# OLD LENTON

# CONSERVATION AREA CHARACTER APPRAISAL

# AND

# MANAGEMENT PLAN



**SEPTEMBER 2010**

**OLD LENTON CONSERVATION AREA CHARACTER APPRAISAL**

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## OLD LENTON CONSERVATION AREA MANAGEMENT PLAN

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## 1 INTRODUCTION

**1.1** The Old Lenton Conservation Area was designated in April 1978. It covers an area of 2.75 hectares (6.8 acres). It is located 2 miles west of Nottingham city centre lying within the Dunkirk and Lenton Ward. The older village core of Lenton is situated to the south of the Conservation Area.

**1.2** The Conservation Area is centred on the Albert Ball Memorial Homes, and stretches to the north and south to include the older buildings on Gregory Street. The boundary also encloses part of Sherwin Road where this road commences and runs to the east of the Memorial Homes; and Church Street, where this continues past the Memorial Homes from Gregory Street, the boundary terminating before Midland Avenue. The boundary runs south from Church Street to enclose Mirberry Mews and 84 Sherwin Road, and meets Sherwin Road at number 53.

**1.3** The north and east of the Conservation Area is bordered by a mixture of old and new commercial and residential properties which separate it from the New Lenton Conservation Area, while to the south and west it is enclosed by substantial housing developments dating from the 1930s to the 1970s.

**1.4** The majority of buildings in the Conservation Area are residential in nature. The area includes pockets of modern infill housing but most of the surviving historic buildings which are scattered throughout the Conservation Area are of sufficient quality to be listed.

## 2 SUMMARY OF SPECIAL INTEREST

**2.1** The Old Lenton Conservation Area is composed of two very distinguishable zones. The first is Gregory Street, the long axis of the Conservation Area running north/south, which is characterised by a range of historic dwellings, some of which were originally erected for other uses which may have included agriculture, tanning and smithying. Many of these are set at right angles to the street with the main entrance facing north or south into a walled garden. The high red brick walls to the back edge of the pavement, a number of mature trees and the gentle curve of the street together create a series of unfolding views on this somewhat wide throughway.

**2.2** The second area extends east from the central focus of the Albert Ball Memorial Homes. This triangular zone presents the more densely developed part of the Conservation Area. Church Street commences at Gregory Street and runs northeast, past the Memorial Homes, towards the Holy Trinity Church, located in the New Lenton Conservation Area. Glimpses of the church tower can be seen through gaps in the building line along this route. A feeling of enclosure is assisted in some part by Mirberry Mews, as no public throughway exists in this relatively new development. Developments on Church Street and Sherwin Road are later than Gregory Street, and these roads present a mixture of architectural styles and massing. Church Street originally extended north-east where the road now meets Midland Avenue, but now terminates at Albert Square.

**2.3** Sherwin Road is characterised by a noticeably tranquil atmosphere, assisted in part by the termination of motorised traffic where the road dips beneath

the railway bridge to the east, and also by the avenue of mature trees bounding the north and south sides of this narrow road. Today, the large student population residing around the Conservation Area has resulted in high levels of pedestrian and cycle traffic.

**2.4** The singularity and variety of historic buildings, brought about through their physical dispersal in the Conservation Area over periods of time, and thereby style, confer a unique character upon the area. The readily apparent ancient roads and pathways which bind these historic buildings together give a very distinct quality to the Conservation Area, assisted to a great extent by the presence of historic walls and well established planting.

## 3 LOCATION AND CONTEXT

**3.1** Old Lenton Conservation Area is located 2 miles west of Nottingham city centre. It lies between Derby Road to the north, Abbey Street to the south, the main Nottingham to Sheffield railway line to the east and the River Leen to the west.

**3.2** The Area lies on the eastern slope of the River Leen valley. The highest point of the Area is to the north-east at Church Street where the land rises to about 28 metres above sea level. This drops down gently down to the juncture of Sherwin Road and Church Street, standing just over 26 metres. The levels drop further to 25½ metres where Church Street meets the long north-south axis of the Conservation Area on Gregory Street. Here, the road begins to rise again towards the north, reaching almost 27 metres where the Conservation Area terminates before the Derby Road.

**3.3** The impact of Parliamentary Inclosure (where the open fields between the city and outlying villages were opened to development) is apparent to the north-east in the New Lenton Conservation Area.

**3.4** Old Lenton Conservation Area lies to the north of what was the medieval core of Lenton and the site of the 12th century Cluniac Priory. Notwithstanding this, the Conservation Area retains strong links with old Lenton through the modern day street pattern - Gregory Street forms part of the main historic route from Radford through Lenton to Wilford and Sherwin Road linked the area to Nottingham via the Park. The Conservation Area serves to highlight the existence of historic field patterns dating from medieval times, and domestic buildings from the late 17th century onwards. Many of the buildings in the Conservation Area, especially on Gregory Street, reflect the positions of buildings in the early Lenton village and this is illustrated through historic map evidence.

## 4 POPULATION PROFILE AND DEMOGRAPHY

**4.1** Today, the wider area of Lenton is largely residential with a high student population due to its close proximity to the University of Nottingham. Many original single family dwellings have been converted into multiple occupation houses in response to high student demand, resulting in the local terminology of ‘Lentonisation’ and ‘studentification’. The 2001 Census classed 50% of the dwellings in the northern zone in and around the Conservation Area as ‘Student Houses’, while 28% of the

southern and eastern zones in and around the Area are classed as 'Student Houses'. Under 3% of those living in the Conservation Area and its wider surrounds were classed as Unemployed in the 2001 Census.

## 5 GENERAL CHARACTER AND PLAN FORM

**5.1** The north-south axis of the Old Lenton Conservation Area illustrates a suburban zone which has evolved from an historically rural setting. The historic buildings in Gregory Street have a predominant east-west linear plan form: a result of vernacular construction accommodating the falling heights from north to south in Gregory Street. The medieval open fields, with rights of common pasture, stretched east and west from these buildings, helping to consolidate the linear configuration along the main route from Radford to Lenton village. After centuries of agricultural use, these have since been filled in with 1960s and 1970s housing developments. However, buildings such as 3, 12 and 18 Gregory Street have retained substantial grounds in contrast to the modern close knit developments of Rathmines Close and Arnesby Road which lie to the west of the Conservation Area.

**5.2** The loss of many historic buildings along Gregory Street has resulted in gaps between the remaining older buildings, many of which have been in-filled with modern housing. However, the presence of historic red brick and rendered walls, combined with mature planting, draw these elements together, assuring the Conservation Area of its special character. The substantial older buildings gradually reveal themselves on the gentle gradient of the road, with the dominant gables set to the back of the pavement allowing for the gradual revelation of their considerable frontages as one moves north or south along the road.

**5.3** These buildings, in addition to 2a and 4 Gregory Street, 83 and 84 Sherwin Road, represent the more substantial buildings in the Conservation Area. The steep roof slopes of 3 and 18 Gregory Street add to their tall and narrow massing. The remainder are broader in plan and their mass is visually reduced by their location further away from the public realm. These predominantly 17$^{th}$ to early 19$^{th}$ century buildings were altered with Gothick features in the early 19$^{th}$ century, most apparent in their fenestration. Overall, the detached nature of these buildings imparts a distinctive character to the Conservation Area.

**5.4** Saxon Green and Priory Court are densely developed 1970s two-storey semi-detached and terraced houses, set back from Gregory Street. The planting scheme to the front of these developments provides some screening, but the lack of a wall backing the pavement at Saxon Green leaves it quite open, at odds with the historic enclosure of dwellings in Gregory Street. The associated garages, lying between the two sections of the Saxon Green development are of a low height, resulting in a bland appearance.

**5.5** The triangular zone of Church Street and Sherwin Road was not significantly developed until the 19$^{th}$ century although the road pattern dates from at least the early 17$^{th}$ century. This area contains a variety of scaling and density of building form. The very characteristic apex of this zone, where Sherwin Road and Church Street meet Gregory Street is accentuated by the War Memorial, while the

railings and walls associated with Albert Ball Memorial Homes serve to enclose the opposing sides.

**5.6** This particular piece of land was historically undeveloped, forming part of the open field system which surrounded the historic village core. In plan form it serves to make the area easily identifiable. The Homes which date from the 1920's are a relatively dense development, marking the first terraced developments in the Conservation Area. However, they make a positive contribution to the plan form as their frontage and centrally placed domed cupola offer a definitive core to the designated Area, whilst their opposing gables sited to the back of the pavement on Church Street and Sherwin Road lend themselves toward the similar historic buildings on Gregory Street and Church Street. However, the gable heights are diminished by the lower pitch of the roof. The tall mature street trees along Sherwin Road serve to draw the eye upwards.

**5.7** 57 Church Street may well have had a strong impact of scale historically, but the Memorial Homes now partly obscure the front elevation and overshadow it. The gable frontage of 5a Gregory Street is on a similar scale to 57 Church Street. 37 and 39 Church Street are three storeys high, and occupy a prominent corner on the Conservation Area boundary. Their frontages run directly up from the back of the pavement. 53 Sherwin Road typifies the village character of Sherwin Road, with a modest two-storey frontage, and a low pitched roof, set back slightly, and facing the road.

**5.8** Mirberry Mews represents a departure from historic building plan forms and character in the Conservation Area. This early 1970s development is tightly packed into the site of the now demolished Birch House, a substantial mid to late 19$^{th}$ century property, and its grounds. This area is enclosed on Church Street by the original tall garden wall of Birch House. The plan form and location of the houses are at odds with the historic character, running at disparate angles to the adjacent roads. However, there is no public access through Mirberry Mews, resulting in it having a lesser impact on the public arena. The associated one-storey garages on Sherwin Road present a reduction of scale which greatly detracts from the Conservation Area.

## 6 LANDSCAPE SETTING

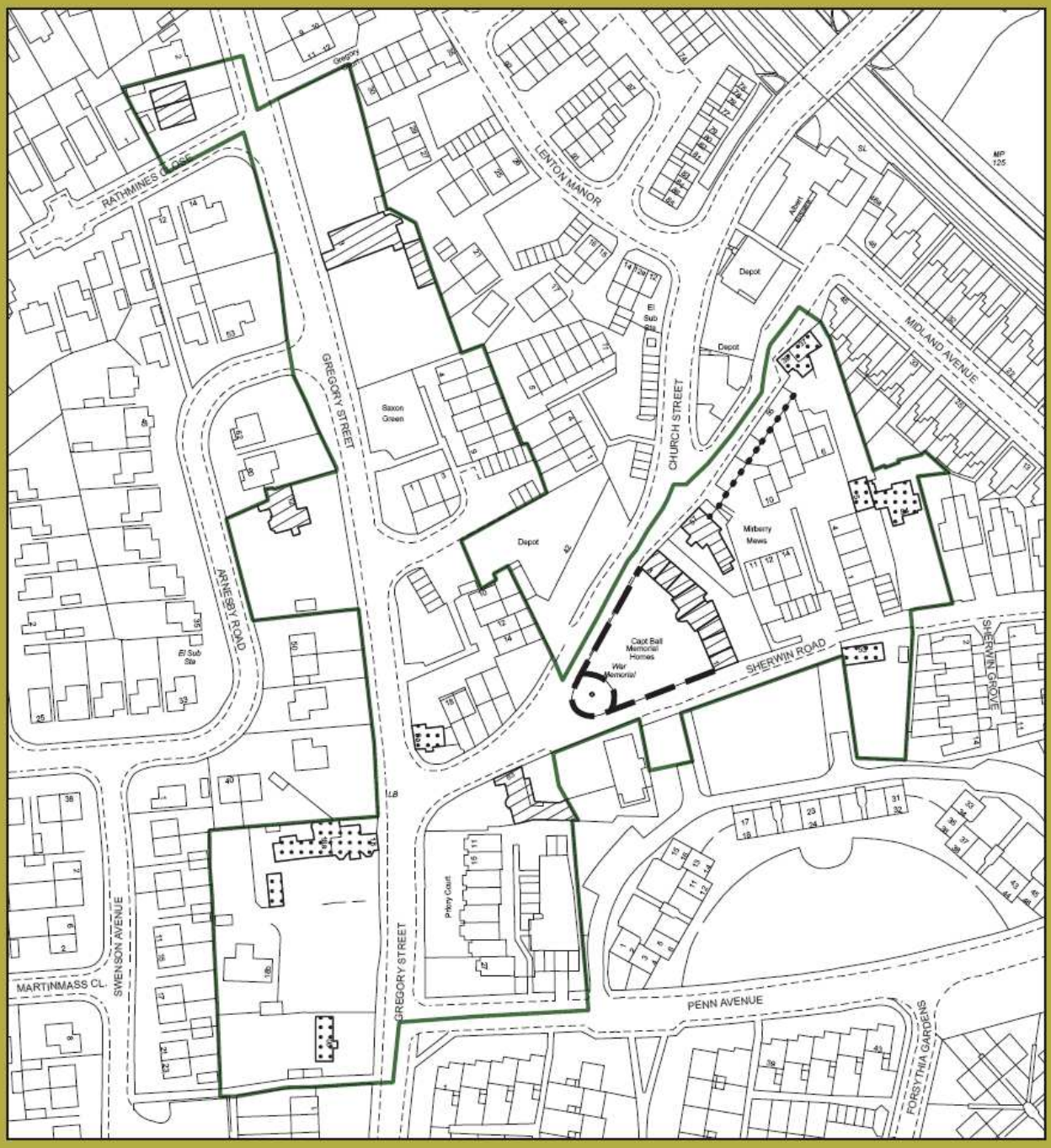
**6.1** The local topography of the Old Lenton Conservation Area provides gentle and unfolding views as the historic routes utilised the contours of the River Leen valley.

**6.2** As Gregory Street rises to the north, the view outside of the Area is terminated by the car dealership and The Three Wheatsheaves public house on the other side of Derby Road.

**6.3** The historic character of Gregory Street is not one of open public spaces, but private spaces, particularly in the form of walled gardens which are important in retaining the Conservation Area's strong character as are the mature trees, situated in private gardens and planted on the road verge. The playground north of the Penn

Avenue flats serves as an important open space between Sherwin Road and the flats, which assists in separating these two areas.

# old lenton
conservation area




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**Key**

- Listed Building
- Building of Local Interest
- Conservation Area Boundary
- Listed Wall or Railings
- Wall of Local Interest

0 12.5 25 50 75 100 Meters

Map Produced on: 04/06/10 Map Produced by: SI GIS Team.
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Nottingham City Council

## 7 ORIGINS AND HISTORICAL DEVELOPMENT

**7.1** The history of Lenton can be traced back in documentary records to the Domesday Book. However, the later prominence of Lenton in both local and national history can be easily traced and attributed to its association with individuals such as William Peverel and his relationship with Lenton Priory; to the 20th century with Captain Albert Ball.

**7.2** The place name 'Lenton' is an amalgamation of two words: 'Len' and 'ton': the former can be attributed to the area's close geographical proximity to the River Leen; the latter relating to a Saxon word for an enclosed place or settlement. The use of 'ton', or alternatively 'tun', can be seen in other Nottingham place names, such as 'Sneinton'. The prefix of 'Old' to this area's title came from the initial Inclosure Award of 1768, whereby lands to the east of Lenton were opened to new development to appease population and subsequent housing pressures in Nottingham. In this way, the predominately 19th century 'New Lenton' lies congruously closer to Nottingham than 'Old Lenton' itself.

### Early History

**7.3** Lenton is cited in the Domesday Book of the year 1086 as being in the wardship of William Peveral, the reputed son of William the Conqueror. Peveral also held the role of custodian of the newly erected Nottingham Castle.

### Lenton Priory

**7.4** Perhaps William's strongest association with Lenton is that of founder of Lenton Priory. This Cluniac Priory dating from the early 12th century, acted as the centre of the village of Lenton, located to the south of the Old Lenton Conservation Area. Its enduring importance can be seen in the street names in this locality: Priory Street, Friar Street, Abbey Street and Priory Mews, all of which are situated in the footprint of the original Priory and associated grounds.

**7.5** The Priory was dissolved 1538 during King Henry VIII's reign, and little of the original fabric remains above ground. The Priory was not immediately dismantled after the Dissolution of the Monasteries, but acted as quarry for the wider locality over the following centuries. A fragment of carved stone can be seen on the east gable of 5a Gregory Street, which possibly originated from the Priory, while the garden walls in the grounds of 18 Gregory Street contain carved fragments which may also have the same origin. The masonry is also reputed to have been used for the foundation of near-by Wollaton Hall (built between 1580 and 1588).

### The 17th century

**7.6** Once the Priory was dissolved, the manor came under the ownership of the Crown, and subsequently passed over to the authority of the City of London in the early 1600s. In 1630 the manor was purchased by William Gregory, an alderman of Nottingham, who served initially as sheriff, and later, two terms as mayor. The lands thereafter remained in the Gregory family, passing to the Sherwin family when the

last male heir of the Gregory family died in 1860. The now demolished Manor House was located directly north of the triangular zone of the Conservation Area where Church Street rises over the railway.

**7.7** The importance of the Gregory and Sherwin families in Old Lenton is demonstrated by the adoption of these names as street and road names, respectively. Gregory Street was formerly known as Wilford Road, and 'was dignified, or rather "townified", with the name of "Gregory Street"' in 1878 by the Corporation of Nottingham (Godfrey[1]).

**7.8** The Old Lenton Conservation Area is also distinguished for having originally lain within the boundaries of Sherwood Forest. The Forest was located in central Nottinghamshire, with its prime worth as serving the pastime of royal sport. King James I commissioned a crown survey in the early 17th century to calculate land values in order to inform taxation, and thus increase the royal coffers. The survey was undertaken by Richard Bankes, and was completed in 1609. The Manor of Lenton is cited, alongside cartographic depictions of Lenton and Radford[2]. Bankes survey notes the following of Lenton:

> **1599** The town of Lenton with the orchards, garden, backsides and closes not cast up the plot.

**7.9** Gregory Street (as it is known now) appears well established in the survey as the main centre of the settlement, with the strong north-south axis of the road, which remains apparent in the Old Lenton Conservation Area today. This was the main route north to the village of Radford, linking to the Trent crossing at Wilford to the south. The buildings are closely spaced, fronting the road line to the east and west, with long linear plots stretching behind. What is now known as Sherwin Road[3] is discernible, heading east towards Nottingham, while a short span of what is now Church Street[4] curves to the north.

**7.10** What is even more significant is the endurance of these road patterns in the current context of the Old Lenton Conservation Area. Derby Road, now considered one of the prime thoroughfares into Nottingham city centre, appears as a track, bounded to the north by 'Sandy Feild' (sic), and to the south by 'Ale Well Feild' (sic). The area is notably absent of buildings and formed the open-field system, which was used for agricultural purposes by the people of Lenton and Radford.

**7.11** Bankes also documents the habitation and use of the land around what is now 53 Sherwin Road, Penn Avenue and its associated grounds:

> **621** One other close of pasture next thereunto adjoining, in the occupation of Richard Willowbye, tenant.

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[1] Godfrey, J.T. (1884) *The History of the Parish and Priory of Lenton in the County of Nottingham.*

[2] This survey and accompanying maps have been transcribed by The Thoroton Society in their record series, Volume Xl (1992-1993) *Sherwood Forest in 1609, A Crown Survey by Richard Bankes.*

[3] Formerly called 'Birch Lane' up until the 1880s. This may also have given the now demolished Birch House with its name, and most likely makes reference to a predominant tree species.

[4] The name 'Church Street' can be attributed to its later link to the1842 Holy Trinity Church in New Lenton Conservation Area.

**622** One other close of pasture next thereunto adjoining, in the occupation of Henry Noaton, tenant.
**623** One other close of pasture next thereunto adjoining, in the occupation of John Neryan, tenant.

**7.12** The oldest surviving buildings in the Conservation Area, 3 Gregory Street and a former farm building to the west of 18 Gregory Street, date from the mid to late 17th century. The structures depicted on Bankes's map of 1609 have not survived, but they set the pattern for subsequent development. They undoubtedly housed pasture farmers similar to those cited by Bankes above, and the agrarian use of the land continued up until Parliamentary Inclosure. Where 57 Church Street now stands, there appears to be a structure which lies close to the plot which this cottage now occupies. Also, 53 Sherwin Road appears to have been formerly occupied with a structure sited at the same angle as the present building.

**The 18th century**

**7.13** In the 18th century Lenton remained very much a village with an open-field system, the commonage utilised by the populace of Lenton and Radford. The settlement was relatively detached from Nottingham and continued to be so up until Inclosure. The population numbered several hundred, with few being employed in the trades which were later to make a significant mark on the Conservation Area: framework knitters in 1717, a basket-maker in 1733, a weaver in 1735, and a needle-maker in 1777.

**7.14** The area around Gregory Street was primarily in agricultural use until the 19th century, with associated small agricultural cottages lying at the southern end, most of which have been surpassed by later developments, particularly in the 1970s. Larger houses set in substantial walled gardens were sited to the north, away from the village centre, of which, some significant properties remain. 3 Gregory Street, dating from the late 17th century, would have been apparent in the landscape, as would have 18 Gregory Street which dates to the early 18th century.

**7.15** The inhabitants of Lenton were well placed to take advantage of merchants stopping to rest, before commencing their onward journey to Nottingham. Aside from the use of their houses and grounds for agrarian purposes, some entrepreneurs diversified with the provision of refreshments and accommodation for those making their way to the markets in Nottingham. This also provided such travellers with the opportunity to rest their stock, ensuring they would appear fresher for sale in the Nottingham markets the following day.

**7.16** In addition to the expected ale houses, Lenton was characterised by the increasing popularity of coffee-houses in the 18th and 19th centuries. Such houses were accompanied by gardens and bowling greens, and the then rural setting attracted those wishing for a relatively short walk, from Nottingham westwards through the Park, to relax in the then predominately rustic atmosphere. Lenton Coffee-house, which lies at the corner of Gregory Street and Abbey Street outside the Conservation Area boundary, was one such former farmhouse, only becoming known as the White Hart in 1804, and housing the debtors' prison and Peveral Court

from 1790 to 1849. John Blackner, in his work The History of Nottingham (1816), recalled the ambience of the area:

> I went with a friend, one morning in February to see what havoc stern winter had made in the coffee gardens at Lenton, which had been represented to me as a kind of paradise in the summer season.

**The 19th century**

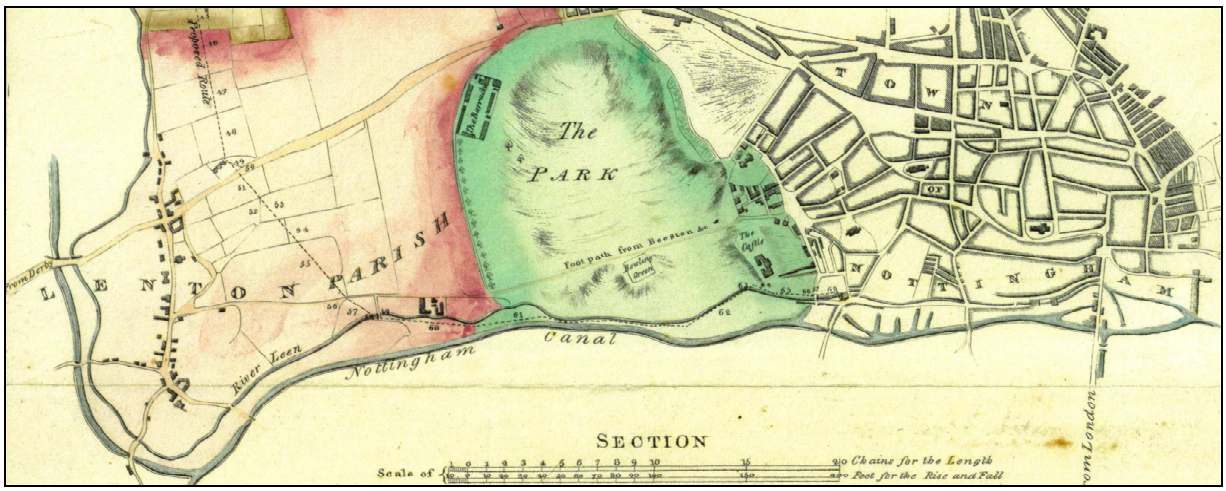
**7.17** In Whites Directory (1844) Lenton is noted as 'consisting of principally of beautiful villas with gardens and shrubberies, and neat cottages; upwards of twenty respectable houses are now in the course of erection'.[5] These 'respectable houses' most likely included the stuccoed 2a and 4 Gregory Street, 12 Gregory Street and 83 Sherwin Road.

**7.18** H.M. Wood's survey map (shown overleaf), dated 1826, illustrates the important road links Lenton had developed with Nottingham, with Derby Road having established itself as one of the principal linkages to the north of Lenton; while a footpath originating in Sherwin Road can be seen cutting through the Park, towards Nottingham Castle. Despite these connections, the village of Lenton retained its rural character, with the Park acting as a buffer zone between it and Nottingham town. Gregory Street maintains its strong north-south axis, with its many earlier buildings remaining at right angles to the highway.

**7.19** The surviving cottages and villas in the Old Lenton Conservation Area are generally of the 18th or early 19th century, and are typical of those in this part of the county being constructed in red brick and stucco and frequently with interesting architectural details. Many buildings shown on Wood's map remain, and are detailed further below.

**7.20** The Old Manor House (3 Gregory Street), not to be confused with the now demolished Manor House, can be seen on the map, as can 53 and 83 Sherwin Road (Trafalgar House). The strong linear footprint of 18, 18a and 20 Gregory Street are all quite evident, with 18 set characteristically at a right angle to the street. However, properties portrayed lying to the north are notably absent in present day Gregory Street.

[5] *Whites History, Directory and Gazetteer of Nottinghamshire* (1844)




H.M. Wood's Survey Map, 1826

**7.21** 2a and 4 Gregory Street may also be illustrated; however the plot size is drawn by Wood as having a north-south axis, whereas the existing structures occupy a square plan. However Wood does show a building of similar size to the south, and the later maps yield evidence of a comparable building to that of 2a and 4 Gregory Street, in the same location. 12 Gregory Street (Vine Cottage) dates to the early 19th century and it appears to have been included by Wood. It must be noted however that Wood was commissioned to survey the water courses, as the pollution from the River Leen was exacerbating the health problems of Nottingham caused by over population in the town, and so his reason for producing this map was not related to notating buildings.

**7.22** The gradual development of the area can be traced further through the Ordnance Survey maps, culminating with Inclosure, which resulted in the eventual envelopment of the village core with the wider city area. By 1877 Nottingham extended its boundaries, and Lenton was amalgamated into the Corporation of Nottingham.

**7.23** By the time the 1884 Ordnance Survey map was completed, several new buildings had sprung up, most notably the Sherwin Road barn (perhaps serving 83 Sherwin Road) the site of which is now occupied by the contemporary Ear Foundation premises. 5a Gregory Street, cited earlier for displaying perhaps a possible remnant of the Priory, had also appeared, as had Birch House to the north of Sherwin Road; 37 and 39 Church Street, formerly used as an inn, Jasmine Cottage (57 Church Street) and the Manor House. The sizeable Flora Cottage is also noted. The developments apparent in Wood's map at the intersection of Derby Road, Gregory Street and Radmarsh Road appear to have been changed little in this period.

**7.24** A terrace of eight small houses, known as ‘Chain Row’, had been built to the back of Birch House’s tall garden wall. Birch House, demolished in the early 1970s, may have been constructed after 1826 as it does not appear on Wood’s map of that year. In 1855 William Fyfe stated it was 'a huge quaint old house'[6].

**7.25** The overall area was densely populated with trees, a legacy which has followed it up to the present day. Orchards were predominant, with the common fields lying further outside the immediate area. Pathways can be seen running from the rear of the houses into the orchards, and perhaps linking to the commonage behind. Although idyllic in appearance on this map, Gregory Street was renowned for its frequent flooding, made less pleasant by the open sewers which ran alongside the road. The field marked ‘189’ to the south of the map was for the most part almost devoid of planting, which can be attributed to its historically notorious marshy nature.




1884 Ordnance Survey Map

[6] Cited in the *Lenton Times*, Issue 6, 1991: *Mirberry Mews and Birch House*

**7.26** Some new notable developments are apparent: the railway line, opened in 1849; the Holy Trinity Church, 1842; and the subsequent extension of Church Street to the north-east. The construction of the railway line divided what is now known as Old Lenton from New Lenton, across traditional historic boundaries. The north-eastern end of Church Street and Sherwin Road were forced to dip beneath the railway bridge.

**7.27** Nottingham was generally resistant to Inclosure, and so the open fields remain apparent, especially to the west of Gregory Street. It is not until the turn of the 19th century that the real impact of Inclosure can be seen.

**Lenton and Radford Inclosure Awards**

**7.28** In the late 17th century hosiery manufacture developed considerably in Nottingham, leading to a population boom, with workers and entrepreneurs flocking to the town. The population went from 11,000 in 1750 to 29,000 by the late 18th century, soaring to 50,000 by 1831 with the development of the lace trade into a thriving international industry. However, Nottingham's infrastructure and housing did not develop at the same pace, and the town gained a tarnished reputation for its overcrowded conditions and high death rates.

**7.29** Although the Lenton and Radford Inclosure Award dated to 1768 and 1799, it was not until 1845 that legislation was passed allowing for the enclosure of the open fields lying between the older village cores and Nottingham town. Godfrey noted the map accompanying the 1768 award was lost during the flood of 1792[7].

**Late 19th century**

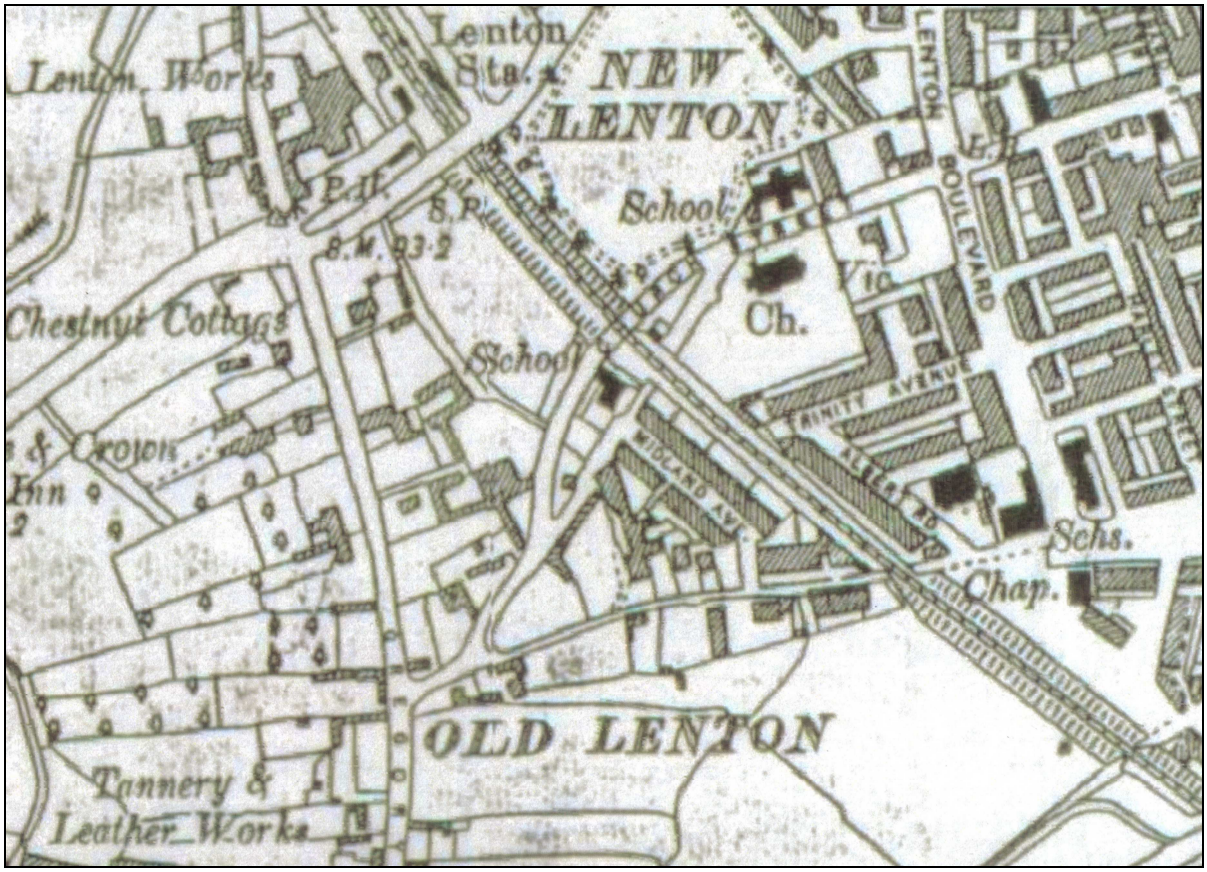
**7.30** The 1899 Ordnance Survey map indicated the extent to which the boundaries of Lenton "village" were being eroded by later developments. 'New Lenton' has appeared to the north east , whilst the older village is now called 'Old Lenton'. Despite these developments, Gregory Street maintained its distinct north-south axis, with many of the older buildings still remaining.

**7.31** Midland Avenue (the name taking reference from the adjacent 'Midland Railway" line) has appeared to the east of Sherwin Road and Church Street and represented a departure from the historic detached building styles which so characterise the Conservation Area. The Victorian housing stock was densely constructed with the uniform detailing making such developments easily recognisable. This can be seen in the terraces built in the adjacent New Lenton Conservation Area. The late Victorian 84 Sherwin Road is apparent, with further development arising to the east. But such growth was offset by the disappearance of the structures which lay at Gregory Street's intersection with Derby Road, although the public house remains.

**7.32** The construction of a bridge over the railway line changed the morphology of Church Street significantly. The original street became obsolete, while the new route required by the railway bridge resulted in the demolition of the Manor House

[7] Godfrey, J.T. (1884) *The History of the Parish and Priory of Lenton in the County of Nottingham.*

which had been sited to the north of the original Church Street. The Old Lenton Conservation Area now contains two Church Streets: the original running north-east, and the newer branching out to the north.




1899 Ordnance Survey map

**Early 20th century**

**7.33** The most notable growth to the east of the Conservation Area at the turn into the 20th century is the redevelopment of the site of Flora Cottage into Sherwin Grove: a late Victorian development, laid out on a north-south axis. The north of Sherwin Road continues to be developed, with 72-82 Sherwin Road well established. Much of this development can be attributed to brothers Albert and Frederick Ball, local property developers. Building regulations approval was granted for 72, 76 and 78 Sherwin Road to the builder Mr R. Atkinson in the late 1890s. Mr J. Davis applied for such approvals for 80 and 82 Sherwin Road around the same time. W. Norris, also a builder, applied for the same approvals for Sherwin Grove in 1899, although this does not indicate an actual construction date. However, the Ball brothers were the actual developers.

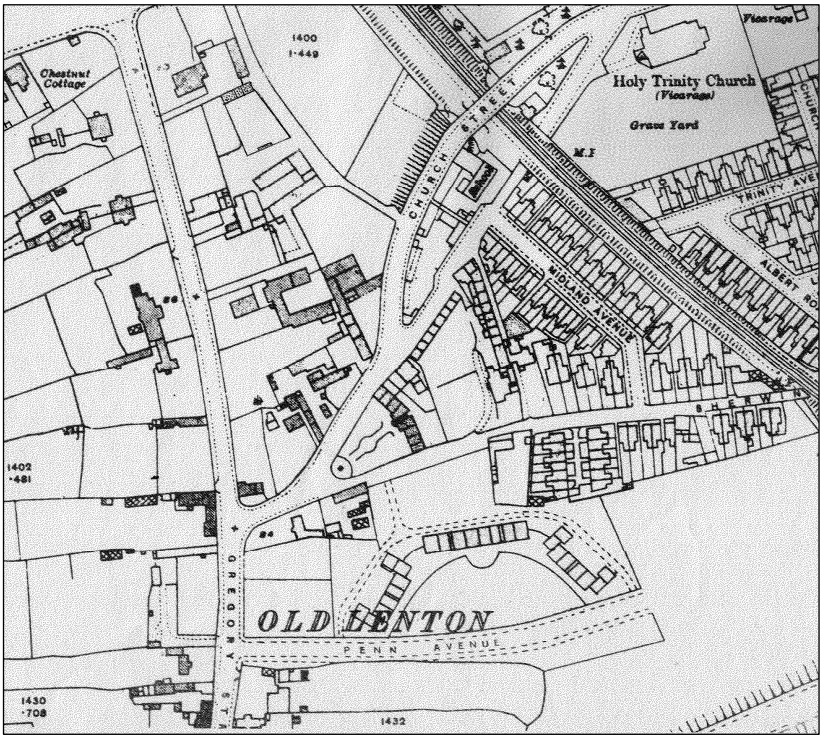
**7.34** The 1915 Ordnance map shows some uses of the buildings in Gregory Street, with number 5a notated as a 'Police Lodge' (now known locally as the 'Policeman's Cottage'), and a smithy sited where the Captain Albert Ball Memorial Homes will soon be erected.




1915 Ordnance Survey map

**1920s – 1940s**

**7.35** The lands to the west of the Gregory Street had resisted Nottingham's expansion at the turn of the century, but uniform housing schemes begin to encroach in the distance, most notably Arnesby Road, further west. The Penn Avenue Flats, located to the south-east of the Conservation Area were built in 1924-26.




1930 Ordnance Survey Map

**7.36** The 1920s saw the substantial development of the distinctive triangle at the junction of Sherwin Road and Church Street. Throughout the historical development of the Old Lenton Conservation Area, this peninsula of land remained relatively unchanged, and it is fortunate the erection of the Captain Ball Memorial Homes, and associated war memorial, walls and railings saw fit to use and maintain its plan form, so preserving the original footprint.

**Captain Albert Ball and the Albert Ball Memorial Homes**

**7.37** Captain Albert Ball can be considered one of the most distinguished fighter pilots of World War I. He was born in 1896, and grew up in Lenton, living in Lenton Boulevard. He enlisted in the British army in 1914, and after being credited with 44 victories in his role as fighter pilot, his untimely death came in 1917 during combat in Annoeullin, France. He was posthumously awarded the Victoria Cross, in addition to the awards of MC, DSO and two Bars he had received during his lifetime.

**7.38** His father, Albert Ball (the local businessman, property developer, Lord Mayor of Nottingham and later Sir Albert Ball), who was responsible for building many of the houses in the New Lenton Conservation Area including Devonshire Promenade, erected a war memorial on the apex of the land between Sherwin Road and Church Street in 1919. Built in 1921, the Albert Ball Memorial Homes were opened in 1922 for the benefit of widows and mothers of those lost in the war. The domed wooden cupola, centred above the eight homes, is finished with a model of Captain Ball's bi-plane. The elevation of the bi-plane has become a central focus for the Old Lenton Conservation Area. The homes themselves are reputably styled to resemble an aircraft, with the wings splaying out, and the cockpit represented by the central porch. What is interesting is the continuation of the familiar Old Lenton historic building pattern: both the north and south gables are set at right angles to Church Street and Sherwin Road, respectively.

**Mitson's Chocolate Factory**

**7.39** In 1946 Leonard Mitson transferred 'Mitson's Chocolate Factory' to Birch House from Mansfield Road. Arthur Spooner's painting of Birch House was reproduced on some of the chocolate wrapping[8]. This painting illustrates not only the house, but also the Holy Trinity Church in the background, while features which remain today are also depicted: the stable block to the north of the house (now converted into a house in Mirberry Mews), and the distinctive horse-shoe gateway which still sits in the grounds of Mirberry Mews.

**Later 20th century developments**

**7.40** The late 1930s and 1940s register some losses in the historic fabric of the Old Lenton Conservation Area: in the 1930s the City Council declared Chain Row unfit for human occupation and the eight houses were demolished. One can only presume the inhabitants were re-housed in developments such as the Penn Avenue Flats to the south. The Birch House garden wall which backed Chain Row remains today, while a one-storey bungalow is sited to what was the north-west section of the Row.

[8] *Lenton Times*, Issue 6, 1991: *Lenton's Chocolate Factory*

**7.41** In the decades from the 1960s to the present day the morphology of the area altered radically. The 1970s housing developments of Rathmines Close, Ingham Grove, Arnesby Road and Swenson Avenue crushed in from the west; while Saxon Green was developed on the open spaces south of the Old Manor House on Gregory Street, and Priory Court occupied the south-west corner of the Conservation Area. Whilst the Conservation Area itself was not historically characterised by the presence of significant industry, some small industrial units were built on Church Street post World War II.

**7.42** Although Birch House was being considered for statutory listing, the house was demolished and the two-storey terraced houses at Mirberry Mews were built in the early 1970s. The developer retained some of the original mature planting, garden features and the stable block. The name 'Mirberry' is an older spelling of 'mulberry', perhaps indicating the prevalent tree species in the immediate area.

**7.43** The old barn, most likely associated with 83 Sherwin Road, was pulled down, and the Ear Foundation is now sited here. However, the buildings and road patterns, tracing back to the 17th century (and possibly earlier) are still apparent, resulting in the Old Lenton Conservation Area retaining much of its original character. The historical growth of the Conservation Area represents the changes in architectural styles from the 17th century to the 20th century, creating a pleasing combination, as well as a sense of continuation.

## 8 CHARACTER AND INTER-RELATIONSHIP OF SPACES

**8.1** The street patterns in the Old Lenton Conservation Area developed organically: there was no predetermination of routes or strategic grid patterns. Sherwin Road developed out of a necessity to reach the main town of Nottingham via the Park. Gregory Street formed a natural route on the lower levels of the River Leen valley between Wilford and Radford. Church Street grew and developed from the siting of the Holy Trinity Church in New Lenton, while the necessity of a bridge over the railway line resulted in the alteration of this street's direction. The railway line, located outside the Area effectively defines and separates Old Lenton from New Lenton.

**8.2** The juncture of these three roads falls at the War Memorial. At this point all three roads are visible. The junction is marked by four historic buildings representing the different stages in the development of the Conservation Area.: the early 18th century 18 Gregory Street, 5a Gregory Street (early 19th century), 83 Sherwin Road (mid 19th century), and the Albert Ball Memorial Homes (1920). The appearance of the tower of the Holy Trinity Church on the skyline immediately places Church Street in context; while the narrow and winding Sherwin Road provides a rural atmosphere contrasting sharply with the busy thoroughfare of Gregory Street.

**8.3** Gregory Street's predominant north-south axis and the triangulation of the area incorporated by Sherwin Road and Church Street bestow a very characteristic road pattern, making the heart of the Conservation Area easily recognisable and provides a sense of place and locality. Mirberry Mews takes up a large area of this part of the Conservation Area, but is essentially hidden as there is no public access

through, which is at odds with the openness of the historic road patterns. The doorway lying between 57 Church Street and the now demolished Chain Row provides private foot access to this development.

**8.4** The main three routes make the Conservation Area an important throughway in the overall context of Lenton, linking the Old with the New to the east; the earlier village core to the south; and the busy Derby Road to the north. It is by this very nature that Gregory Street has become a highly trafficked thoroughfare. To the immediate south of 20 Gregory Street, a narrow pathway, lined with the old brick wall and garden planting of this building, links Gregory Street with Swenson Avenue. Gregory Street is also the principal access to the residential estate of Rathmines Close and Arnesby Road.

**8.5** Midland Avenue, to the north-east of the Conservation Area, relies on Sherwin Road and Church Street for access. The northern grounds of the Penn Avenue Flats are linked to Sherwin Road via pedestrian access through the play area. The Captain Ball Memorial Homes provide an important space in the Conservation Area, but access and throughways are limited only to those who are residing or visiting: residents tend to use the rear gates to gain access from both Sherwin Road and Church Street, while the main gate which sits behind the War Memorial is little used.

## 9 KEY VIEWS AND VISTAS

**9.1** Views into the Conservation Area are limited due to the curving nature of the roads. Gregory Street drops down from the north, and the mature trees and high walls serve to channel the eye. However, the mass of 3 Gregory Street can readily be appreciated as one moves south: the height and scaling of the rear (north) elevation quite imposing on the skyline.

**9.2** Approaching from the south along Gregory Street, 5a Gregory Street acts as a key view into the area, and this is emphasized by the brick walls and trees which line this route.

**9.3** Standing to the north of the War Memorial on Church Street there are views of the Holy Trinity Church tower, above the three-storey 37 and 39 Church Street. Approaching the Area from the north-east via Church Street, this road drops and winds around to the south, resulting in the Conservation Area presenting itself quite suddenly. The gable of 18 Gregory Street is an important visual termination to this approach. From the eastern extent of Sherwin Road, only accessible on foot or bicycle, one must dip beneath the railway bridge, before rising to see this road winding gently around to the west-south-west.

**9.4** The bi-plane which surmounts the domed cupola on the Albert Ball Memorial Homes provides a frequently viewed focal point on the skyline, consolidating its role as the centre point of the Conservation Area. The plane can be seen flying on the skyline from viewpoints at Saxon Green. Church Street drops in level from the north-east, and so the elevated bi-plane has a lesser impact. Indeed, the false acacia which grows behind the War Memorial obstructs the view of this

landmark. The War Memorial itself acts as a major focal point through its height as one approaches Church Street and Sherwin Road from the west.

**9.5** The Penn Avenue Flats prevent views to the south outside Sherwin Road, but through their mass and scaling they add interest to the Conservation Area by providing a sense of enclosure. The modern commercial unit sited in the crux where the two zones of the Conservation Area meet (just north of the War memorial) opens the area up to the skyline, but no significant views are present above its bland rooftop.

## 10 DEFINITION OF CHARACTER AREAS AND ZONES

**10.1** The prevailing character of the Old Lenton Conservation Area is one of residential exclusivity, with walled gardens and gable ends defining the immediate public realm. Many of the historic buildings never fully exhibit their frontage to the public realm. The curve of the three main routes through the Area results in many unfolding views, especially of partial building frontages.

**10.2** There exist two characteristic zones in the Conservation Area: the first is the Gregory Street zone; and second is the triangular Sherwin Road/Church Street zone.

### The Gregory Street Zone

**10.3** Gregory Street has long been an established route in this area. Thus, the oldest buildings in the Conservation Area can be found here. The boundary has been drawn to enclose these older buildings.

**10.4** The area is characterised by a number of attractive buildings which through their varied style and position in the street scene reflect a long history of development. The architectural detailing and building design of the main houses on Gregory Street, along with their large gardens, provide a consistent feature in the Area. The attractive red brick walls and rendered walls sited to the back of the pavement throughout most of this zone provide a sense of enclosure. The substantial number of mature trees, growing in private gardens, overhang these walls and further contribute to this enclosure, while providing variety in the public realm.

### The Triangular Sherwin Road/Church Street Zone

**10.5** The restricted traffic flow within this area evokes the former village character of Old Lenton, while the existence of features of interest link Old Lenton with its past, particularly the early 19$^{th}$ century cottages.

**10.6** The trees on Sherwin Road are chiefly street trees as opposed to those in the Gregory Street zone which are in private gardens. However, many such private trees are present in Mirberry Mews, The Memorial Homes garden, 84 Sherwin Road, and behind 53 Sherwin Road. The low-lying branches of the street trees create a sense of enclosure and the tunnelling of views, while the modest buildings create a cottage style atmosphere.

**10.7** The northern side of the triangle is devoid of street trees, but the Memorial Homes gardens assist in providing greenery in this area. The character of the Gregory Street zone is carried into Church Street and Sherwin Road, where the high wall of the original Birch House gardens limits visual interaction with the buildings and planting which lie beyond in Mirberry Mews. Aside from creating a sense of architectural character, a feeling of security and safeguarding is apparent.

## 11 ACTIVITY AND PREVAILING OR FORMER USES AND THEIR INFLUENCE ON THE PLAN FORM AND BUILDINGS

**11.1** Despite industrial activities taking place in, and developing around, the Conservation Area the historic buildings were mainly used for domestic and agricultural purposes. There is evidence that some owners diversified, providing refreshments in their gardens for residents taking a stroll out from Nottingham. 37-39 Church Street is known to have been used as an inn, located on what was a prominent corner of the original stretch of Church Street.

**11.2** It is quite probable that cottage industry was being carried out in the Conservation Area. Such small scale undertakings would have had little impact on the vernacular architecture as it was not until a later date that industrialisation and the introduction of machinery resulted in the construction of purpose built factories and significant adaptations to buildings constructed originally for other uses. There is evidence of water mills using the River Leen to the west of the Conservation Area.

**11.3** There is much proof that agriculture underpinned the activities of many of the residents of the Conservation Area. The older Ordnance Survey Maps illustrate many outbuildings, most likely barns, associated with this livelihood. The Conservation Area was in a prime location to take advantage of the common lands which surrounded it. The late 17$^{th}$ century 3 Gregory Street is the oldest surviving domestic building in the Area, and it is apparent from the maps that it would have been heavily involved in farming the land, with several outbuildings evident. 18 Gregory Street dates from the early 1700s, and the building which adjoins it to the west most likely served an agricultural purpose, while a barn remains to the south. 83 Sherwin Road had an associated barn which lay to the east of the building. The many orchards also point to prevailing activities associated with the land, and this produce was most likely sold in the local markets.

**11.4** It was not until the late 19$^{th}$ and 20$^{th}$ centuries that buildings were being constructed solely for residential use, particularly the late Victorian developments and the Albert Ball Memorial Homes. These residential developments have continued into

the later half of the 20th century with the construction of Saxon Green, Mirberry Mews and Priory Court.

## 12 CONTRIBUTION MADE BY LISTED BUILDINGS AND KEY UNLISTED BUILDINGS

**12.1** The prevailing character of the older buildings in the Conservation Area is one of exclusivity, with secret walled gardens and buildings frontages which never fully reveal themselves to the public realm, on the three main roads. All the older buildings on Gregory Street exhibit this, and this theme is carried further on Church Street, where the original garden wall of Birch House created exclusivity by limiting views into the gardens beyond.

**12.2** The Albert Ball Memorial Homes continues this tradition, but the triangular footprint of the walled garden lends itself to views in. The buildings all display individual features, and the large spaces between these buildings result in an individual analysis of their character. However, they are drawn together by commonalities, such as their connectivity through building materials and mature planting.

**12.3** Whilst many of the key buildings can only be glimpsed from the public realm, small snatches of detail can often be observed e.g. the round port-like windows on the opposing gables of the Memorial Homes, the semicircular window on the north gable of 57 Church Street, and the low lying multi-pane window in the gable 18 Gregory Street.

**12.4** The Old Lenton Conservation Area contains a high ratio of listed buildings and structures dating from the 17th to the early 20th centuries. Many of these display similar characteristics which assist in the definition of the character of the area. The Conservation Area also contains a number of key unlisted buildings which contribute significantly to the character and appearance of the area.

**12.5** This results in the appraisal of the heritage asset on a building by building basis, rather than an ensemble. The public realm is important in drawing these disparate elements together, in combination with the existence of walling materials and greenery.

### 17th – 18th century buildings

**12.6** The earliest buildings in the Conservation Area are 3 and 18 Gregory Street, both of which have many similarities.

### 3 Gregory Street: Old Manor House

**12.7** This substantial Grade ll listed building dates from the late 17th century, with additions and alterations dating to 1790, mid 19th and mid 20th century.

**12.8** The original house, characteristically positioned at a right angle to the street, is of red brick construction, with a plain tile roof. It adds considerably to the character of Gregory Street, with its western shouldered gable presenting the rich orange-red brick, laid in decorative Flemish bond, to the street. The steep gable and

parapet ends indicate it was originally covered with a thatch roof. As with many older buildings in the Conservation Area, the Gothick fenestration was added in the early 19th century.

**12.9** The lower portion of the gable wall is rendered, indicating an original garden wall of perhaps a similar finish. The upper portion of present garden wall is not contemporary with the building, but its height and solidness contribute to the strong boundary of the site, with an equally solid gate complimenting this.

**12.10** Moving south along the street, the detail of the front elevation gradually reveals itself, and its considerable mass is wholly apparent from the extreme north of Gregory Street. The south gabled dormers look south towards the old village core, while the foliage allows for intriguing glimpses, over the boundary wall, to the frontage. The evergreens to the front of its garden create a pleasing contrast against the red and orange tones of the brickwork. The later extensions lie to the east, indicating the original long linear plots which ran away from the highway at right angles.

**18 (Roseneath) and 18a Gregory Street**

**12.11** 18 Gregory Street can be considered one of the more important unlisted buildings in the Conservation Area. It dates to circa 1720, with an older farm building to the west dating from approximately 1660. As one moves west to the juncture of Church Street and Sherwin Road with Gregory Street, the towering edifice gradually reveals itself, thereby declaring the transition into another zone of character in the Conservation Area. The rendered shouldered gable, coped with stone, sits firmly at the back of the pavement, with the ground and first floor punctuated each by a Georgian window, the bottommost of which is set close to the pavement. These windows add pleasing detail to an otherwise austere gable in that the finer details of the building are offered openly to the public realm. In contrast, 3, 5a and 12 Gregory Street align such detail to the more visually inaccessible garden frontages.

**12.12** A square cut two storey bay projection, constructed in an Old English style, can be considered a later addition, housing the entrance porch, as can the single storey bay window covered with a lead roof. The roof is plain tiled, but like 3 Gregory Street the steep pitch and parapet ends indicate a thatched roof in its past. A red brick wall runs north and south of Roseneath, set to the back of the pavement.

**12.13** As one approaches the building from the south the frontage facing the walled garden is revealed, but the high garden wall and mature planting prohibits views into the garden.

**12.14** 18a Gregory Street is lower in height that its parent, but may well be contemporary with Roseneath, exhibiting a shouldered gable, but with a later sloping roofed dormer window. This building may have housed the ancillary functions of 18 Gregory Street.

**12.15** The one storey building to the south-west of 18 and 18a Gregory Street was most likely a barn associated with these domestic buildings. As with 18 and 18a, the

shouldered gables indicate this barn would have originally have been thatched. Such barns were traditionally re-roofed with pantiles, as can be seen here.

**57 Church Street: Jasmine Cottage**

**12.16** 57 Church Street dates to the late 18th or early 19th century and is a modest two-storey cottage style building. It is Grade ll listed. The walling material is of brick, but the rear and gable elevation, on Church Street, has been painted white. The brick is similar to that of 5a Gregory Street. The roof is graded slate and the extension to the south is hipped with pantiles. The extension itself is set at slight angle to the main building.

**12.17** This building would have originally fronted the open area of land on the axis of Church Street and Sherwin Road, but it is now confined by the Albert Ball Memorial Homes. It displays similar characteristics to 3, 18 and 5a Gregory Street in that its gable end fronts the highway. This elevation is conferred more interest due to the unusual small round headed window with glazing bars located on the ground floor, which allows for detailing to be presented to the public realm. Its three chimney stacks add pleasing interest to the skyline.

**12.18** It is very similar in scale to 5a Gregory Street and 53 Sherwin Road, with modest void to mass piercing. Indeed, 5a Gregory Street and 57 Church Street would have been in plain view of each other before the Memorial Homes were developed. The low brick wall to the south-west is heightened by dense hedging, which obscures views into the property. It is only from Sherwin Road that one gains a greater appreciation of its frontage.

**12.19** When viewed in isolation, 57 Church Street serves to grant this zone of the Conservation Area a village character. The Memorial Homes have incidentally created an air of concealment to its front façade.

**Early 19th century buildings**

**5a Gregory Street**

**12.20** Noted earlier for its fragment of stone which possibly originated from the ruins of the Priory, this unlisted early 19th century two-storey detached cottage is not unlike the Old Manor House (3 Gregory Street): set at right angles to the street, with a front elevation facing the original village core in the south. It should be noted however, that the graded slate roof is of a shallower pitch than the former, and the gable is plain, save a decorated eaves cornice to the northern end. Its brickwork differs from that of 3 Gregory Street in that it does not exude the orange tones, and the west elevation is laid in the more economic stretcher bond. However, the front elevation is constructed in a modified Flemish bond, and the building's location on the sweep of the road could have influenced the desire to create a more decorative 'public' face.

**12.21** The northern extension to the building was added in the mid 1970s, in addition to the front porch, both of which are differentiated by different tones of brickwork. Part of the wall of the original lean-to to the north is apparent under the

western arch lintelled casement window. A vitrified course can be seen running along the base of the wall on Gregory Street. 5a Gregory can be deemed to add greatly to the character of the Conservation Area as it maintains a plot line and immediate street frontage that is so distinguishable in this locale.

**53 Sherwin Road: Serendipity Cottage**

**12.22** 53 Sherwin Road (unlisted) epitomises the gentle character of this part of Sherwin Road. It is set back from the road, and in contrast to the other buildings of interest in the Conservation Area, its walled garden is located behind the building.

**12.23** The low-pitched slate roof is hipped, with two chimneystacks declaring central fireplaces within. The walls are of modified Flemish bond, with red-orange brickwork. The style of the house, complete with casement window is quite similar to that of 5a Gregory Street. The porch is a later addition, but the cottage itself dates to the early 19th century, with suggestion made to it on Wood's 1826 map and a possible reference in the 1841 Census.

**12.24** Although presenting an orientation different to its contemporary counterparts, 53 Sherwin Road sits comfortably in this zone of the Conservation Area through its modest height, to which the Albert Ball Memorial Homes relate well.

**2a and 4 Gregory Street**

**12.25** This Grade ll listed early 19th century detached pair of two-storey houses lies in the extreme north west of the Conservation Area, where the boundary snakes around them to ensure their inclusion. They differ considerably from the remaining historic buildings in Gregory Street in that they are set back from the road edge, and their semi detached nature results in a square footprint. Their construction in a Regency style, with painted stucco, lends to them a different character to the building noted above. They sit in a veritable island due to the later development at Rathmines Close.

**12.26** The roof is hipped, with a shallow pitch, and it was likely to have been re-roofed with pantiles in the later 19th century. The projecting eaves and squat chimney stacks confer a different and more restrained character compared to their neighbour, 3 Gregory Street. The windows contrast with the solid stucco whereby the Gothick style glazing bars and hood mouldings are essential to the interest and detailing of the overall structure. This lies in sharp contrast to 3 Gregory Street, where the texture of the brick massing adds interest in its own right.

**12 Gregory Street: Vine Cottage**

**12.27** Further south on Gregory Street the Regency Style continues with Vine Cottage. This two-storey building is Grade ll listed and dates to the early 19th century. It is similar to 2a and 4 Gregory Street in that the walls are of stucco. The roof is constructed of slate, with projecting eaves, while the windows have Gothick glazing bars.

**12.28** It shares many characteristics with 2a and 4 Gregory Street and was undoubtedly built at the same time of these buildings. However, the grounds retain

their mature planting and high rendered wall (the base of which reveals the original brick walling material), which shield the building to a large degree from Gregory Street. It is set back from the street edge, resulting in just glimpses of its upper storeys and roof from public vantage points. Vine Cottage contributes to the overriding character of the Area through its strong boundary and concealed nature.

**20 Gregory Street: The White House**

**12.29** This cottage style building dates to about 1800 but differs in character to its neighbour to the north (18 Gregory Street) as it is positioned back from the road, with its long axis running north-south, thereby presenting its frontage to the public realm.

**12.30** However, mature planting, including evergreens, do not allow for a simple scrutiny of the façade, and this concealment is assisted by a relatively low original brick garden wall, surmounted by dense hedging. Although its footprint differs from the buildings outlined above, this house typifies the feeling of concealment and seclusion which characterises the more historic elements of the Conservation Area.

**12.31** The view of plain gabled slate roof is partially obstructed by the large evergreen which sits directly before the frontage. The adjacent public footpath, which runs east-west to the south of the building, is overshadowed by the dense planting and tall brick wall which line this route and delineate the grounds of the house.

**12.32** The building is of painted brick construction, which allows for the organic pattern of the brickwork underneath to be seen. It has been altered over time, with the fenestration to the rear altered by large metal windows on the first floor. The rear extension also disrupts the linear pattern of the main building resulting in a square rather than linear plan form.

**83 Sherwin Road: Trafalgar House**

**12.33** This Grade ll listed building dates to the early/mid 19th century. It is has an unusual cast iron veranda, which is probably a later addition. It has two-storeys, with a stucco finish. The roof is slate, with over-hanging eaves. The Gothick windows are reminiscent of those cited earlier on Gregory Street. A central bow faces out into the privacy of the walled garden which lies to the west on its Gregory Street frontage. However, the high wall and dense planting result in the building having little impact on Gregory Street.

**12.34** The main views into the building are from Church Street and Sherwin Road, where the walls have been opened up to accommodate the contemporary Ear Foundation entrance to the east. The original tall rendered wall, with a pleasing scallop by the entrance, only extends partially in Sherwin Road, while the remainder has been rebuilt on both sides of the Ear Foundation entrance.

**37-39 Church Street**

**12.35** 37-39 Church Street date to the early 19th century and are unlisted. The walls are of stucco, with a hipped slate roof and projecting eaves. These properties have a strong presence on the corner leading around to Midland Avenue: their footprint follows the rear of the footpath, following the fall in ground levels on Church

Street. These two buildings are comparable architecturally with 2a, 4 and 12 Gregory Street through the use of stucco and hipped roofs.

**12.36** The façade is regularly punctuated with openings, but these have regrettably been replaced with unsympathetic uPVC windows. A metal grille attached to the large ground floor window detracts from the building. Their siting differs considerably from the other historic buildings in the Conservation Area in that they sit very much in the public realm, devoid of boundary treatment or planting.

**12.37** The buildings define the north-eastern corner of the Conservation Area. Where the road rises towards the north-east, these buildings capitalise on this, rising to three storeys.

**5 Mirberry Mews and the legacy of Birch House**

**12.38** Some elements of Birch House survive. The tall garden wall, rendered on the Church Street elevation and soft red brick on the private garden side, makes an important contribution to the Conservation Area. The door, with later brick and red tile surround, adds pleasing interest to an otherwise austere wall. The grounds of the Mirberry Mews development contain some original low garden walls, and a horse-shoe garden feature, contemporary with the decoration of the garden wall door. The outbuilding serving Birch House remains, converted to residential use, but is shrouded with trees.

**Late 19th century buildings**

**84 Sherwin Road**

**12.39** 84 Sherwin Road is the only late 19th century building in the Conservation Area. This substantial unlisted late Victorian property is composed of fine red brickwork on its ground floor, with mock Tudor work enveloping the first floor. The plain tile roof is a combination of gable ends and hips, surmounted with a squat chimney stack. The building is set back far from Sherwin Road, with a long front garden running south. An unattractive tall wooden fence and gate screen this house from Sherwin Road, and the roof can only been see from the Mirberry Mews garages.

**Early 20th century buildings**

**Albert Ball Memorial Homes and associated boundary walls, railings and gateways**

**12.40** The eight houses which compose this 1920s development can be considered the only 20th century buildings which contribute to the Conservation Area. As noted earlier, the Homes were paid for by Albert Ball, in memory of his son, Captain Albert Ball, who died during World War I.

**12.41** The Homes are built in a Renaissance Revival style and are set within formal gardens. The walling material is principally of maroon brick, with a first floor brick band. The walls are topped with a moulded wooden eaves cornice and a hipped roof of plain tiles. The colour scheme of white and blue window surrounds, and blue doors, contrasts pleasantly with the rubbed red brick window arches.

**12.42** The façade is slightly concave, the terrace capitalising on its location across the triangular section of land lying between Church Street and Sherwin Road. The central section of the terrace has a segmental portico, with paired Tuscan columns and a lead saucer dome. Above this is a large wreathed inscribed cartouche. A bi-plane sits above a weathervane, while beneath, a sundial is positioned on the base of the domed cupola.

**12.43** The high walls effectively enclose the formal garden, but one is afforded views of the pollarded trees and frontage detail from Church Street and Sherwin Road. The walls are of the same brick as the Homes, and are capped with reconstituted stone.

**12.44** At the apex of the triangular site is a War Memorial. Behind the War Memorial a concave section accommodates the central gateway of wrought iron. A set of spiked railings surrounds the War Memorial within a semicircular plot.

**12.45** These buildings represent a departure from the detached building styles which epitomise the older character of the Conservation Area. But they do take reference from these historic buildings, in particular where the gables front the back of the pavement on Church Street and Gregory Street. The enclosure of the gardens, front and rear also takes reference from the past local fashion, managing to act as a bridge between the earlier centuries and the 20th. The development also preserves the distinguishable footprint of Church Street and Sherwin Road as first depicted on Bankes' plan of 1609.

**War Memorial at Albert Ball Memorial Homes**

**12.46** This World War l grey granite memorial sits at the apex of the triangular zone between Sherwin Road and Church Street. Its fluted square ionic column, with stepped moulded base and cornice, is topped with a bronze cross. It was paid for by the Ball family, and it is of particular local interest with the names of those from Lenton who were lost in the war inscribed on the cast-iron plaques on the square pedestal. The Memorial acts as an important focal point in the centre of the Conservation Area.

## 13 LOCAL DETAILS

**13.1** It is the profusion of local details spanning from the 17th century which imbue the Old Lenton Conservation Area with a very discernible character. These have been explored above with regard to the individual historic buildings of merit. The prevailing character of the Area is one of physical singularity and privacy, of which some buildings can be drawn together through commonalities in their detailing.

**13.2** The gables set at right angles, backing the pavement, are particularly characteristic of this Area, as is the setting of villas in large walled gardens. Smaller details are therefore not readily visible, and where they do exist in the public realm, they are valued. The gable windows of 18 Gregory Street, 57 Church Street and the north and south gables of the Albert Ball Memorial Homes allow for such scrutiny, especially as the glazing patterns have not been lost to recent trends.

**13.3** The Memorial Homes have retained all their original windows and doors, front and rear, and the uniform colour scheme greatly enhances these eight terraced houses. The blue doors contrast agreeably with the white windows and maroon brickwork, and red rubbed arches.

**13.4** The early 19th century Gothick fenestration is a common local detail on the more substantial houses, and serves to create a commonality between these. This can also be easily discernible from public spaces.

**13.5** The texture of the old soft brick contrasts pleasantly with the mature planting, particularly the evergreens. Also the continued presence of high brick and rendered walls confers a special quality to the Area.

**Prevalent and traditional buildings materials**

**13.6** There exists a range of materials in the Conservation Area, which can be attributed to the variety of building types.

**Brick**

**13.7** Brick plays a major role in adding colour and texture to the Conservation Area, particularly where the old brick walls directly adjoin the pavement. The older buildings and walls are composed of a red-orange soft brick, which adds an organic texture to the Area. The orange shade indicates a high iron oxide soil content which is quite characteristic in the Nottingham area. The prevailing bond is Flemish and modified Flemish. Brickwork is used for decorative effect on the eaves of 5a Gregory Street, and generally for lintels, such as at the Memorial Homes. The wider choice of materials in the 20th century results in the Memorial Homes and its boundary walls being constructed in a much darker and harder brick.

**13.8** Many of the brick boundary walls have been altered, with the original soft brick walling lying beneath later harder bricks above. These are mainly finished with bricks laid on their stretchers. The older boundary walls on Gregory Street are showing significant signs of deterioration, with the high level of motorised traffic perhaps being the main contribution to this.

**Stucco**

**13.9** Stucco is used extensively in the early 19th century buildings, where influences from the Far East dictated a demand for flamboyant colours. Although the majority of stuccoed buildings in the Conservation Area are painted in muted shades, 12 Gregory Street embraces this influence with a pink painting scheme. The use of stucco highlights the differences between the modest vernacular older brick buildings, and the social statements being made by the early 19th century owners of

the stuccoed villas. In contrast, 18 Gregory Street one of the oldest buildings in the Conservation Area, has a rough cast render.

**Stone**

**13.10** Stone is not a prevalent material in the Conservation Area, but it can be found as a walling material to the eastern extent of Sherwin Road, just outside the current boundary of the Area. These Bulwell stone walls are most associated with the late Victorian developments. The pillars flanking the main garden entrance to the Memorial Homes are capped and based with stone, while the central porch of the Homes is of Portland stone. The War Memorial is composed of granite, but this material is not characteristic of the Area.

**Timber**

**13.11** Aside from its use for joinery details, timber is used little as a walling material. The later projection on the south wall of 18 Gregory Street is timber framed, while 84 Sherwin Road utilises it on the first floor in its mock Tudor detailing. Although not traditional, timber is being used as a fencing material, particularly on Sherwin Road. 53 Sherwin Road has a low wooden front fence, while 84 Sherwin Road is essentially screened from public view by an unattractive tall wooden fence and gate.

**Slate, pantile and plain tile**

**13.12** Although the older buildings of 3 and 18 Gregory Street may have originally been roofed with thatch, this has long since been replaced with plain tiles. The barn associated with 18 and 18a Gregory Street has similarly been re-roofed with pantiles The remaining historic buildings have blue/grey slate roofs, many of which are graded. The nature of this material allows for an organic texture. Some slate roofs, such as 20 Gregory Street, are laid uniformly, with no diminishing courses.

**Ironwork**

**13.13** Original ironwork is only to be found around the War Memorial. Although post-dating the Memorial, it creates a sense of enclosure, and allows subsequent planting to push through the rails. The railings are leaded in at wide intervals, unlike Victorian ironwork. The decorative element of the wrought ironwork is confined to the gateways.

## 14 THE PUBLIC REALM

**14.1** The roads and pavements in the Conservation Area have been surfaced in recent times with tarmac. The kerbs on Gregory Street and Church Street are of concrete, but some granite kerbs remain on Sherwin Road. However, the pavement comes to an abrupt halt at 53 Sherwin Road, and pedestrians are forced to walk on the roadway for a brief stretch.

**14.2** There is no consistency in the street signage, and this has a negative effect, especially in the context of fairly uniform walling materials which back the pavement. The plastic bollards sited in front of 18 Gregory Street detract notably from the public realm, adding clutter to the streetscape. Street lighting is also inconsistent, with tall modern lighting serving the busy Gregory Street and Church Street. Low

level light standards sit outside 53 Sherwin Road, assisting in augmenting the quiet atmosphere of this setting.

**14.3** Street parking has a detrimental effect on public spaces in Church Street and Sherwin Road, but it does serve to slow traffic through the latter due to the narrowness of this road. Parking on the south side of Church Street disrupts views of the long line of the Memorial Homes boundary wall, while the wall on the opposing side fronting Sherwin Road is fully visible as parking is confined to the other side of this road.

**14.4** Open spaces are mainly in the preserve of private ownership, but views and glimpses into such spaces create a high public visual amenity value. The play area which sits outside the Conservation Area boundary between Sherwin Road and the Penn Avenue Flats represents the only purpose built public area.

## 15 CONTRIBUTION MADE TO THE CHARACTER OF THE AREA BY GREEN SPACES, TREES AND HEDGES

**15.1** The Conservation Area was historically characterised by orchards, and this can be seen all around the Area in the names of the historic buildings: Vine Cottage, Roseneath and Jasmine Cottage.

**15.2** Today, trees make a very substantial and perhaps dominant contribution to the character of the Conservation Area. The trees provide a sense of enclosure in Gregory Street and also effectively screen a number of housing developments of indifferent architectural quality: Saxon Green and Priory Court. Sherwin Road is conferred with a semi-rural or village atmosphere by the street trees late in maturity and trees in the grounds of properties lining this route.

**15.3** The tree species are predominantly deciduous, with sycamore, lime and horse chestnut making up the bulk of species, although there are also a number of mature yews associated with the older historic buildings, for example 3 Gregory Street. There are several self seeded sycamores, which provide significant amenity, but which have simply grown in the wrong place.

**15.4** The front grounds of the Albert Ball Memorial Homes are comprised of two boundary lines of small lime pollards and one large False Acacia. Although pollarding is not routinely favoured, it is acceptable in this clearly defined context. The False Acacia is of high amenity value, providing an impressive backdrop to the War Memorial when viewed from the juncture of Church Street and Gregory Street. There is the potential to open up the view to the Memorial Homes from this junction by selectively removing a few lower branches.

## 16 NEGATIVE FACTORS: EXTENT OF INTRUSION OR DAMAGE

**16.1** The loss of some significant buildings, in particular, Birch House and its subsequent development with tightly spaced terraced houses has had a significant impact on the Conservation Area. In addition the envelopment of the Area by higher density residential developments has removed the once rural setting. Views from Gregory Street to the west are interrupted by the uniform rooftops which dominate

the skyline on Arnesby Road. Gregory Court to the north of Gregory Street also closes in tightly.

**16.2** Saxon Green and Priory Court are built on plots of land which are essential in binding the Conservation Area together, particularly on Gregory Street. However, the nature of these developments has little sympathy with the historic scale and layout. The orientation of these buildings and their terraced construction is at odds with the detached garden villas and large houses. The bland and low lying garages which sit too close to the boundary on Gregory Street are unsightly. A comparable scheme of garages serving Mirberry Mews off Sherwin Road also creates an unnatural openness in the boundary, made worse by the rusting garage doors.

**16.3** The commercial unit which is sited on the Conservation Area boundary on the north side of Church Street is a modern building with an uncharacteristically open frontage forming its parking area. Although outside the Conservation Area boundary, it has a significant visual impact which is harmful to the character and appearance of the Conservation Area at its Church Street entrance. Any future works to this site and buildings should give consideration to the enhancement of the Conservation Area.

**16.4** The presence of plastic green wheelie bins to the eastern extent of Sherwin Road adds unnecessary street clutter which impedes pedestrian walkways.

**16.5** Unsympathetic additions and alterations have eroded the quality of some of the historic buildings, for example, the garage to the north of 57 Church Street, and the replacement of original fenestration on 37 and 39 Church Street by uPVC. However, the majority of historic buildings have retained their features, assisted by their protection under statutory listing.

**16.6** The quality of historic walls is being eroded by the addition of wooden fencing atop, but the situation is far worse where these have been replaced wholesale, such as at 84 Sherwin Road.

**16.7** The original garden wall to Birch House, with its associated entrance, is untidy on the Church Street elevation.

**Neutral areas**

**16.8** The play area serving the Penn Avenue flats, which lies immediately outside the Conservation Area, can be considered a neutral area as this neither adds to, nor takes away from the character of the Conservation Area. The play structures are low level, and therefore impact little on the visual amenity.

**16.9** The one-storey bungalow, sited on part of the plot line of Chain Row on Church Street, is low level, and considering its 1980s architectural style, is quite neutral in the Conservation Area.

**16.10** The Mirberry Mews houses are rendered neutral by their secluded placement and lack of a public throughway.

**General condition**

**16.11** The general condition of the Conservation Area varies, but for the most part the retention of many historic listed and unlisted buildings results in a high quality historic setting. The well kept Memorial Homes and their gardens are a noteworthy 20th century asset. There are no identifiable buildings at risk but there are several instances where sympathetic repairs and maintenance would greatly enhance the Area.

**16.12** The important rendered gable of 18 Gregory Street currently appears drab. This gable is important in terminating views from Church Street and Gregory Street, and its maintenance is essential.

**16.13** The all important boundary walls are mainly composed of a soft red brick. These are deteriorating, particularly on Gregory Street where fumes from high traffic volumes have contributed to their decay. The loss of these walls, and replacement with bricks alien to the area is regrettable, and this is particularly apparent on the upper parts of these walls. Also, many rendered walls on Gregory Street require sympathetic repair.

**16.14** The remains of the Birch House gardens are not maintained, and there exists considerable overgrowth.

## 17 PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE

**17.1** The large grounds surrounding many of the older buildings make them a target for further development, both for structures ancillary to the main dwellings and for separate houses.

**17.2** The use of Gregory Street as a through route by traffic avoiding the ring road has resulted in this thoroughfare becoming very busy. This is in sharp contrast to the quiet character of Sherwin Road. Tighter speed limits and traffic calming could assist in reducing motorised traffic.

**17.3** The existence of mature planting schemes and high boundary walls in the long established parts of the conservation area sets a precedent for comparable works to be undertaken in negative areas such as the open frontages of modern houses to Gregory Street and the commercial units on Church Street. These could effectively screen the developments in a manner similar to that of the older buildings.

## 18 PROPOSED AMENDMENTS TO THE CONSERVATION AREA BOUNDARY

**18.1** In compiling this appraisal, the City Council is required to review the boundaries of the Conservation Area. The current Conservation Area boundary was originally drawn tightly to encompass the older historic buildings. However, the boundary could be extended to include other areas adjacent to the current Conservation Area which typify later architectural developments, while consolidating the core of the currently designated Area.

**Description of Suggested Boundary Change**

**18.2** The proposed new boundary runs east from the south east corner of 53 Sherwin Road along the side gardens of 11 and 14 Sherwin Grove and then turns south to follow the eastern curtilage of the Penn Avenue flats complex as far as Penn Avenue itself. Here it turns west and follows the centre line of Penn Avenue rejoining the existing boundary at the south west corner of the flats complex adjoining Priory Court.

**Penn Avenue Flats**

**18.3** The Penn Avenue Flats, by Arthur Eaton and Son, were built in 1924-26 and financed by Sir Jesse Boot of pharmaceutical renown as replacements for houses demolished to make way for Abbey Bridge, which was part of his University Boulevard scheme. The flats were built on the former marsh, and the name may be derived from 'pen', a female swan, with reference to the area's former wetland nature. The present planting scheme is not original, the flats having originally maintained a lawn to the south, which was disturbed by the construction of an air raid shelter during World War 2. These grounds are enclosed by the semi-circular nature of the development, of which the four-storey frontage faces south. Their construction marked the continued enclosure of the Old Lenton Conservation Area in the early 20$^{th}$ century.

**18.4** The flats are currently in the ownership of Nottingham City Homes. Their unified classical style and completeness remain attractive attributes, and their position, next to the Albert Ball Memorial Homes, allows for the representation of the next decade in architectural styling to be included in the conservation area.

conservation area

# old lenton

proposed extension




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**Key**

Conservation Area Boundary

Proposed Extension

0 12.5 25 50 75 100 Meters

Map Produced on: 07/06/10 Map Produced by: SI GIS Team.
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Nottingham City Council

## OLD LENTON 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 Old Lenton 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 and, 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 proposed development within a conservation area, the Council is expected to 'pay attention to the desirability of preserving or enhancing the character or appearance of the area' (Section 72 of the Act). It follows therefore that consent will not be given for any proposals that are likely to harm the character or appearance of a conservation area.

**2.2** The current legislation (the Planning (Listed Buildings and Conservation Areas) Act 1990) requires 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. In the context of current central government guidance set out in Planning Policy Statement 5, a conservation area is a "designated heritage asset", and the assessment made herewith is part of the Council's Historic Environment

Record to which access is publicly available to facilitate a properly informed approach to proposals affecting the historic environment.

**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 recognising that such assets are usually irreplaceable (Policy 26). The plan also states that the local planning authority should identify and assess the significance of specific historic assets (Policy 27) and Conservation Area Appraisals and Management Plans clearly play an important role in this.

**2.4** The Greater Nottingham Aligned Core Strategies consultation option, Policy 10 (Design, the Historic Environment and Enhancing Local Identity) states that development will be considered acceptable where it will " Protect, conserve and enhance the historic environment, including national and local heritage assets and their settings ".

**2.5** 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**

**2.6** Local Plan also 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**

**2.4** 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).

**2.5** 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.

## 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 publication 'Design Statements with Planning Applications' follows central government advice in Circular 01/2006 in stating that design and access statements are required for all developments in a conservation area including for householder applications. Therefore for most developments in the Conservation Area developers will be required to submit a design and access 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** Whilst there are very limited opportunities for new development within the Conservation Area, it is important that any new development improves the quality and appearance of the Area, and is sympathetic to its established character.

**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 will be 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.

**4.3** The Council will expect all new developments to be carefully designed having regard to their context, employing an architectural approach derived from the character of the surrounding area. Key elements to be addressed will include scale, external materials, proportions and arrangement of openings, and overall shape including roof form. The siting of new buildings should 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 brick or rock faced Bulwell stone where this is appropriate to the immediate locality.

## 5 NEW DEVELOPMENT IN GARDEN AREAS

**5.1** Large gardens are a key feature of some of the more historic properties within the Conservation Area, providing a valuable sense of space and a mature landscape that contributes to its overall character and appearance. However, there have been a number of applications for new developments within these sensitive garden areas and increasing demands to make more efficient use of land may threaten these areas.

**5.2** To permit the unrestrained development of these garden areas would harm the unique character and appearance of the Conservation Area. Therefore the Council will resist infill development within these garden areas.

## 6 RETENTION OF KEY VIEWS

**6.1** The Conservation Area Appraisal has identified a number of key views that make a positive contribution to the character and appearance 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 SUSTAINABLE DEVELOPMENT

**7.1** The Council has produced a series of guidance notes to promote a range of sustainable initiatives for new and existing developments and these are available on the Council's web site (www.plan4nottingham.com). These are supported by Policy BE4 of the adopted Local Plan. The use of sustainable drainage systems (SUDS) will be sought and encouraged on all developments to reduce the amount of surface run off, including green and brown roofs, water collection and recycling systems and the use of permeable and porous surfaces. Larger developments will be required to provide at least 10% of their energy needs from renewable sources.

**7.2** 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.

**7.3** As a general guide for householders planning permission will be required for the installation of wind turbines if any part extends above the highest part of the roof or projects closer to any highway than the house. In addition the installation of solar panels and cells will need planning permission if they are located 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 4metres in height, would be visible from the highway or would be within 5 metres of the boundary.

**7.4** 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.

## 8 FAMILY ACCOMMODATION AND THE CONVERSION OF EXISTING BUILDINGS TO MULTIPLE OCCUPATION

**8.1** It is the Council's city wide policy to prevent the loss of family housing through the conversion of existing houses to forms of multiple occupation and to support the provision of family housing in new developments. In the conservation area many houses have been taken over by private landlords and converted to

multiple occupation, including student accommodation. Not only has this resulted in the loss of family accommodation, but there have been associated physical changes which affect the character of the conservation areas, which need to be addressed in the respective management plans. Such changes include increased demands for on-site car parking and bin storage which can have a significant detrimental impact on the character and appearance of the conservation areas by radically altering the form and appearance of the residential frontages in the street scenes of the two areas. Furthermore, there is often a tendency with this kind of occupation for historic buildings to become neglected and abused through the short term nature of their occupation but also subject to minor alterations which are not sympathetic to their original qualities and character.

**8.2** In response to these perceived detrimental impacts, any proposals for the change of use of existing single family residential properties to flatted or multi – occupied accommodation will be resisted, where it would be likely to result in unacceptable alterations to the exterior or curtilage of an historic building which makes a positive contribution to the character of the conservation area. 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 have to be able to demonstrate that the associated external changes will not be detrimental to the appearance of the building or its curtilage.

**8.3** 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.

## 9 LISTED BUILDINGS

**9.1** There are a number of listed buildings within the Old Lenton Conservation Area, namely 2a, 4, 3, and 12 Gregory Street, 57 and 83 Sherwin Road and the Albert Ball Memorial Homes.

**9.2** Listed building consent is required for the demolition of a listed building or for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. It is a criminal offence to carry out such works without consent.

**9.3** Controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Consent is not normally required for repairs, but where repairs involve alterations which would affect the character of the listed building, consent is required. Fixtures, and curtilage buildings dating from

before July 1948, are treated as part of the building for the purposes of listed building control.

**9.4** There is a city wide and national presumption in favour of the preservation of listed buildings except where a convincing case can be made out for alteration or demolition. Whilst this does not prevent all changes, any proposals will be assessed against the statutory requirement to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses". In the Old Lenton Conservation Area the listed buildings identified above are at the very core of its historic and architectural interest and character and proposals for their demolition or significant detrimental alteration will be strenuously resisted.

**9.5** Related applications for planning permission and listed building consent must be submitted at the same time. Such applications must be accompanied by a full justification for the proposals and they must show why any works which would affect the character of the listed building are desirable or necessary.

**9.6** The local planning authority has a duty to consider the impact of any development on the setting of a listed building. This applies equally to proposals within the curtilage of the listed building and to the development of other land where this would affect the setting, for example, by impacting on key views of the listed building. As the listed buildings in Old Lenton occupy key positions in the conservation area, there will be a presumption against any development which will be detrimental to their settings in the wider context of the character and appearance of the conservation area.

## 10 DEMOLITION OF UNLISTED BUILDINGS AND STRUCTURES

**10.1** Conservation Area Consent is required to demolish most unlisted buildings and boundary walls in conservation areas, and there is a city wide policy presumption in favour of retaining buildings and structures that make a positive contribution to the character and appearance of conservation areas as identified by the respective conservation area appraisals.

**10.2** The Old Lenton Conservation Area has a number of buildings of local interest dating from the mid 17th century to the 20th century which are specifically mentioned in the Appraisal, and which are associated with the original development of the Area. It is considered that because of their overall quality and collective value, these buildings do make a positive contribution to the Conservation Area, both within the street scene and in the context of the historical development of the Area.

**10.3** Therefore any application for Conservation Area Consent to demolish any of these buildings will be resisted unless a convincing case can be made in accordance with the criteria set out in PPS.5 (Policy HE9.2). In the event that a case can be made, planning permission will not be granted for any new replacement building unless it can be shown that it will enhance the character and appearance of the Area.

**10.4** There is likely to be no objection in principle to the demolition of buildings identified as making a negative or neutral impact provided it can be shown that they will be replaced with buildings which will enhance the Conservation Area.

## 11 BOUNDARY WALLS

**11.1** Throughout the Conservation Area boundaries are traditionally defined by walls, often of such height as to effectively screen the gardens beyond and these are predominantly of brick, (traditionally a soft orange brick) or occasionally of render or Bulwell stone. These walls make a significant contribution to the character and appearance of the Area. Railings are not generally a feature of the area other than at the entrance to the War Memorial.

**11.2** In view of their overall contribution to the Conservation Area, the Council will resist the demolition of any historic boundary wall or the removal of railings and in any 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. Where it is necessary to repair or replace damaged historic walls, traditional materials and methods of masonry work should be used. The erection of new walls to screen the more modern housing developments will be encouraged provided these are constructed of traditional materials and detailing in keeping with the historic walls in the Conservation Area.

## 12 CAR PARKING

**12.1** Subject to the guidance regarding redevelopment of historic buildings set out above, the Conservation Area does provide a sustainable location , with good access to public transport. To minimise the impact of on-site car parking for any new development, the Council will seek to ensure that no more than the minimum level of off-street car parking is 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 to avoid the use of tarmacadam or similar hard surfacing (and white lining).

**12.2** Whilst many of the existing properties rely upon on-street parking, for reasons of highway safety and security there is often a strong desire amongst local residents and occupiers to provide off-street parking. However, new parking areas can be detrimental to the appearance and character of the conservation area in terms of their visual and physical impact, in particular in the loss of boundary walls and mature trees and replacement of gardens with areas of visually intrusive hard standing (such as tarmacadam or concrete). Accordingly, where planning permission is required for the introduction of hardstandings (i.e. (a) in the case of single houses, where they exceed five square metres in area and are to be constructed of non-porous materials and (b) in the case of houses in flats any such hard surfaced structure ) they are likely to be resisted where they will be visually detrimental to the character and appearance of the area.

## 13 EXTENSIONS AND ALTERATIONS TO EXISTING PROPERTIES

**13.1** There are a large 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.

**13.2** 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 1st 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 dwelling houses. Extensions and alterations to other buildings, including flats, will need planning permission.

**13.3** 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.

**13.4** 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.

**13.5** 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.

**13.6** 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.

**13.7** Where planning permission is required the Council will seek to ensure that extensions and alterations respect the form, fabric, setting, character and appearance of the principal building. Any extension should therefore be modest in size and sub-ordinate in scale and appearance to the original building.

**13.8** 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.

**13.9** 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.

**13.10** Alterations which materially affect the appearance of a building can include the replacement of doors and windows, the removal or reduction of chimney stacks and recladding of roofs. Where it is considered that these do require planning permission (i.e. in the case of buildings not in use as single houses) and the alterations will fail to preserve or enhance the character and appearance of the conservation area they will be resisted.

## 14 SATELLITE DISHES AND OTHER ANTENNAE AND EXTERNAL ALARM BOXES

**14.1** 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.

**14.2** 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 allowed in prominent locations where they are visible from a road.

**14.3** New satellite dishes should blend with their surroundings by, for example, using dark dishes against brick and lighter colour dishes against render or stone.

**14.4** 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.

**14.5** Other than on listed buildings, no consent is required to fix an alarm box to a dwelling house 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.

## 15 TREES IN PRIVATE OWNERSHIP

**15.1** Trees make an important contribution to the character and appearance of the Conservation Area and all trees within the Area are protected. Anyone proposing

to carry out work to any 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.

**15.2** 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 the stock of trees in the Conservation Area, planting opportunities will be assessed in future developments where space permits.

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

## 16 STREETSCAPE AND STREET TREES

**16.1** The Council has now adopted a city-wide Streetscape Manual that aims to improve the quality of the streetscape by introducing a clear and consistent approach to the design and installation of streetscape components and surface treatments (copies are available from the City Council's website: www.nottinghamcity.gov.uk).

**16.2** 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.

## 17 PUBLIC OPEN SPACE

**17.1** Open space within the Conservation Area is mainly in the form of private gardens the development of which is addressed in paras 5.1 and 5.2. . There is only one area of public open space, the play area to the north of Penn Avenue flats. This attractive open area, with its grass and trees, is important in providing a setting to the flats and in providing a "green lung" for the conservation area. Its redevelopment will therefore be resisted.

## 18 ARCHAEOLOGICAL CONSTRAINTS

**18.1** The adopted Local Plan identifies an Archaeological Constraints Area which includes the whole of the Conservation Area.

**18.2** Policy BE17 of the Local Plan seeks to protect archaeological resources of local significance and Policy BE16 requires developers to submit an archaeological assessment of their site to identify the potential archaeological resource and to show how any such resources will be preserved.

**18.3** Therefore, developers will be required to submit an archaeological desk based assessment with any planning applications for new development within the Archaeological Constraints Area. This 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.