  Open Green Space

# Photographs

Three storey terraced housing, Wilford Grove.

Terraced Housing with dormers, Wilford Grove

Barnsley Terrace—with new terraces at the end.

Eckington Terrace—showing the usual displays of flowers in this area.

HRH Prince Charles makes a visit.

Wilford Crescent East and West—a defining feature of the Old Meadows

The Embankment looking west from Trent Bridge

The Embankment Gates—a masterpiece of Art Nouveau design and craftsmanship.

Embankment—Eastern entrance

Crow step gables and art nouveau detailing on this arts and crafts building.

The old Town Arms

The Embankment villas, overlooking the river Trent.

Bus station and former tram depot, Woodward Street

The tram depot—view down Turney Street.

Former lace factory, Beauvale Road

The Old wood yard, Beauvale Road

Factory, still in use—Mundella Road

Terraced Housing with stone banding— Beauvale Road.

Corner buildings—Mundella Road (above) and Wilford Grove (below)

Factory, still in use—Wilford Crescent West.

Beauvale Road—view towards the Trent

Turney Street looking towards Turney's Quay.

Former Sherbrooke Hotel, Beauvale Road

The public library—a Carnegie bequest, Wilford Grove.

Bathley Street overlooking the recreation ground

Beauvale Road—the view towards the Trent over the Meadows Recreation Ground

Corner building, Wilford Grove. The detailing suggests Watson Fothergill.

Arts and crafts housing, Beauvale Road

Archway detail, arts and crafts houses, Wilford Grove

One of the last remaining houses with original windows and front door—Glapton Road.

Beauvale Road

Original front door. Beauvale Road

Window detail—The bus station, Turney Street

St Mary's from the Meadows Recreation Ground

St Mary's from Queen's Walk during the construction of the NET.

View of the Council House Dome from Woolmer Road

The Victoria Embankment looking towards Keyworth

The Victoria Embankment western gates— the ornate art nouveau ironwork gives a sense of arrival.



Three storey terraced housing, Wilford Grove





Terraced Housing with dormers, Wilford Grove



Barnsley Terrace – with new terraces at the end



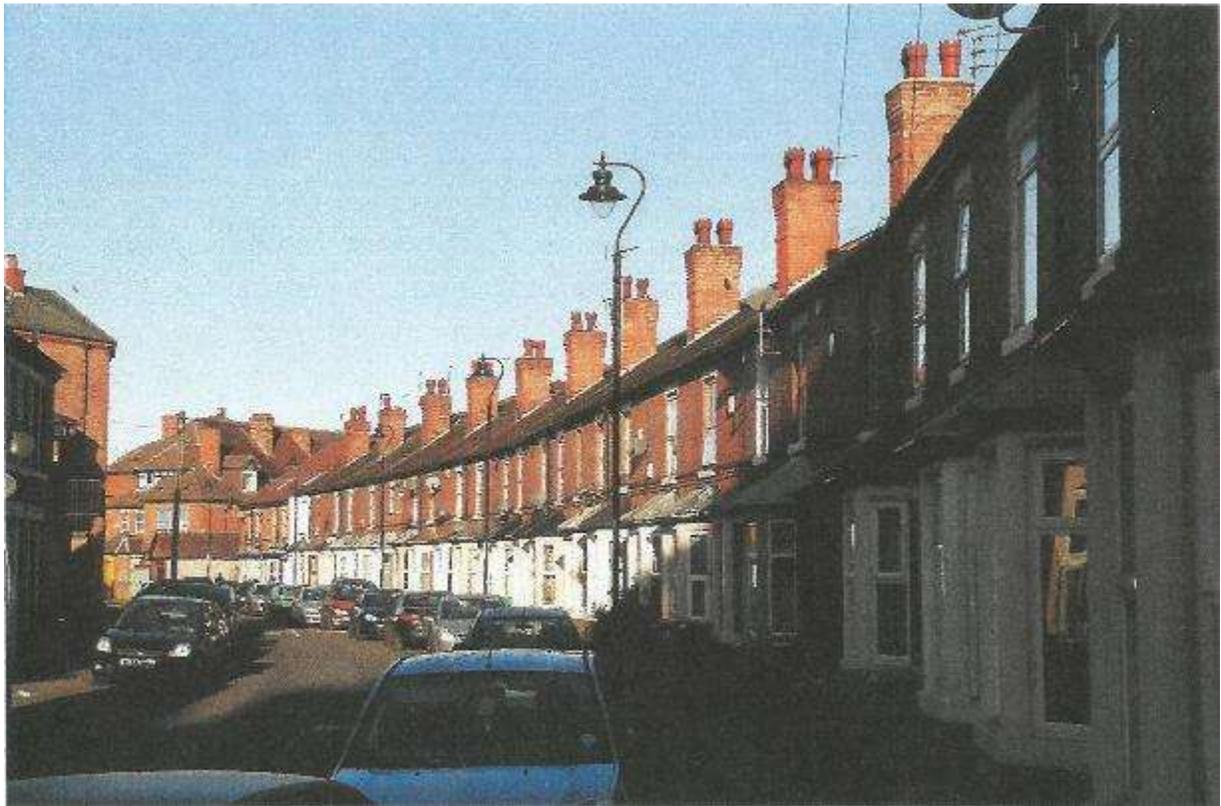
Eckington Terrace – showing the usual displays of flowers in this area

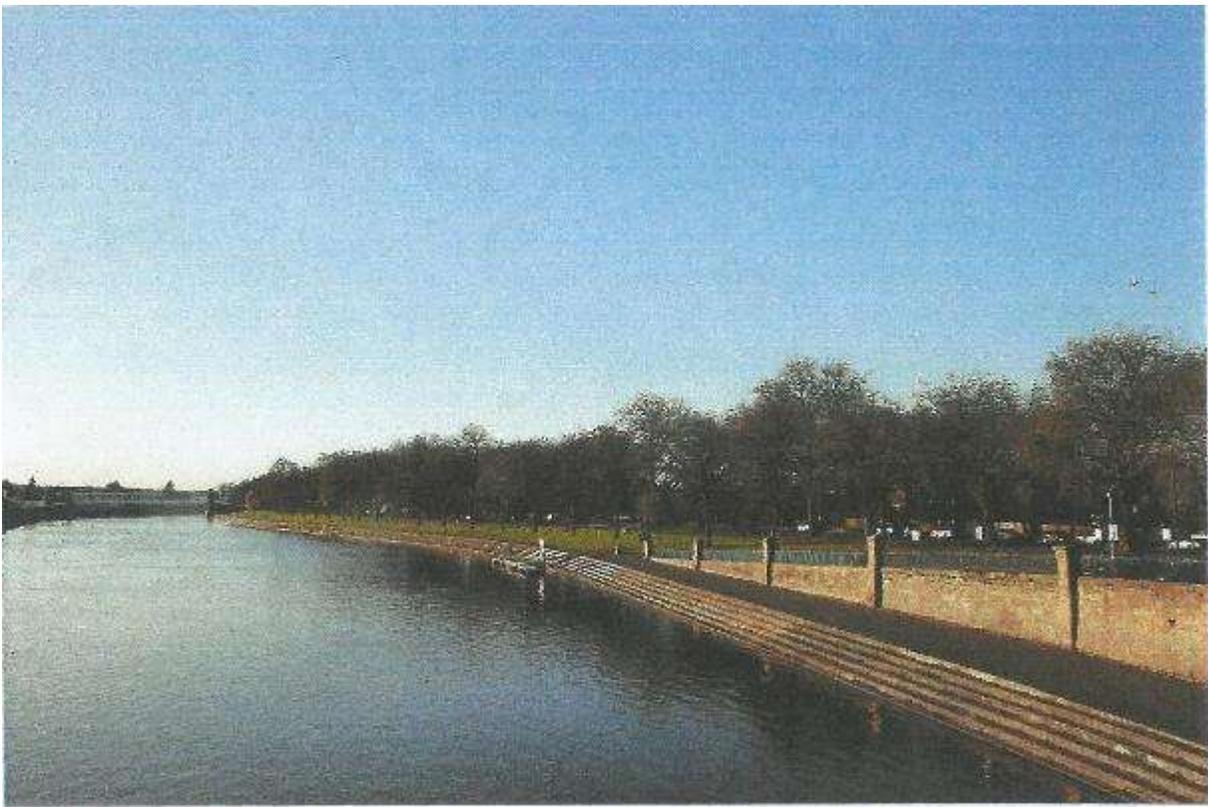


HRH Prince Charles makes a visit

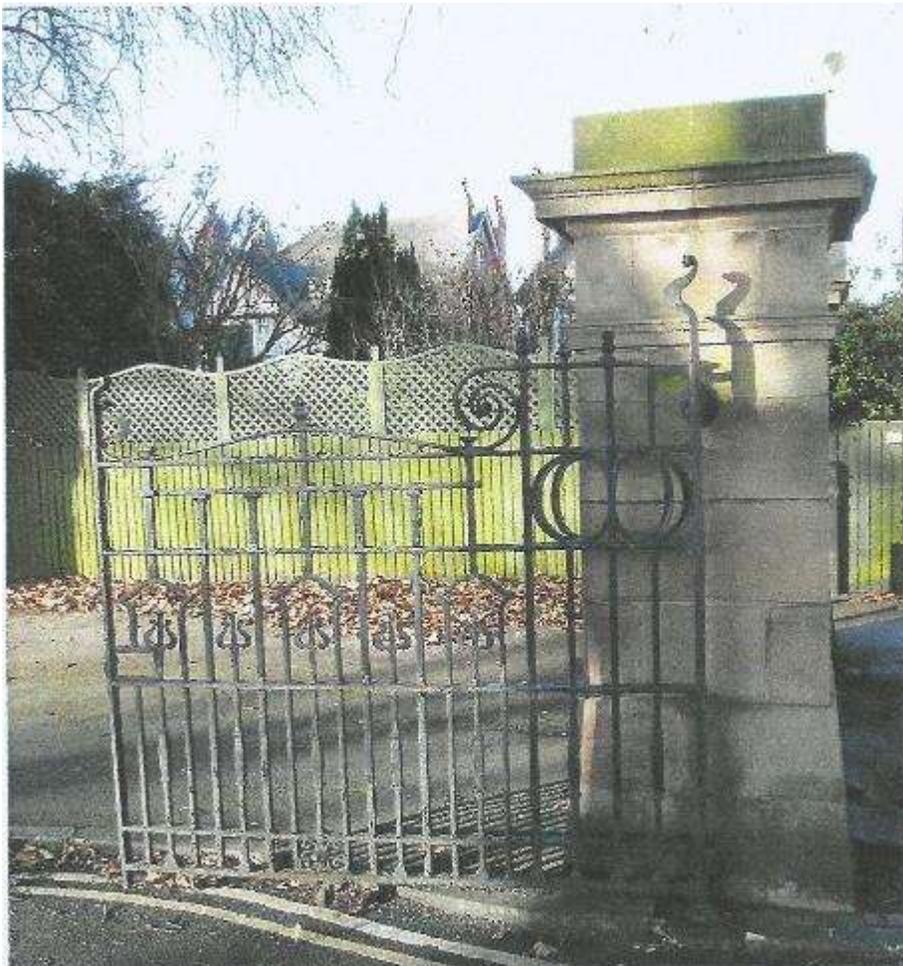


Wilford Crescent East and West – a defining feature of the Old Meadows

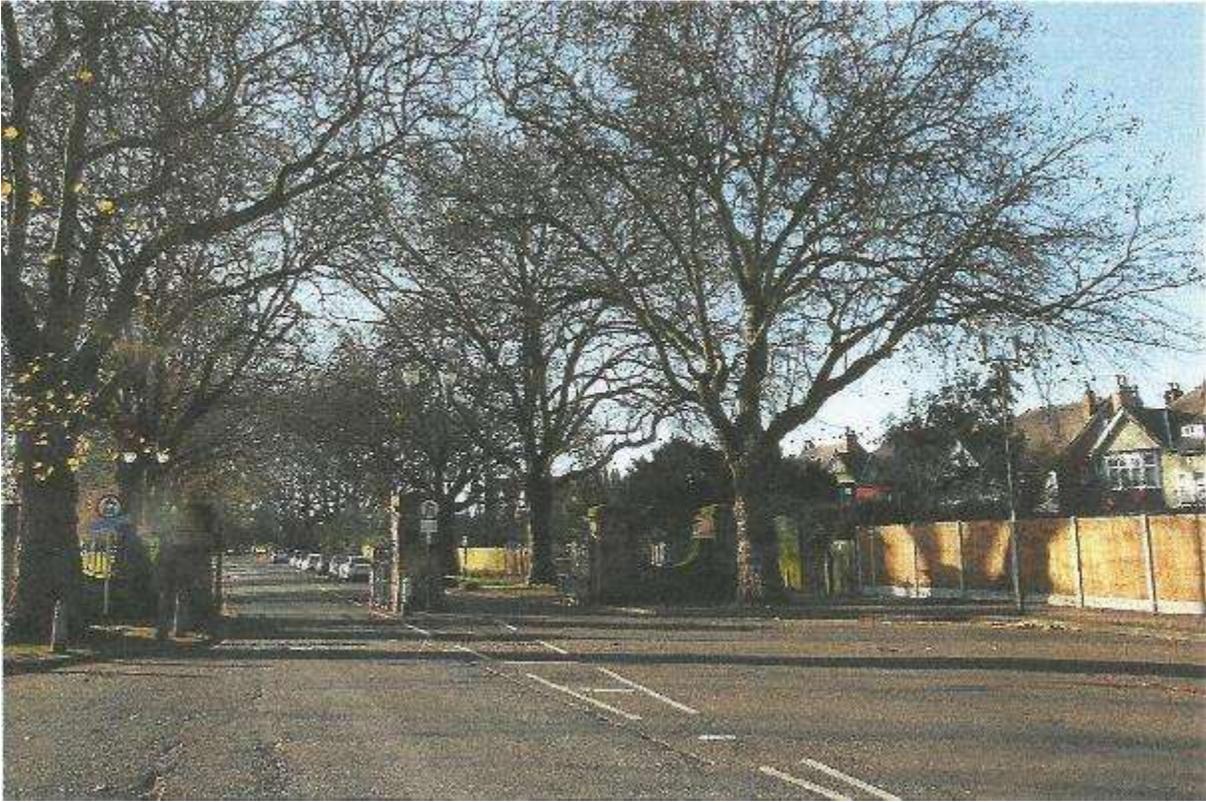




The Embankment looking west from Trent Bridge



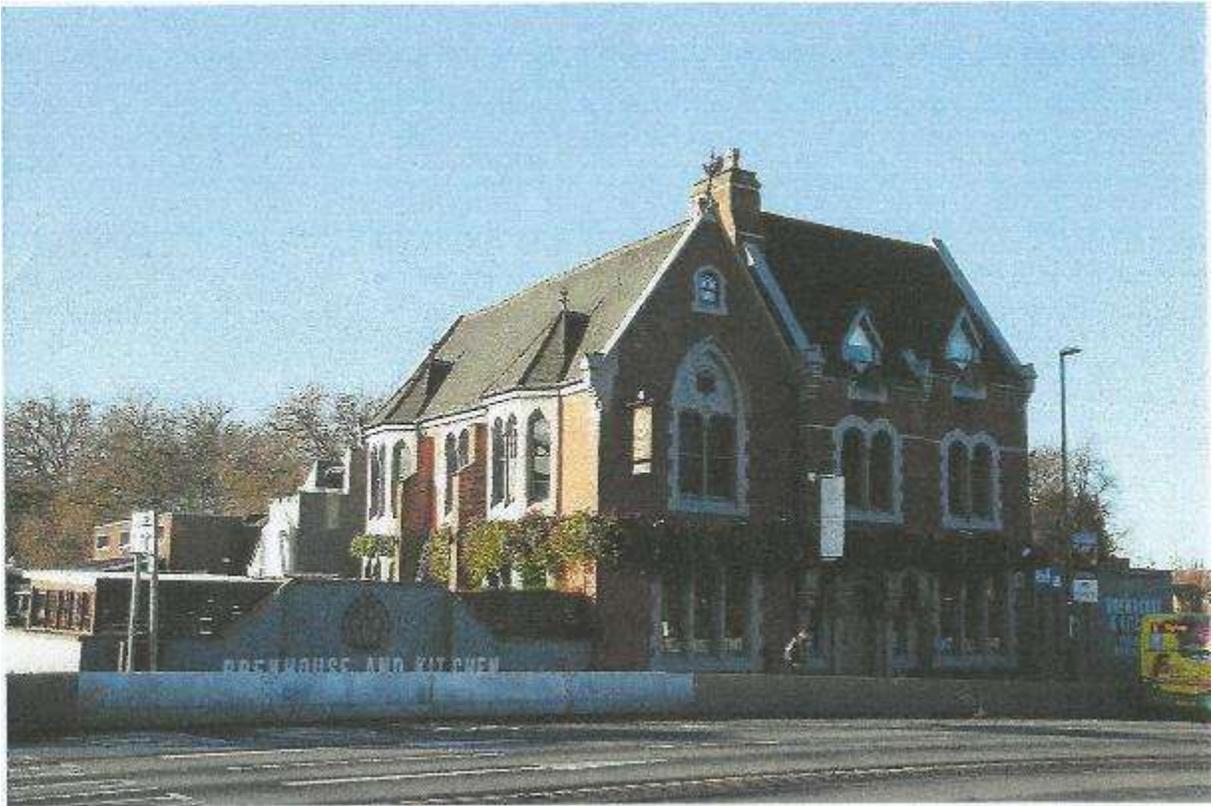
The Embankment Gates – a masterpiece of Art Nouveau design and craftsmanship



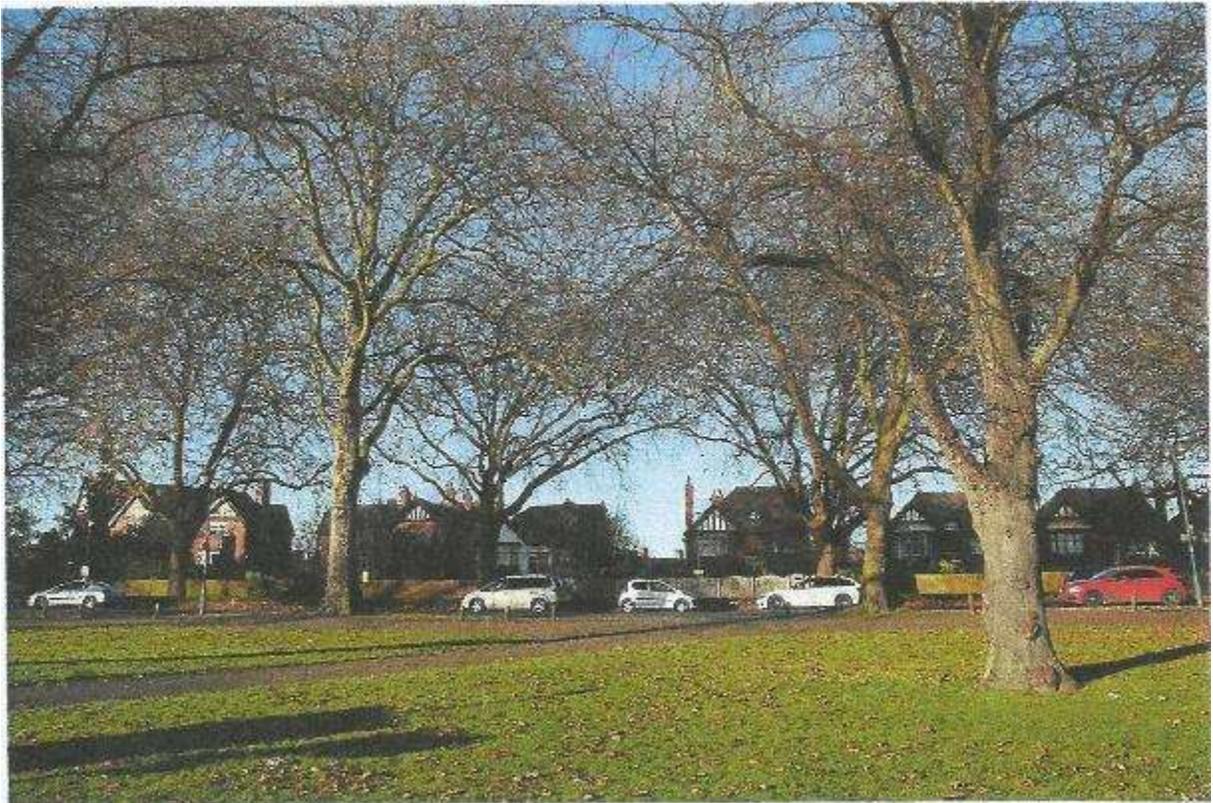
Embankment – Eastern entrance



Crow step gables and art nouveau detailing on this arts and crafts building



The old Town Arms



The Embankment villas, overlooking the river Trent.



Bus station and former tram depot, Woodward Street



The tram depot – view down Turney Street



Former lace factory, Beauvale Road



The Old Wood Yard, Beauvale Road



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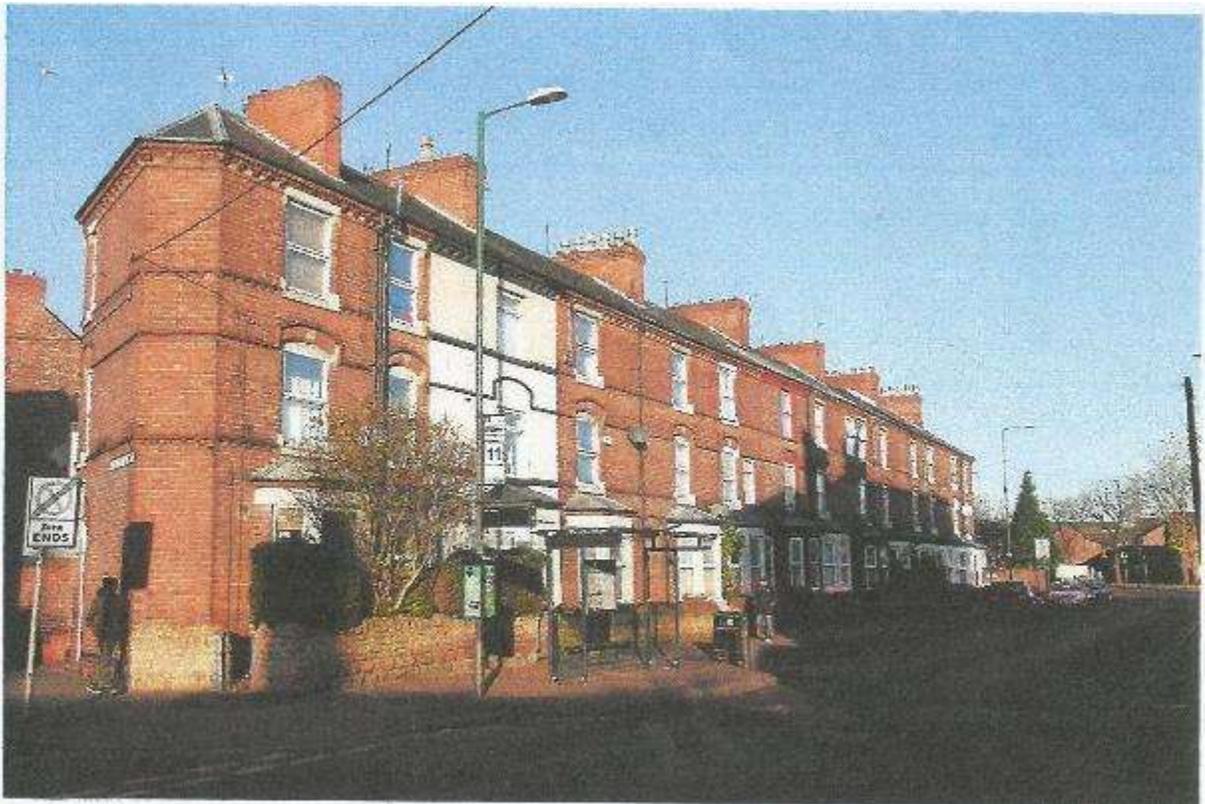
Factory, still in use – Mundella Road

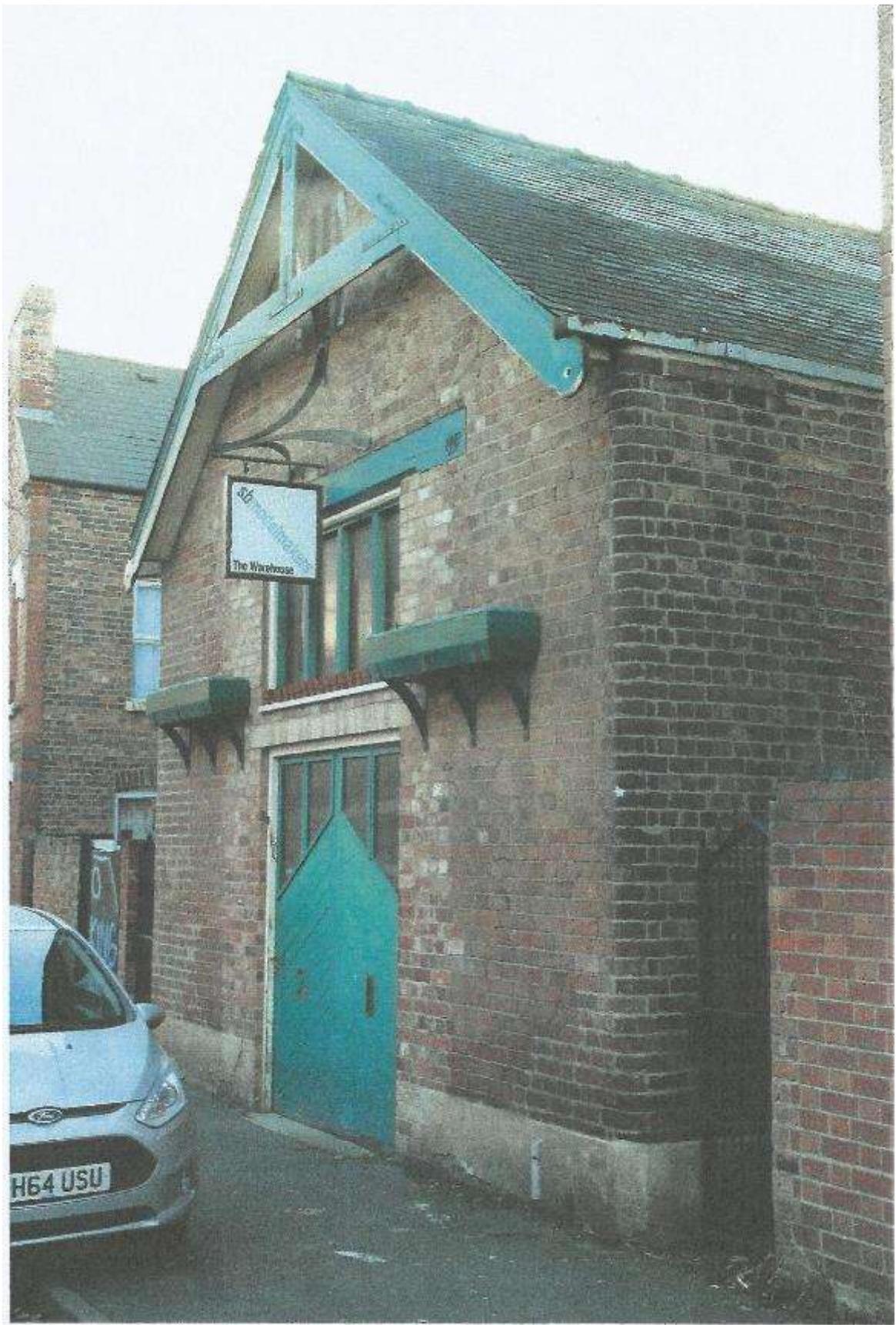


Terraced housing with stone banding – Beauvale Road



Corner building – Mundella Road (above) and Wilford Grove (below)





Factory still in use – Wilford Crescent West



Beauvale Road – view towards the Trent



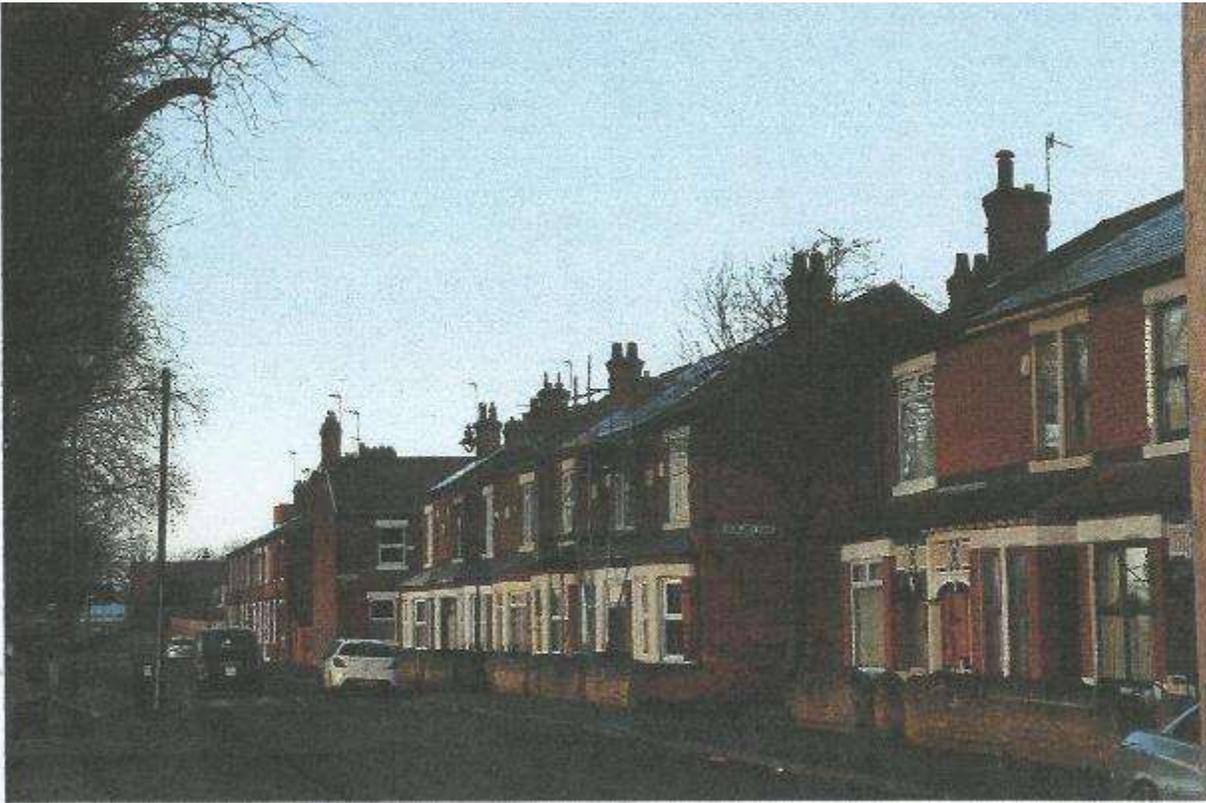
Turney Street looking towards Turney's Quay



Former Sherbrook Hotel, Beauvale Road



The Public Library – a Carnegie bequest, Wilford Grove



Bathlev Street overlooking the recreation ground



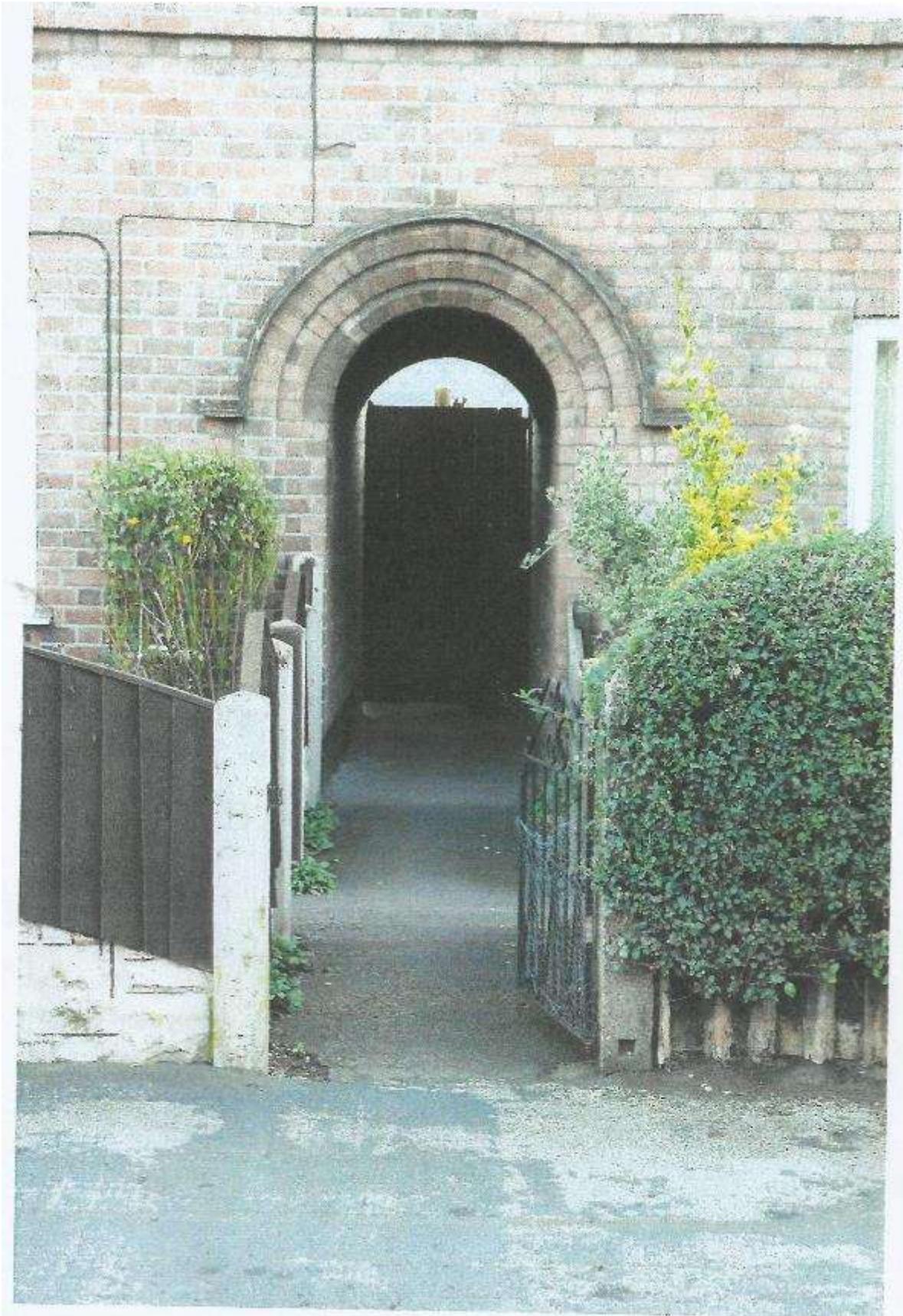
Beauvale Road – the view towards the Trent over the Meadows Recreation Ground



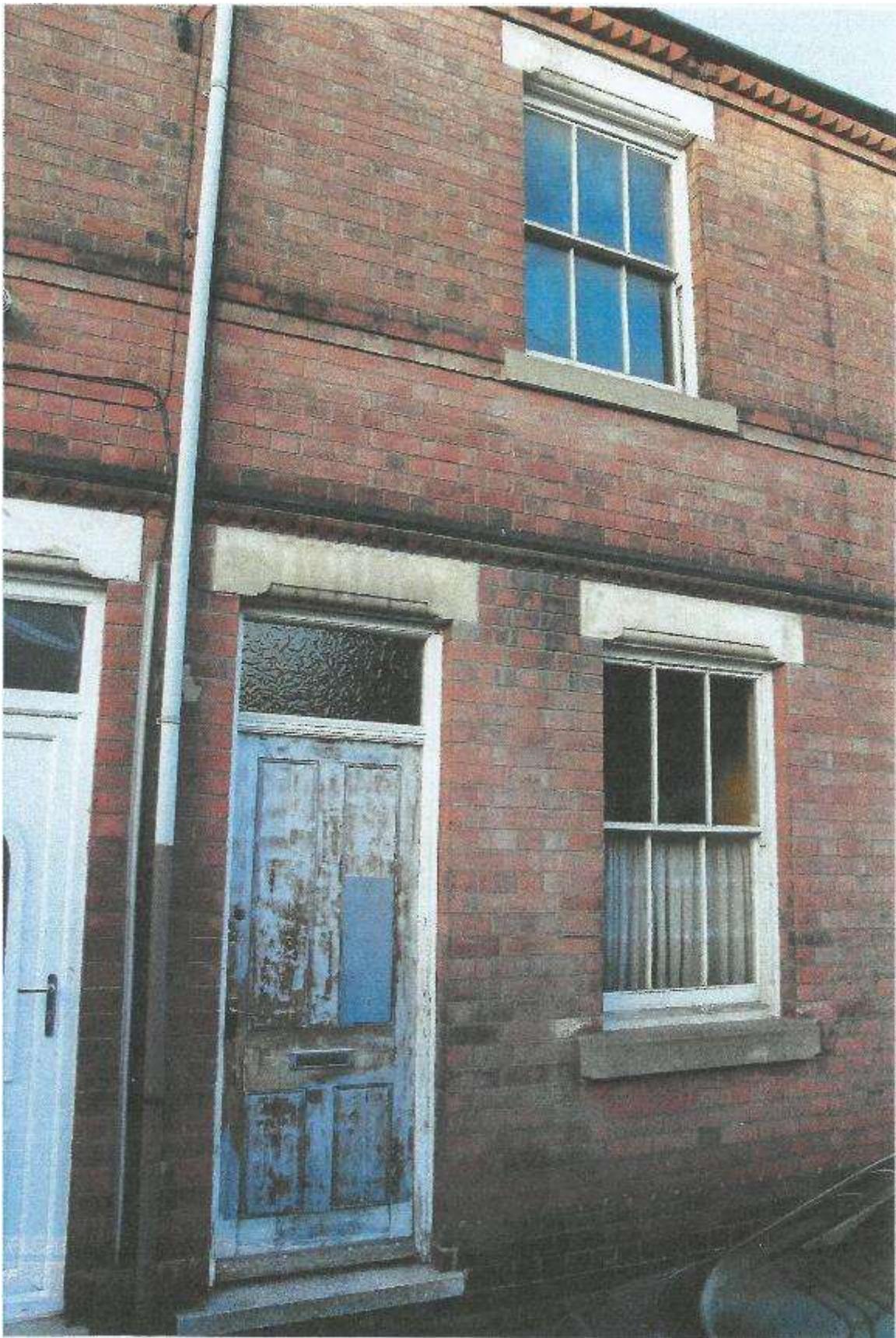
Corner building, Wilford Grove. The detailing suggests Watson Fothergill



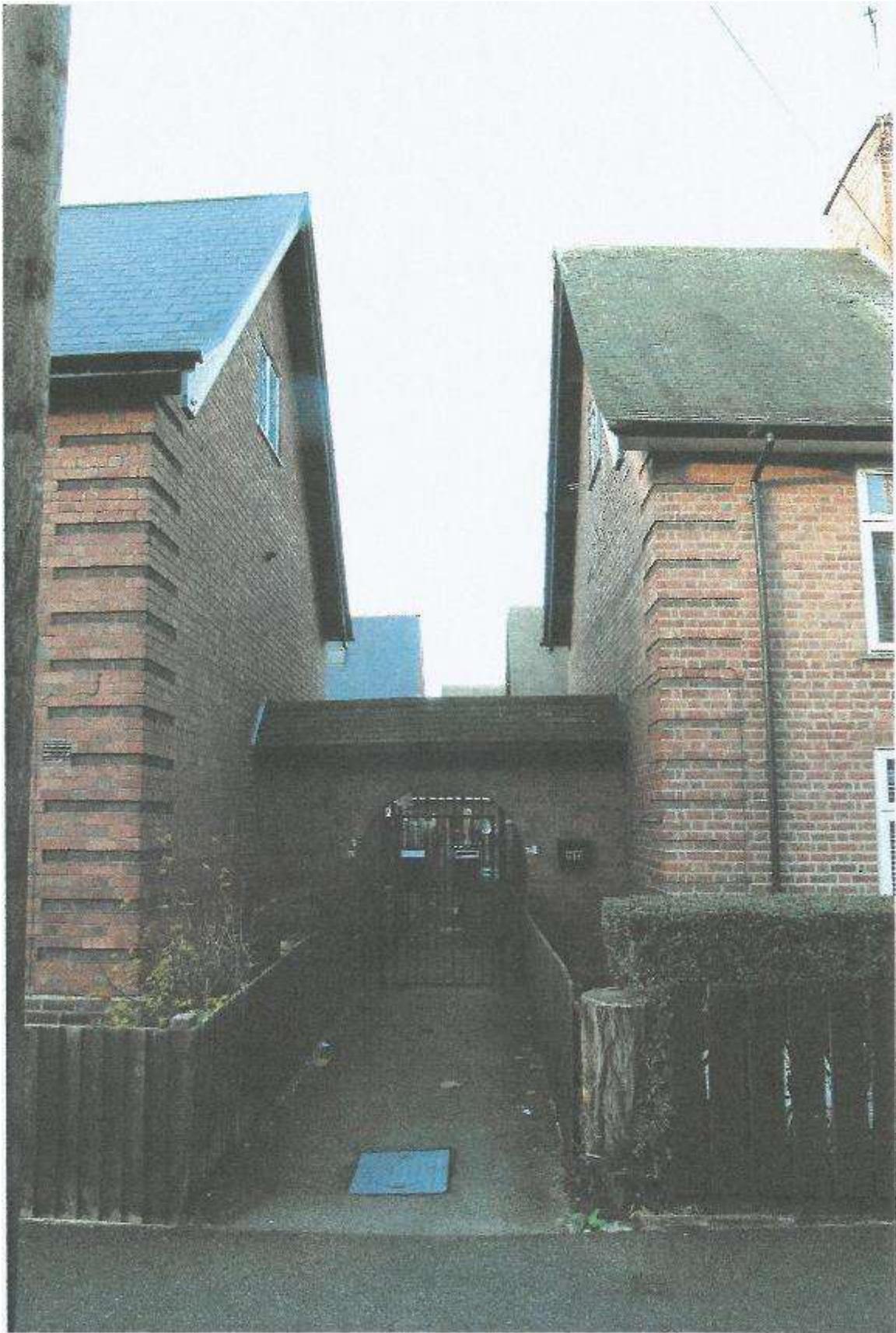
Arts and crafts housing. Beauvale Road



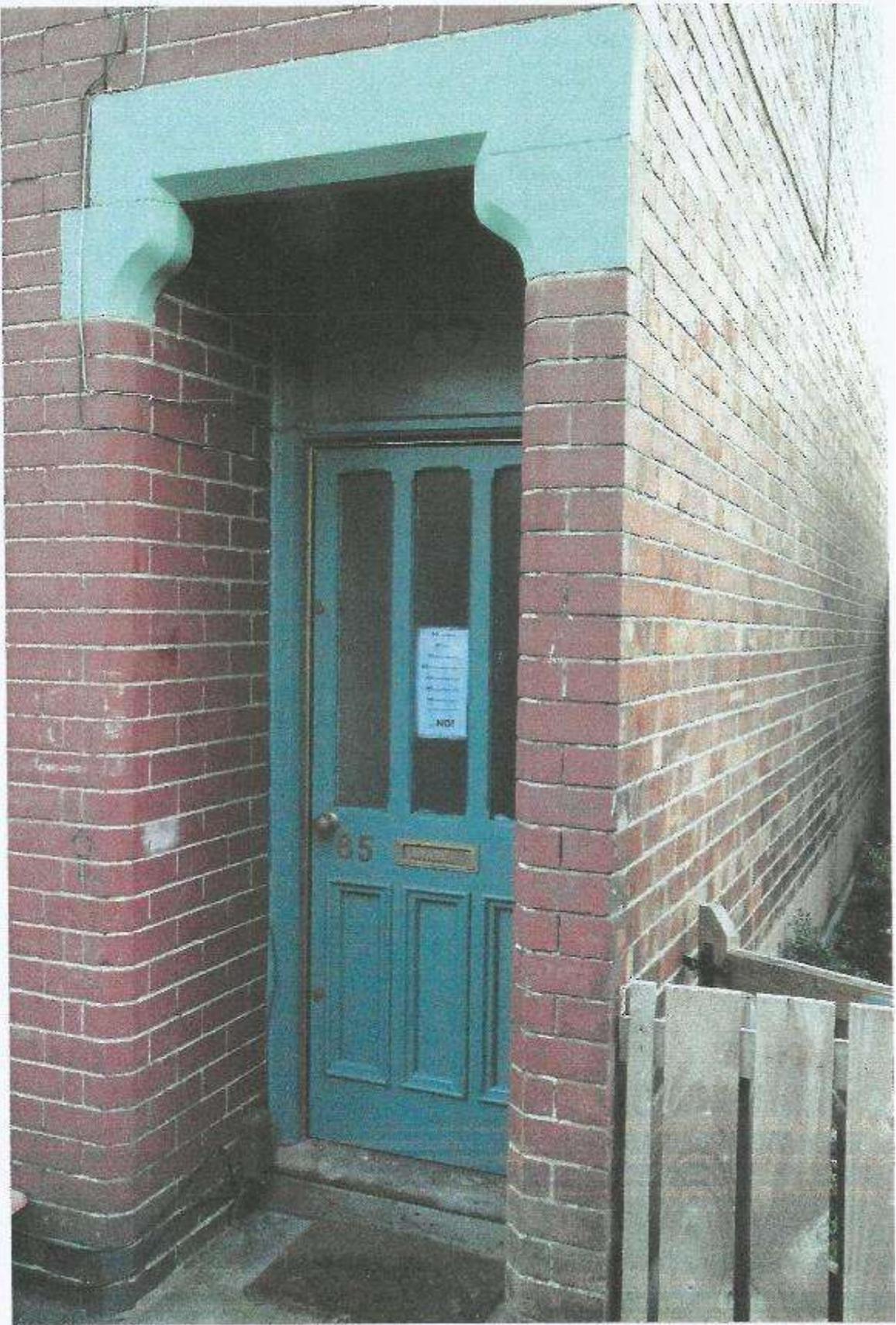
Archway detail, arts and crafts houses, Wilford Grove



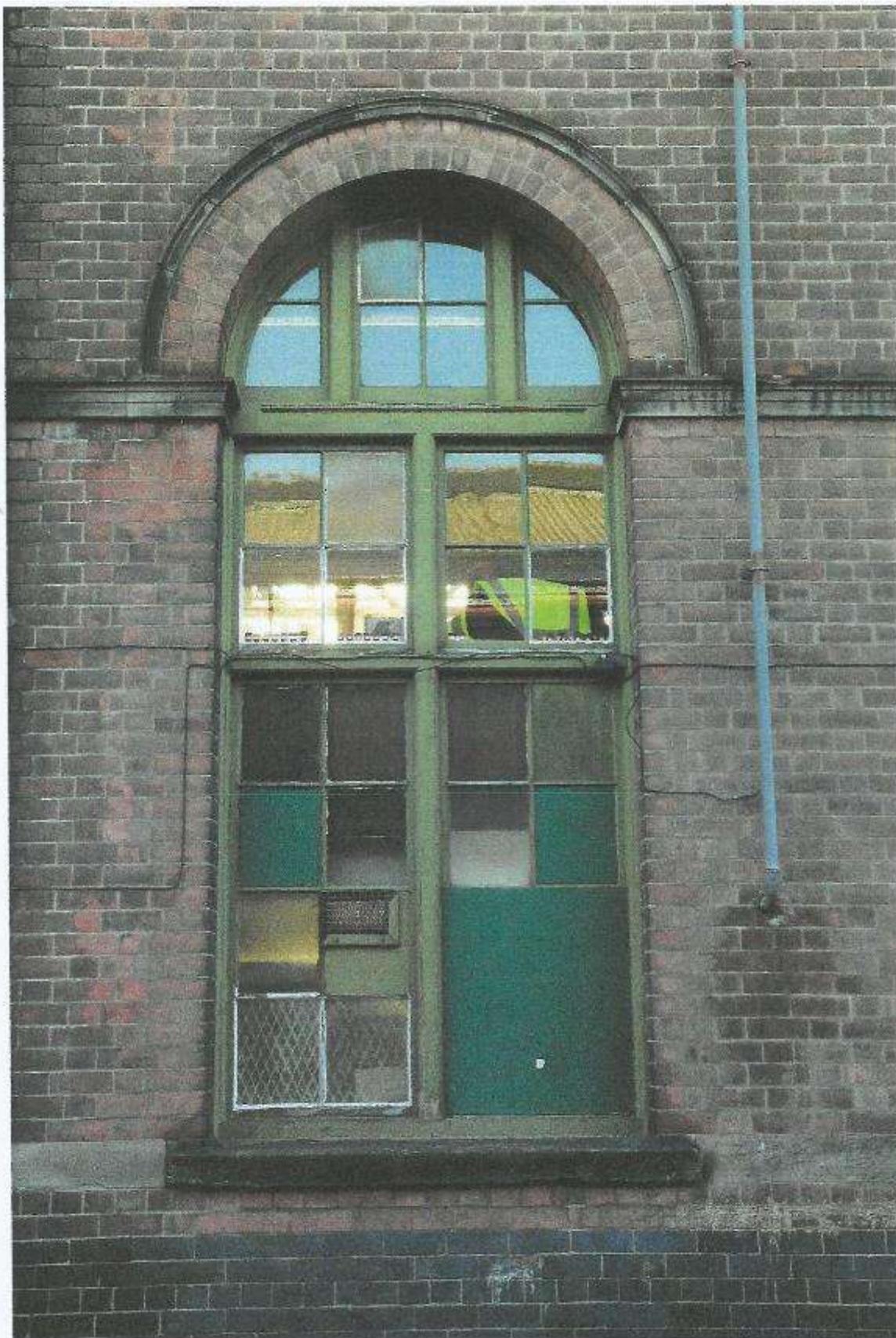
One of the last remaining houses with original windows and front door – Glapton Road



Beauvale Road



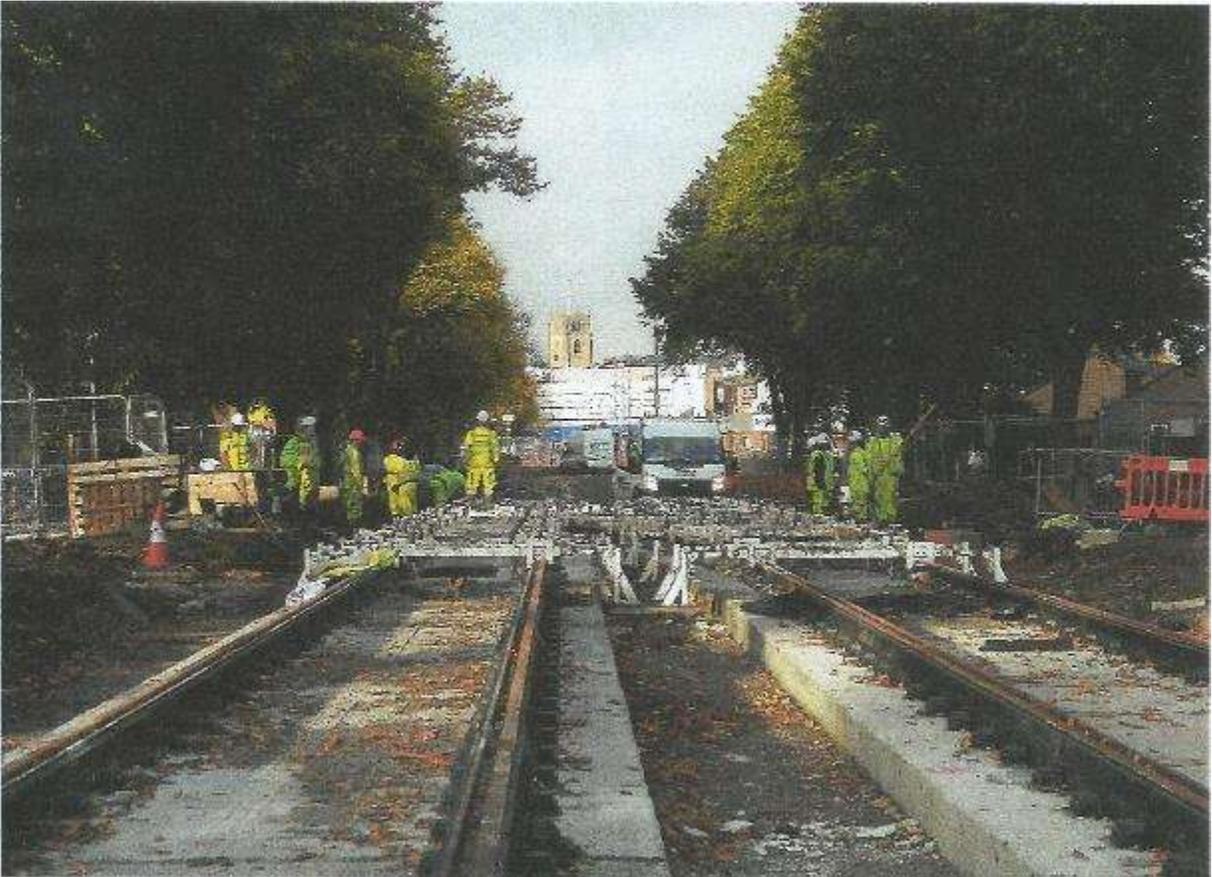
Original front door, Beauvale Road



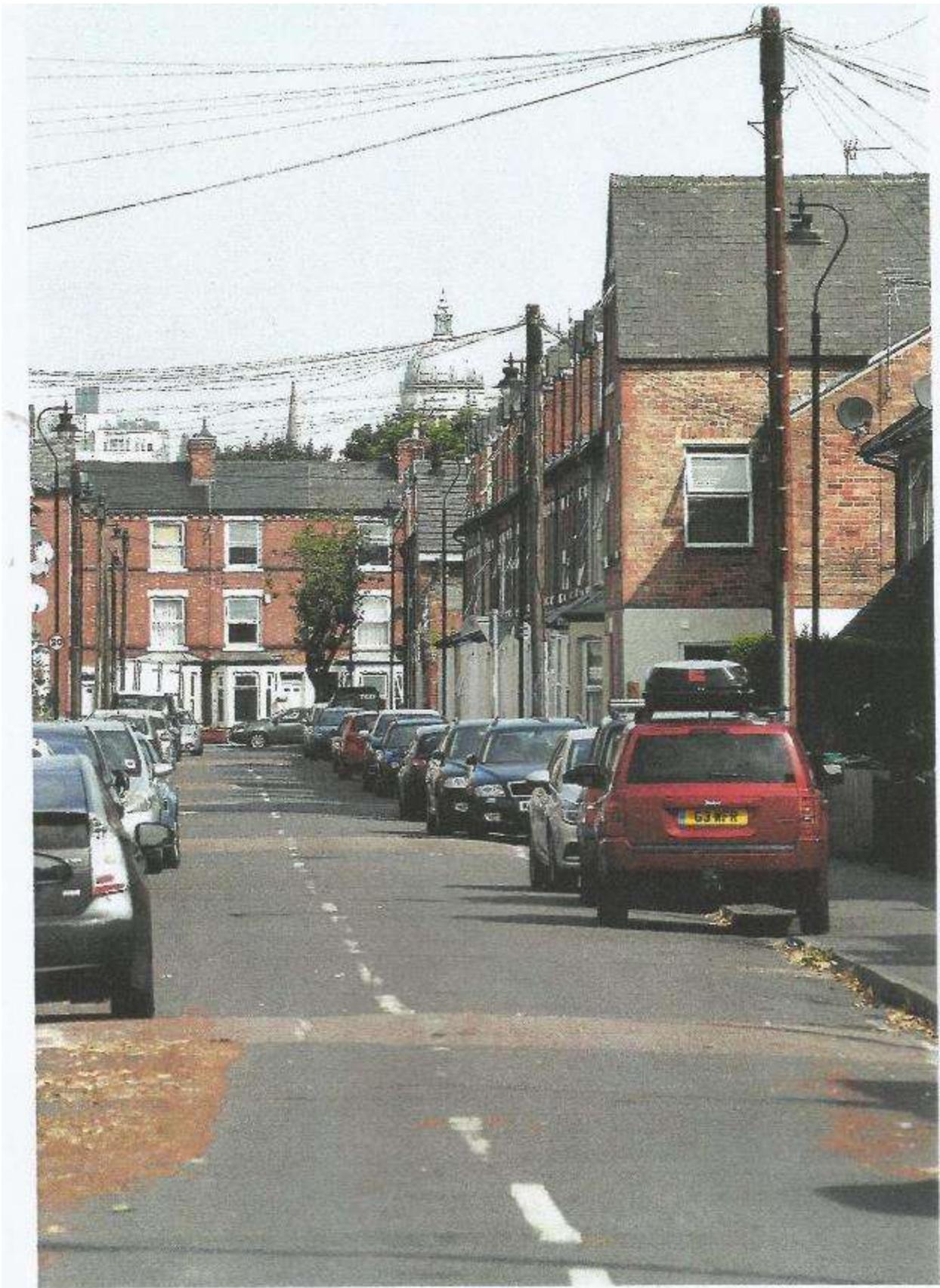
Window detail – The bus station, Turney Steet



St. Mary's from the Meadows Recreation Ground



St Marv's from Queens Walk during the construction of the NET



View of the Council House Dome from Woolmer Road



The Victoria Embankment looking towards Kewworth



The Victoria Embankment western gates – the ornate art nouveau ironwork gives a sense of arrival