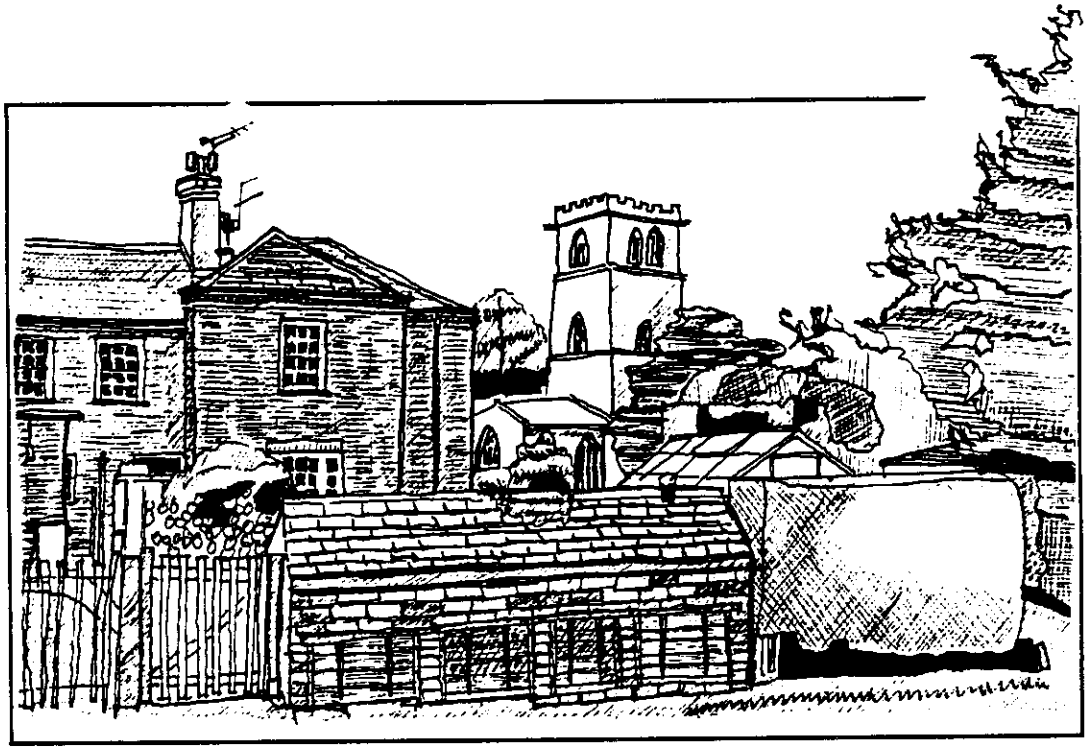


St Mary's Behind Holgate

CLIFTON VILLAGE

CONSERVATION AREA POLICY

DC 1785/29/06/01

JUNE 1997

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N VILLAGE CONSERVATION AREA BOUNDARY

PLAN 1

TED BUILDINGS
O. (Tree Preservation Order)
NSERVATION AREA BOUNDARY

NOTTINGHAM
Development Department

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INTRODUCTION

This document describes the special character of Clifton Village Conservation Area. It lays down guidelines for building restoration and repair, the design of new buildings, boundary treatment and landscaping as well as for enhancement and protection of character.

Clifton Village Conservation Area was declared in 1969. The boundary of the area was extended to its current position in 1977 to include the Old Forge on Glapton Lane and the area around Groveside Crescent. Although modern development encroaches on Clifton from all sides, the village still retains a degree of quiet separation and informality.

Government Planning Policy Guidance Note 15 "Planning and the Historic Environment" recommends that Local Authority's carry out assessments of Conservation Areas. This recommendation is accepted and included within the City of Nottingham's Local Plan. The Conservation Area policy document once approved by the City Council will become Supplementary planning guidance as described and given authority by Section 54A of the Town and Country Planning Act 1990.

It is hoped that this document together with the protection of character and enhancement policies expressed within will help realise this village's potential and underlying beauty for the enjoyment of generations to come.

There are 21 listed buildings, as well as 17 buildings of local interest draft list. Please see appendix for a full list of addresses and relevant description.

Quoting from The Buildings of England: Pevsner N.Nottinghamshire: *London:1979: 282 "A delightful riverside village with grassy terraces of Clifton Hall ending at quite some height above the river and the celebrated Clifton Grove following the river down towards Wilford for a mile. The village is still separate from the vast housing estates to the north, south and east. It has a spacious green with a brick Dovecote on it (the largest in Nottinghamshire with 2300 nesting places, 38 by 18 feet probably early 18th century) ...."*

HISTORY

The name Clifton is derived from the Saxon "Cliff-ton" meaning the settlement on the cliff. This cliff site on a high ridge of Keuper Marl provided an ideal defensive position overlooking the River Trent and it is probable that a settlement developed here for this reason. Part of Clifton Hall is believed to be the remains of an old watch tower which stood on an outcrop guarding the approach from the river. The old name of Clifton which survived throughout the Victorian period was Clifton-cum-Glapton. It is not known when the two villages names were integrated or indeed when they eventually separated again.

The first historical record of Clifton is the Domesday Book of 1086, which records that the village had a priest and church and a population of about 33. Historical records show the following changes of ownership:-

- During the reign of King Henry II (1154-1180) the estate belonged to the king.

- In 1199, in the reign of King John, records show that the powerful family of Rhodes had possession of Clifton.

- The estates of Wilford and Clifton were sold to Sir Gervase de Clifton in 1272. This marked the beginning of the Clifton family's association with the village, which ended in 1947 when the lands were compulsory purchased by the City Council.

According to research carried out by the Clifton Historical Society between 1974 and 1976, the results of which were published in a booklet called Clifton-cum-Glapton "A Glimpse into Victorian Times", the village changed little over the years. Clifton-cum-Glapton had a population of around 400 throughout the Victorian period. Its base industry was agriculture. Great stability was also given to the village during this period by a number of craftsmen and tradesmen who spent their entire working lives in Clifton. Counted amongst them were Stevenson the blacksmith, Butler the butcher and carpenter, Reckless the bootmaker, Allen the carrier and Price the tailor.

Until 1947 the village was controlled by the Clifton family and was thus a "closed" village. This meant that the lord of the manor dictated who could move into the village, and what buildings could be erected. Compared to "open " villages such as Ruddington, the character and population of the village remained little changed over the centuries. This is reflected in the lack of a coaching inn. Early in the 19th century "The Coach and Horses" was closed down by the then lord of the manor as he felt that the villagers were drinking to excess.

Clifton Grove top side was planted with elms in 1690 by Sir Gervase Clifton as a driveway to the Hall. In Victorian times it was a popular picnic spot for the people of Nottingham, particularly at Easter and Whitsun when thousands would flock to its leafy glades. Sadly, as a result of Dutch Elm Disease, all of the elms have had to be removed, however, The Grove has been replanted with Horse Chestnut trees in an attempt to restore some of its former glory.

The Grove was immortalised by the poet Henry Kirke White with its inclusion in one of his poems.

The end of the 1939-45 War found Nottingham with an acute shortage of houses and comparatively little building land within the City boundary. To maintain a programme of 1,000 houses a year the Corporation had to look for a site beyond the boundaries of the City. It was determined that this had to be southwards. With foresight in March 1947, the Corporation purchased 932 acres of farmland adjoining the village of Clifton.

In 1950, after two lengthy public inquiries, the Central Government granted the Corporation permission to develop the site and in 1951, the City boundary was extended to the south to incorporate 2,287 acres which included the farmland already purchased in Clifton and also the villages of Clifton and Wilford and adjoining lands.

CHARACTER

The village has three distinct zones of urban character, each one requiring some reinforcement or enhancement. The three zones are discussed separately below.

Clifton Village Conservation Area comprises the original village of

ASSESSMENT OF CHARACTER PLAN

PLAN

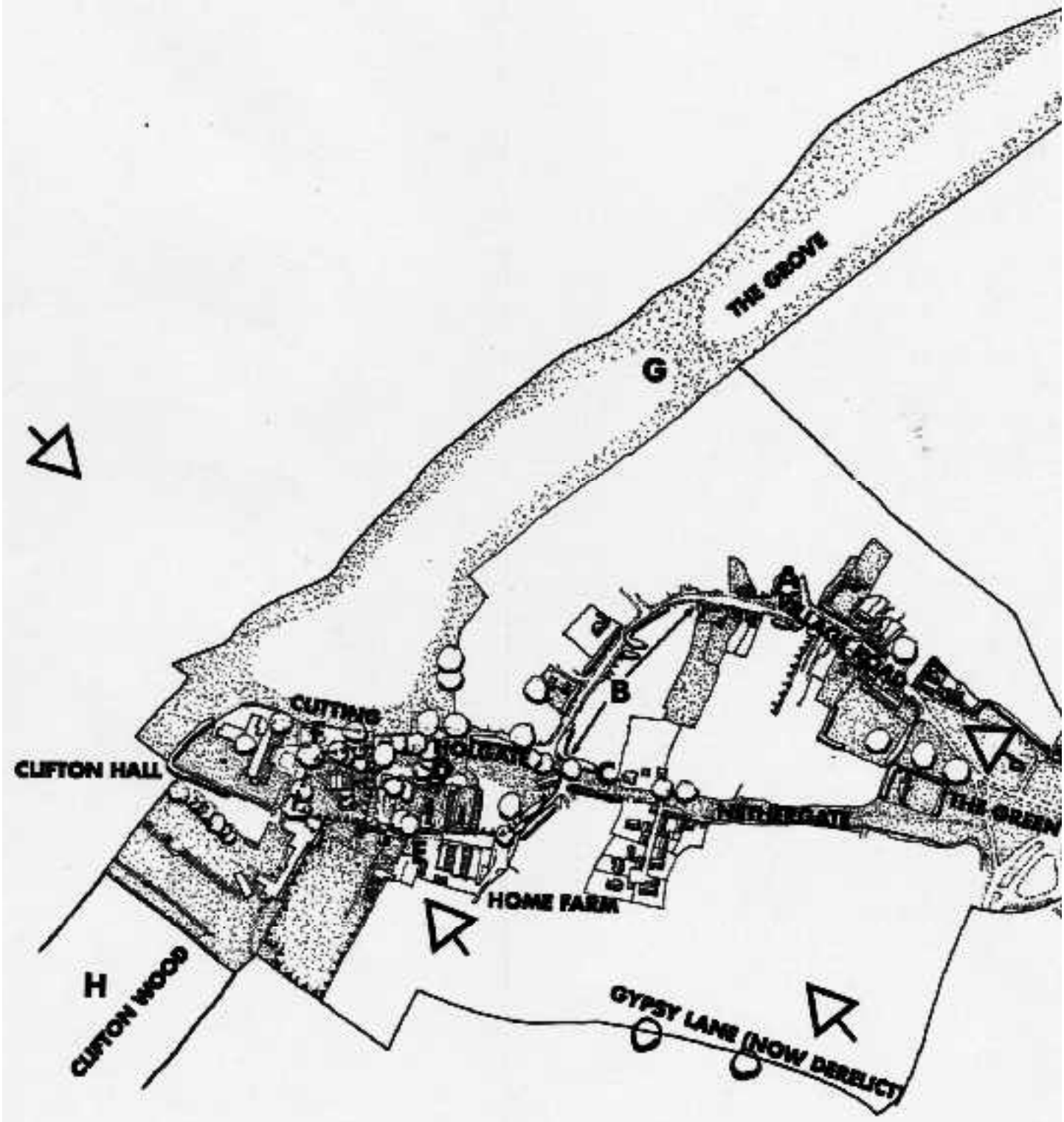
- IMPORTANT VIEWS
- IMPORTANT HEDGED BOUNDARIES (NATIVE &TRADITIONAL PLANTING)
- IMPORTANT FENCED BOUNDARIES (TRADITIONAL CONSTRUCTION)
- BUILDINGS OF TOWNSCAPE VALUES
- REMAINING HISTORIC LANDSCAPE
- IMPORTANT FEATURE TREES

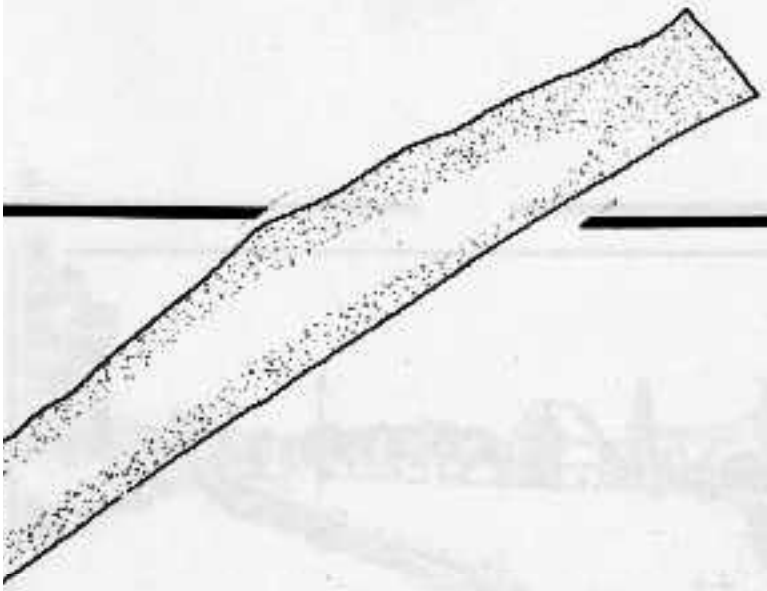
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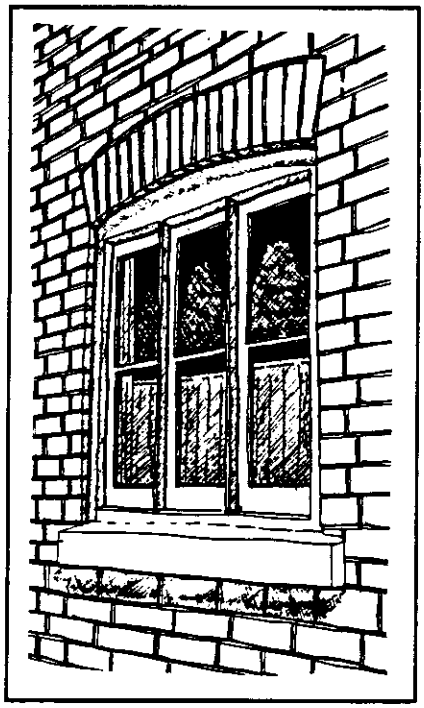
activity of it's own. It serves well as an approach to the village, but is a transition space of neutral character lacking either a village or a countryside feeling.

- Parts of the edge of the space have been disrupted, namely a section of hedging has been replaced with stark modern fence; a wall has been painted white giving it undue prominence and the glimpsed view of the post office is marred by advertising signs. The road servicing the village hall cuts across the space dividing the green on the north side of the approach road and going against the flow implied by the funnel shape.

- The vestiges of green on the east side of the A453 lack enclosure and are poorly connected with the west side.

VILLAGE ROAD AND NETHERGATE

Village Road follows the historic route from the village green to Holgate. The granite kerbs of the old street have survived. The approach to the village is dominated by the Old Rectory including its Coach house, together with three early 20th century cottages (22-26 Village Road) and an attractively designed electrical sub-station. The cottages are constructed from brick with plain clay tile roofs and softwood windows. They are typical of a range of buildings which includes the post office, the village shop and the cottages which are addressed 31, 36, 40 and 82 Village Road. All have similar



Typical Window Detail, Clifton Village

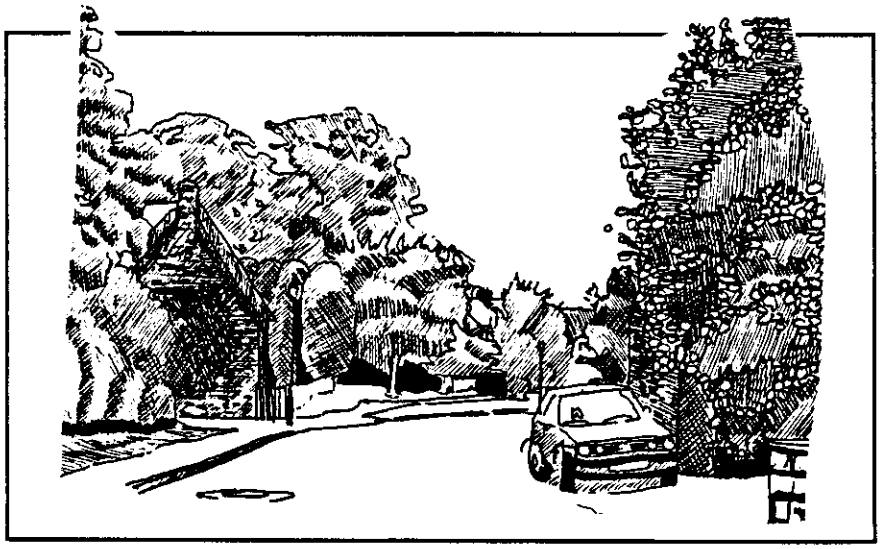
window details, deeply recessed timber opening and fixed lights within a main frame. White paint remains the predominant finish. Some possess fine main entrance porches often set within the inside corner of a front gabled extension. Together they make an important contribution to the conservation area.

Beyond the Old Rectory, one becomes aware of a unsympathetic modern housing development together with its landscaped forecourt centred on College Drive. Shown as area 3 on plan 3. The site is currently owned by the Nottingham Trent University. The development lacks a sense of enclosure and seems misplaced within the conservation area due to the use of planting and building materials which are not typical of the historic village.

Upon entering the village Clifton's developing character becomes apparent. This central space marked A on plan 2 is made up of the following elements :-

- *A fine tree and a small secondary triangular green together with the listed thatched cottage (56 Village Road) recall the village's isolated rural beginnings.*

- *This is reinforced by the palisade fences, often painted white and the hedges planted with native and traditional species such as*



Clifton Village Centre, Village Road

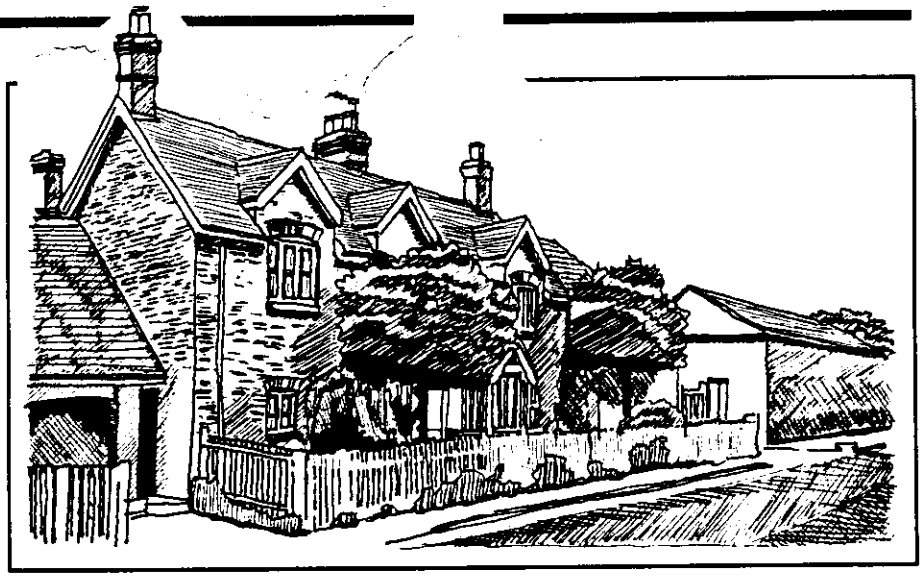
privet and hawthorn mixed with ivy which enclose mature gardens.

- *The long wall which encloses the Old Rectory and brick wall which forms the western boundary of Gervase Gardens provides the essential element of enclosure and intimacy which is missing from Clifton's proper village green.*

- *Many of the properties in this area maintain their historic boundaries. These enclose gardens which remain undeveloped and contain mature plantings of fruit trees and native or traditional species such as yew and holly.*

Advancing along Village Road, the large housing developments which lie behind the frontage properties are not noticed. These developments centre on Gervase Gardens shown as area 4 on plan 3 and Groveside Crescent shown as area 1 on plan 3. The village retains its historic integrity with the thatched cottages of 27, 29 and 56 Village Road and the largly altered 15th century cottage with its attached barn (31 Village Road), together with their front gardens which are enclosed with hedges and white painted palisade fences.

The integrity of the village and the impression of its rural past disintegrates from 31 Village Road through to Holgate marked as B on plan 2. The following shortcomings become apparent:-



31 Village Road

- Houses have been constructed within gardens on infill sites. Their designs have introduced a new form of architecture including larger windows and roofs, together with, materials and detailing which are different from those which had, until then, been typically and traditionally used within the village.

- Large sections of boundary have also been introduced which have been constructed from re-cast stone and concrete block often mixed with non-traditional plantings of quick growing conifers.

- Approximately 50% of the property boundaries fronting Village Road have been constructed from non typical, non traditional materials and plantings (please see plan 2).

Village Road ends on a third natural foci at the junction with the historic routes of Nethergate and Holgate, marked as C on plan 2. Together with Yew Tree lane that links through to Home Farm which provides a distinctly rural feel to this area. The following elements contribute to the overall character of this area:-

- *Yew Tree Grange (2 Nethergate) retains most of its historic enclosure bounded by fine wrought iron railings and a gate together with its cast iron gate posts. This is combined with an attractive mix of privet and hawthorn hedging planted with ivy and fine specimen yew trees. Vertical sliding sash windows together with a gothic style fixed light window combine to help form the special character of this area.*

- *Across from Yew Tree Grange is an area of land which is fenced with chestnut paling and bound on two sides with native and traditional hedging. It provides an important focus giving the appearance of a minor village green or public open space.*

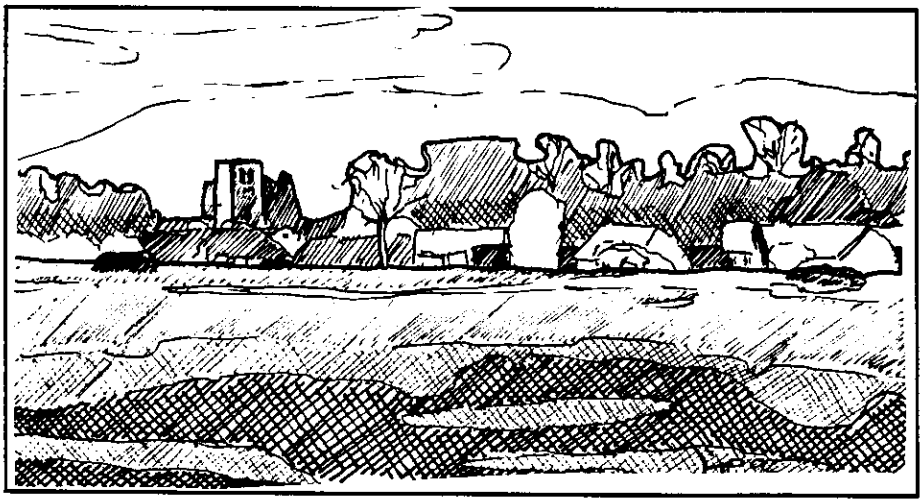
- *The rural lane from Home Farm is lined with native and traditional tree and shrub species.*

The character of the area is only disturbed by the tall vertical timber boarded fence to the northwest of the junction which fronts 86 Village Road.

The present boundaries of Nethergate date back to at least 1871. Although there is no documentary evidence it is unlikely that these boundaries have changed greatly over time. Nethergate reveals its long history through its name - Old English neothera, "lower", Old Norse gata, "road" - "Lower Road". It remains as a pedestrian link through to the village green. Vehicles have access to the housing development which grew within and around the Nethergate stables. This housing development marks a recent return to a scale, materials and design more closely resembling Clifton Village's traditional architecture.

Nethergate stream is now little more than a land drain. It has no free flowing water. Planting along its southern edge conceals a contemporary housing development which is centred on Garret Grove shown as area 2 on plan 3, which lies to the south of the village centre.

To the south of Nethergate and the housing centred on Garret Close lie agricultural fields and the now derelict Gypsy Lane. Both lie within the conservation area. These fields are crucial to the setting of Clifton Village as they preserve the last remaining long views of St. Mary's Church and Clifton Hall. They are also significant in retaining the village's rural setting isolating it on its southern boundary from the surrounding suburbs. Field hedgerows with fine specimen oak trees lend further significance in relation to this area's importance both in terms of its general character and nature conservation value.



St Mary's Church from South Fields

HOLGATE AND CLIFTON HALL

The third zone of distinct character is centred on Holgate. Holgate together with the cutting which goes down to the River Trent is typical of an ancient holloway. This is thought to date to the medieval period although there is no documentary proof or archaeological evidence to support this supposition. However, the name Holgate is indicative of some antiquity: Old English holh, meaning "hollow", "hole" and Old Norse gata meaning "road" - "Hollow Road". Hollow Road could have been a means of access to the River Trent to ship goods as a transhipment point overcoming the obstacle of the Beeston weir prior to the construction of the canal which allowed continuous journey's by water through Nottingham. A more probable explanation would be a road formed by cattle constantly moving to and from the meadowland by the river, prehaps via a natural gulley, deepened by the constant erosion of cattle feet.

This is one of the most visually pleasing and historic areas of the City. Yet it remains largely unrealised and unappreciated hidden in amongst the trees. There is the fourth "village green" which provides the foreground to the Clifton Hall stable block and St. Mary's Church marked as D on plan 2. Holgate has many mature specimen trees and largely retains its historic character undisturbed for at least 100 years.

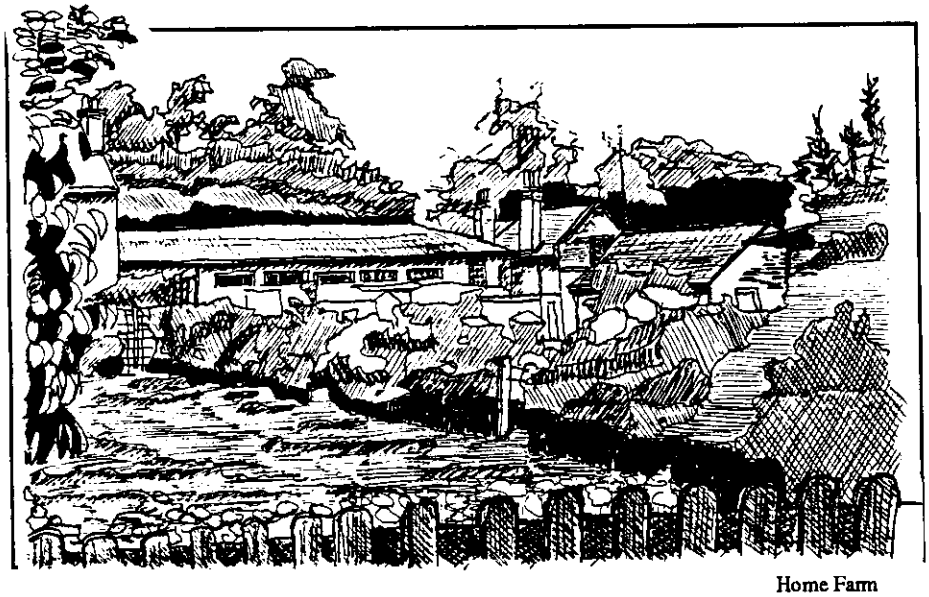
The area suffers from a number of shortcomings these are as follows:

- The tall full timber boarded fence which runs along its northern edge.
- The poor and indiscriminate signing and fencing which accompanies the car park to The Grove.
- The utilitarian fencing which runs along the entire length of Clifton Hall's northern boundary.
- Edges of the road and adjoining grassed areas which are badly worn and eroded due to car parking.

Behind the stables to Clifton Hall, converted to what are now 1 and 2 Home Farm Cottages marked as E on plan 2, lies Home Farm together with a substantial house constructed from brick, known as the "Dower House" or "The Bothy". The house has been extended over time to provide private dwellings in quiet seclusion. They are adjacent to Clifton Hall's old walled garden which now contains a semi-mature woodland and St. Mary's Church and cemetery. The following elements have been identified which are important to the character of this area:-

- *The presence of mature gardens with fruit trees and other traditional and native plantings.*
- *Planting including boundary hedges.*
- *Uninterrupted views of St. Mary's Church.*
- *Home Farm which remains in use providing an historic link to the working estate of the past.*
- *A traditional farmyard surrounded by brick and slate outbuildings and barns.*

Clifton Hall slowly reveals itself from behind the trees when approached from Holgate marked as F on plan 2. St. Mary's Church



Home Farm



Gateway from Clifton Hall to St Mary's Church

which is located within the Hall grounds is enclosed by a stone wall.

A finely carved stone arch entrance and wrought iron gateway provide a direct connection from the Hall to the Church. The following shortcomings have been identified:-

- Trees prevent views of Clifton Hall and St. Mary's Church from Holgate. They also conceal the Church from the Hall grounds. The cutting down to the River Trent as a landscape feature is of less significance as it is overgrown in the summer, unmaintained with badly eroded banks in places.
- The grounds remain in a simplified form disturbed by the modern extensions to Clifton Hall on its west side and the separated

- annex to its south. Many of the stone garden structures which used to contribute to the garden's formal layout are in a poor condition.

Clifton Grove marked as G on plan 2 is integral to the old Hall grounds. It stretches out for over a mile to the north from Clifton Hall. The wooded escarpment which falls to the River Trent together with the grassland which lies along its top, provide its essential character. Pathways run the length of The Grove at its top and along the riverside. All are clearly defined, some are well surfaced, others require improvement. Clifton Wood marked as H on plan 2 lies to the south once forming an important element of the old Hall's landscaped grounds with linked pathways and woodland walks. This is clearly shown on the Ordinance Survey plan 6" edition of 1887, plan 5 which accompanies this text.

One of the most impressive views of Clifton Hall and St. Mary's Church is achieved from across the River Trent at Beeston. From here the prominence of their location on top of a cliff above the Trent can be fully appreciated.

SUMMARY

The objectives of the Clifton Village Conservation Area designation can be summarised as follows:-

- To preserve the villages rural character within the context of it's Urban Setting by protecting the remaining open space that surrounds the Conservation Area.
- Protect the trees, woodlands, and traditional forms of enclosure and the remaining historic landscape and original village street layout as shown on plan 2.
- Protect the Conservation Areas listed buildings and buildings of local interest by providing advice on design and material use when new development is proposed which might affect their character and subsequently that of the Conservation Area.

PROTECTION OF CHARACTER

INTRODUCTION

The character of the conservation area derives from the scale, style and materials used in buildings as well as from landscape elements. Their relative importance varies from place to place. Within the centre of the village, the built elements predominate whereas within the green and along Nethergate and the agricultural fields that lie to the south, the landscape is most significant. Holgate, Home Farm, St. Mary's Church and Clifton Hall together with the Grove and Clifton Wood combine built elements with the landscape in varying proportions to provide the essential whole.

In conservation areas, special controls apply to proposals to demolish buildings. Local plan policies exist to ensure that developments requiring planning permission will not adversely affect the character of conservation areas.

The objective of these proposals is to secure the preservation and enhancement of the special character of the conservation area. To achieve this, guidelines are set out below for repair and restoration of buildings, design of new buildings, boundaries and landscape treatment. In addition, specific sites where enhancement works are considered desirable are listed, with suggestions as to action in the following chapter.

LISTED BUILDINGS

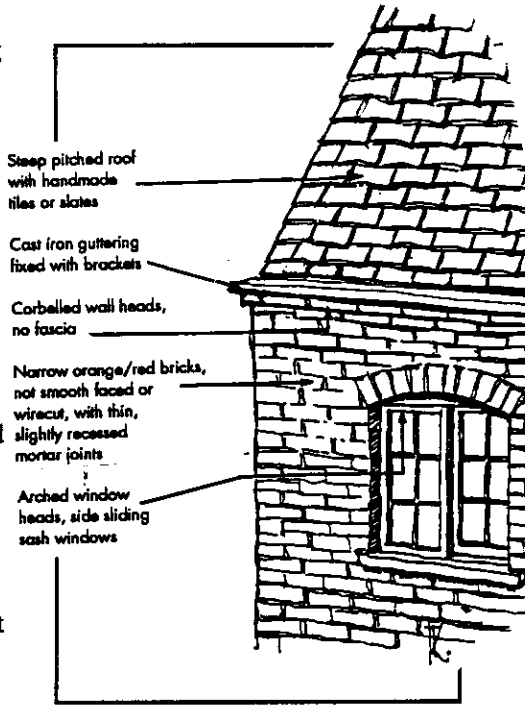
A Listed building is a building of special architectural or historic interest which is listed by the Secretary of State under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed building consent will usually be required for alterations and improvements to these buildings. Please see list of addresses in Appendix.

Local Interest Buildings

These are buildings which are valued for their contribution to the local scene but are not considered special enough to merit listing by the Secretary of State for National heritage. They are locally significant because of their architectural / industrial / archaeological or townscape importance, and are included on a City Council list of buildings of local interest. Whilst inclusion of a building on this list does not award any legal protection, it will be a material consideration in the determination of development proposals. Please see list of addresses in Appendix.

ARCHAEOLOGY

The majority of the conservation area falls within an archaeological constraints area as defined on the City of Nottingham's Local Plan. Local Plan policies normally require an archaeological assessment for planning applications for proposals involving disturbance of the ground. An archaeological field evaluation may be required. Protection of remains or excavation and recording of those which cannot be retained in situ will be necessary in appropriate cases.



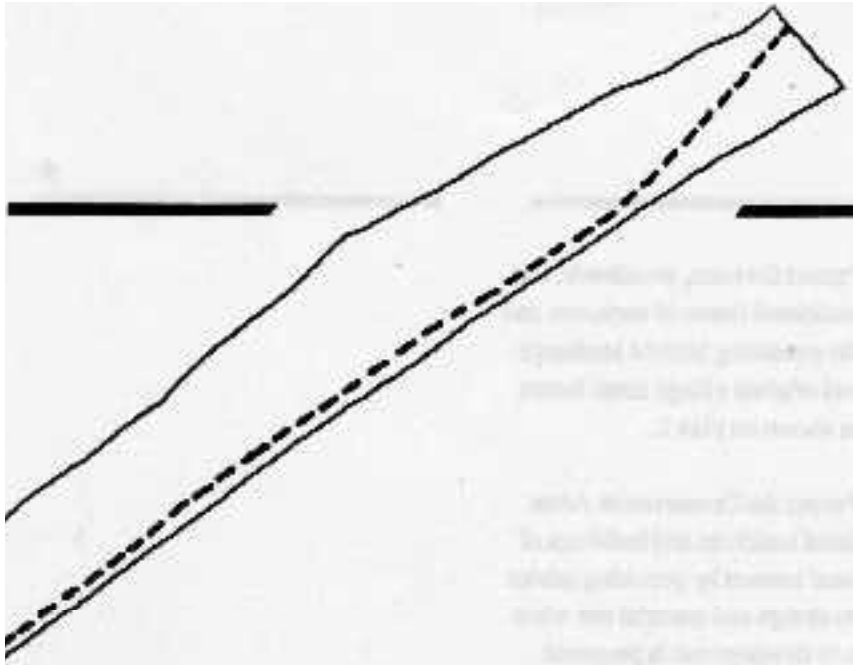
REPAIR AND RESTORATION OF BUILDINGS

Many operations of repair, restoration and extension do not require specific approval. The following guidelines are intended to ensure that they are carried out satisfactorily in respect to Listed buildings and buildings of local interest:-

- Wherever possible retain and repair authentic windows, doors etc. If it is necessary to replace them, authentic styles of timber window with appropriate mouldings and glazing bar profiles should be used. Rainwater goods should be in cast iron with cross sections to match existing.

- Ensure that roofing and brickwork matches the authentic material colour, style and size of that on the original building.


THE GROVE
1
3
4
2
5
CLIFTON HALL
CUTTING
HOLGATE
HOME FARM
CLIFTON WOOD
GYPSY LANE (NOW DERELICT)



OTECTION OF CHARACTER AND ENHANCEMENT PLAN

PLAN 3

SITES REFERED TO IN TEXT
NONE NATIVE PLANTING
BOUNDARIES & FEATURES REQUIRING ENHANCEMENT
CONTEMPORARY HOUSING: NEUTRAL LANDSCAPE AREA

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AREA AFFECTED BY ONLINE IMPROVEMENT OF THE A453 (CLIFTON LANE) IF CARRIED OUT

LISTED BUILDINGS, BUILDINGS OF LOCAL INTEREST ARTICLE 4.2 PROPERTIES PLAN

ARTICLE 4.2 PROPERTIES BOUNDARIES FRONTING VILLAGE ROAD AND NETHERGATE

ARTICLE 4.2 PROPERTIES ROOF MATERIALS, WINDOWS, DOORS, BOUNDARIES FRONTING VILLAGE ROAD AND NETHERGATE

BUILDINGS OF LOCAL INTEREST

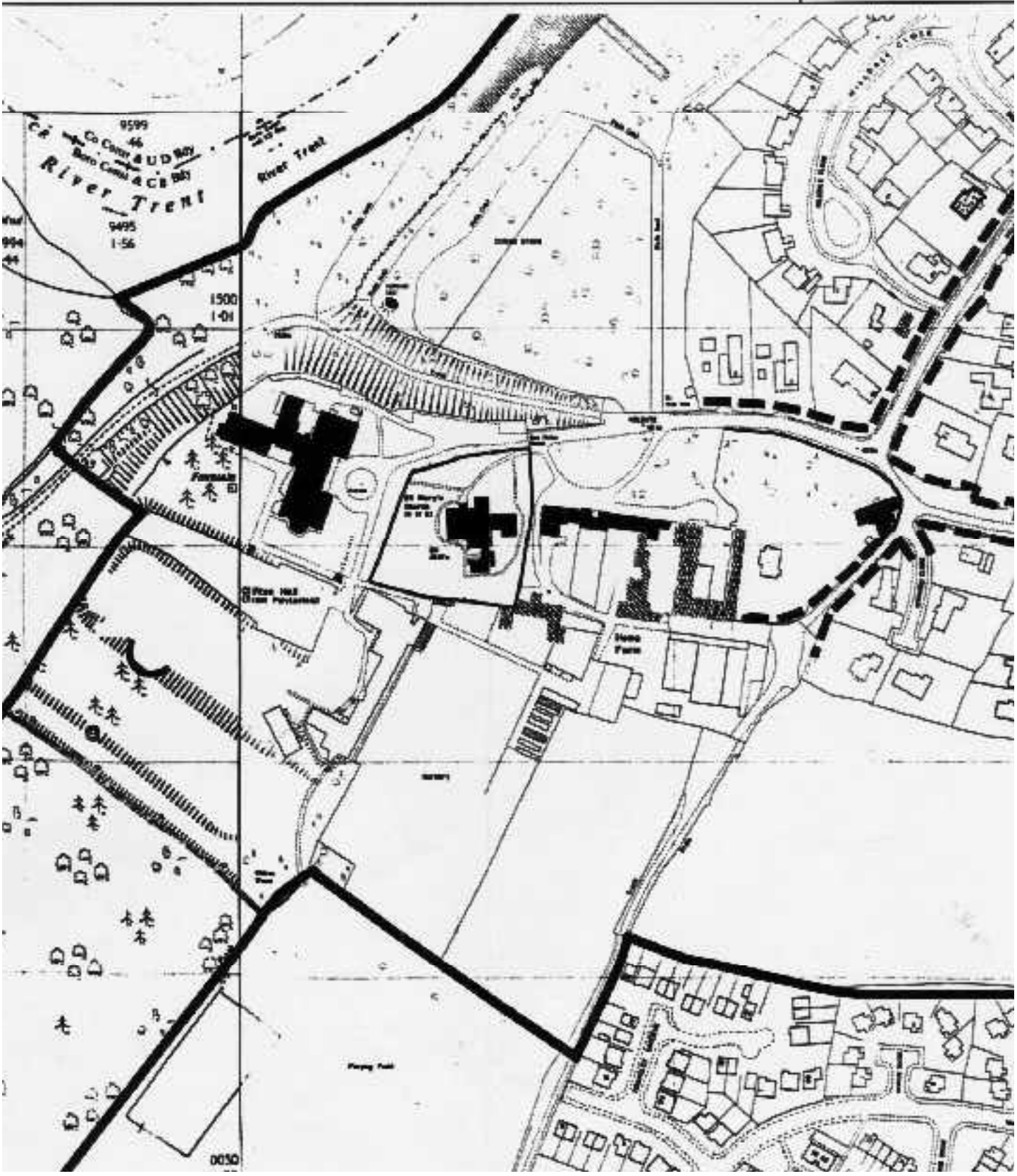
LISTED BUILDINGS

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Olifton
Dilton Green

- Do not repoint unless strictly necessary. Clean out joints by hand, never use mechanical grinding tools which damage bricks. Match the tone and finish of existing mortar using a cement/lime/sand mix (usually 1:2:9) finished with a slightly recessed joint, pressed home flat with a narrow pointing tool. Brushing back the mortar joint produces a pleasing texture when the mortar has partially set.

- Care should be taken when storing powdered limes, if the lime becomes damp then it should never be used.

  The sand mix should generally be made up of equal proportions of fine sand, sharp sand and brick dust (crushed stone for pointing stonework) to give a well graded mix. The colour of sand should be chosen so a good match can be made with original pointing. It is recommended that samples are approved by the owner before a building is completely repointed.

  One way of preparing the sand and lime is to mix then together, first dry and then with water and allow to stand undisturbed but protected from drying out for not less than 16 hours before use. The cement can then be added, but once mixed with cement any mortar not used within 2 hours should be discarded. (As long as cement has not been added the mixed sand and lime could be kept in air tight containers for later use).



For Example

DESIGN OF NEW BUILDINGS

These guidelines apply to free standing new buildings and extensions to existing buildings.

Good, innovative contemporary design is welcome but new buildings must respect the scale, form and massing of their surroundings and conform to existing building lines. Consideration will also be given by the planning Authority to plot width, vertical orientation and symmetry. Frontage garages or car parking spaces will not usually be acceptable. Return gables and other devices such as window size which provide a sympathetic scale and proportion will be encouraged. The building line in relation to the highway will be signifcant as will the orientation and dominance of the main doorway and the location of windows facing front gardens.

- **There will be a presumption against further infill development within single house plots along village Road and Nethergate.**

New dwellings and extensions will generally be required to have pitched roofs and make use of materials which are traditionally associated with the village:-

Roofs - pitched, at an angle between 35 and 43 degrees in slate, plain clay tiles or thatch.

Walls - brick not smooth face or wire cut, in orange/red; natural stone may be required for new works associated with Clifton Hall or St. Mary's Church.

Joinery - softwood, treated where necessary, sourced from native sustainable sources.

Rainwater goods - cast iron, on elevations fronting public highways and open spaces.

Boundaries - fronting paths and public highways and open spaces; hedges of native and traditional species, white painted palisade fencing not exceeding 1200 mm in height, iron railings, brick or stone

ORDINANCE SURVEY PLAN 6" EDITION OF 1887

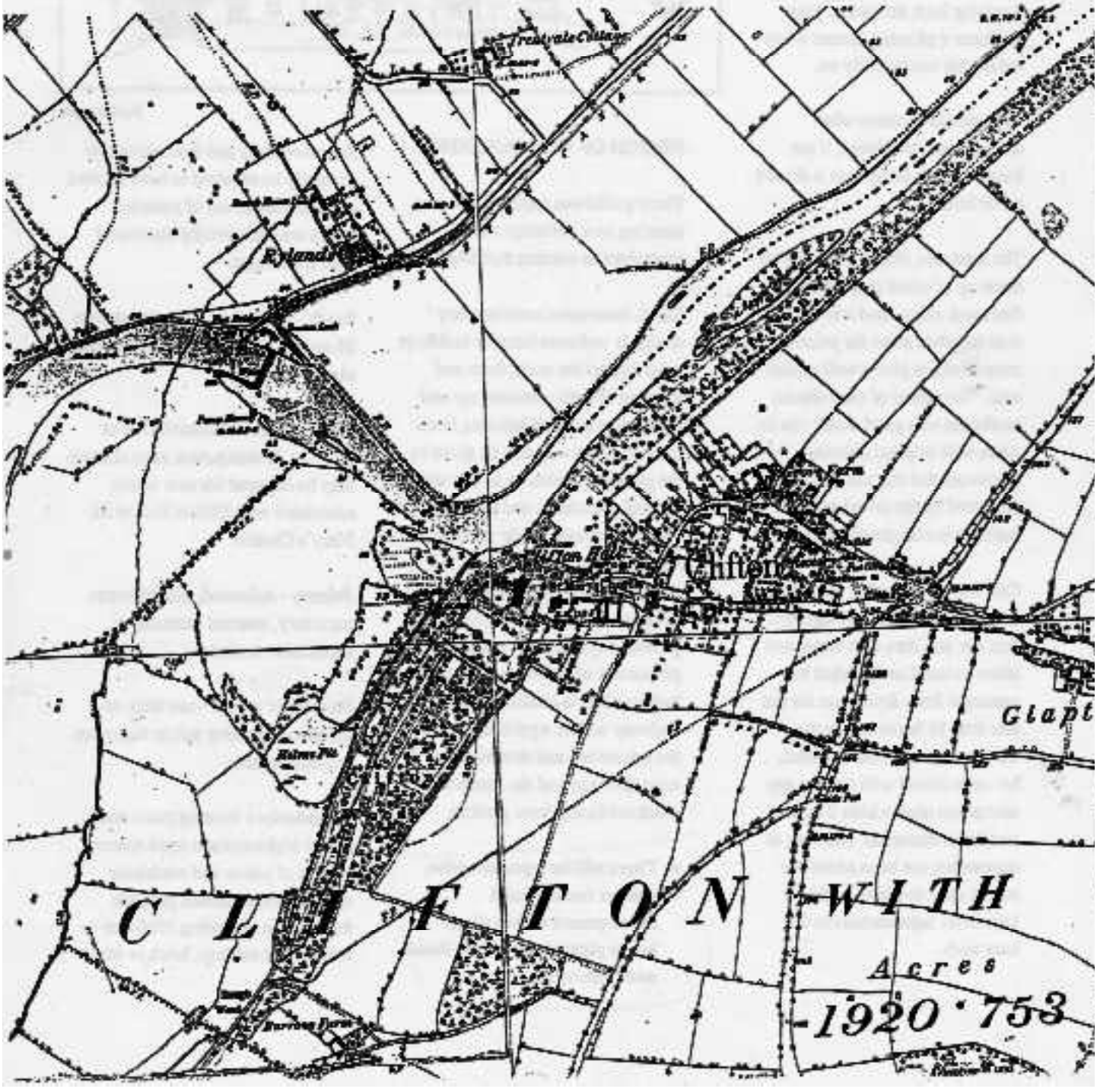
PLAN 5

NOTTINGHAM

Development Department

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walls (see note regarding walls under building repair and restoration).

LANDSCAPE ELEMENTS

Tree and shrub planting, unless conditioned by planning permission is normally outside the control of the Planning Authority. In some locations the attractive character of the conservation area which derives substantially from trees and shrubs, is changing. This is a result of the introduction of exotic garden plants, including conifers for ornament or screening. Seasonal variation in leaf colour is lost, wildlife habitats are being destroyed and are not being recreated and the soft three dimensional appearance of natural and traditional planting is disappearing.

- **The City of Nottingham Highway Authority will be requested to carry out road and pathway maintenance and renewal which is sympathetic to the conservation area. The remaining granite kerbs which run from the village green along Village Road to Holgate will be preserved.**

Clifton Wood is important in relation to the historic parkland associated with Clifton Hall. Its relationship is similar to that of Clifton Grove which is included within the boundaries of the conservation area.

- **Clifton Village Conservation Area will be extended to include Clifton Wood. Please see plan 1.**

-

- **There will be a presumption against the removal of hedges, traditional palisade fencing, metal railings, brick walls and other traditional boundary elements particularly along Village Road and Nethergate.**

The character of Village Road and Nethergate is vital to the integrity of the Conservation area. The character assessment has identified a number of threats particularly in relation to boundary elements.

- **Additional protection will therefore be applied within the conservation area by introducing an Article 4.2 Direction which will require, by with drawing permitted development rights, planning permission for alteration to boundary elements, window and door replacement and roof renewal on properties identified on plan 4. The requirement for planning permission will only apply to frontages which face a public highway. Please see appendix for list of article 4.2 property addresses.**

- **There is a requirement to give the local planning authority six weeks notice of proposals to fell or prune all trees within the conservation area which are not protected by tree preservation orders (TPO's). This is in addition to the need to obtain consent for works to trees which are specifically protected by a TPO a large number of which exist in the area. Please see plan 1 which shows their approximate location.**

- **Local Plan policies CD 25, 26 and 27, R 2 and 3, ENV 15 will not allow development which would adversely affect the flora, fauna or geological features of certain types of site which are specified, established habitats or species protected by the Wildlife and Countryside Act 1981 and subsequent legislation, the open space network, washland or mature landscape areas. Large areas of the conservation area, including the agricultural fields to the south, Clifton Wood and The Grove, are protected by these policies. Perhaps more significantly much of the land which surrounds the village has similar protection.**

For more detail please refer to Nottingham's Local Plan document.

The following native species are appropriate for hedging. If used in combinations of more than one species, they will create visual interest and enhance wildlife potential.
Beech - *Fagus sylvatica*
Blackthorn - *Prunus spinosa*
Field Maple - *Acer campestre*
Hawthorn - *Crataegus monogyna*
Hazel - *Corylus avellana*
Holly - *Ilex ligusfiumvulgare*
Hornbeam - Carpinus betulus
Privet - *L'ovalifolium*

PROPOSED DUELLING OF THE A453 THROUGH CLIFTON

The proposed A453 widening whilst

providing for the main carriageway to be located in a 6m deep cutting will involve the construction of slip roads and a surface crossing involving a complex junction layout.

At the present time the total width of the corridor occupied by Clifton Lane and its footpaths varies between 15 and 22 metres. The proposed widening scheme, with slip roads and junctions occupies a total width of between 60 and 120 metres. Mainly involving land from the Glapton Side of the village green.

This major junction with its associated parapet walls, lighting, signs and street furniture will dominate the green, notwithstanding the fact that the main carriageway will be below ground level.

The City Council objected to the A453 widening (known as the red route) during the Public Inquiry which was held in January 1996. The grounds for their objection were as follows:-

- Detrimental to the environment of Clifton residents

- That the development neither preserves or enhances Clifton Village Conservation Area.

Subsequent to the public enquiry held by the Department of Transport in February 1996 the Inspector has recently (Jan. 1997) announced their support for the on line improvement of this road (red route). This decision was accepted by the former Secretary of State for Transport. The new Secretary of State for Transport has requested that this proposal be reviewed.

NOTTINGHAM TRENT UNIVERSITY

Local plan policies for the protection of the setting of Clifton Village conservation area exist in relation to Nottingham Trent University's Clifton main campus. The campus has been safeguarded for higher education research and development facilities and ancillary use such as accommodation and catering facilities for staff and students.

Planning permission will not be granted for other development that would prejudice this provision. Planning permission will only be granted where:-

- the amenities of adjoining residents would not be prejudiced due to the proximity of new buildings and/or increased vehicular traffic through Clifton Village; the character and appearance of Clifton Grove or adjacent prominent ridge line would not be unacceptably affected.

Clifton Grove or adjacent prominent ridge line would not be unacceptably affected.

CLIFTON WEST HOUSING

Although this site is outside the conservation area its development will have a significant effect on the setting of the Clifton Village conservation area in particular Home Farm, Clifton Hall and St. Mary's Church.

The Local Plan Inspector announced in Jan 1997 their Support in principal for the allocation of this land for housing. Although they have recommended that a larger area of the playing field be retained as open space. The City of Nottingham has reviewed the Inspector's recommendations and have agreed that at least 50% of the playing field will be retained as open space. This will enable the long distance views of Clifton Hall and St.Mary's church to be protected. This policy has now been included in the Nottingham Draft Local Plan.

NEW ACCESS ROAD CLIFTON WEST

A number of alternative routes have been identified on the proposals map of the Local Plan for the proposed housing scheme at Clifton West. Routes outside the Clifton Village conservation area and within the existing housing area which lies to the south would be preferred. This would protect the remaining agricultural fields which exist within the conservation area from development, maintaining their association with Home Farm, preserving the long views of St. Mary's Church and Clifton Hall. Following a review of the Local Plan Inspector's recommendations the City of Nottingham has decided to exclude the possibility of a road access across the southfields. This will retain an important green break between Clifton Village and the surrounding housing. This policy has now been included in the Nottingham Draft Local Plan.

THE GREEN

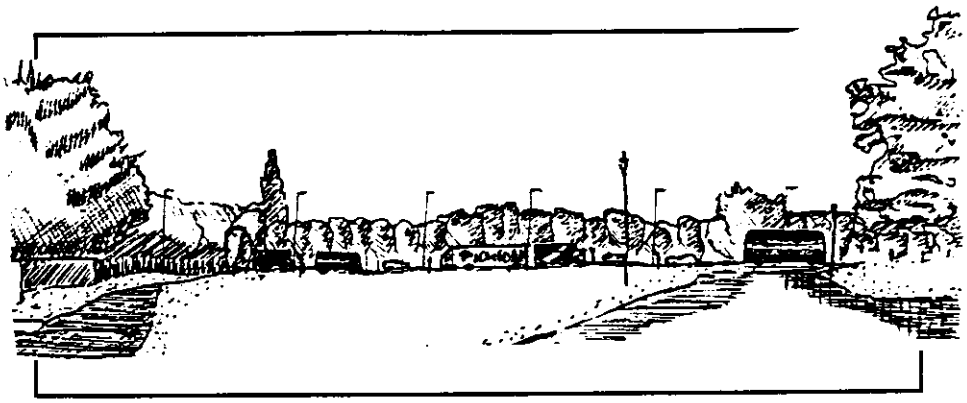
- **The traffic wall of the A453 should be screened from the main green by a tall beech/yew/ holly hedge along most of the interface together with a footpath along it's back edge. Further hedge planting should be undertaken on the central island of the A453 which is contained within the conservation area to reduce the effective scale of the road by dividing it into two distinct sides. The island on the east side of the A453 should be planted with trees, to terminate the view from the green looking east shown as site 6 on plan 3.**

- **The pedestrian crossings should be relocated as shown on the plan to provide direct pedestrian links between desire lines on either side of the road. This modification will also facilitate traffic movement, and allow easier access for traffic turning into and out of Glapton Lane by providing more space on the A453 without the interference of a pedestrian crossing. Please see plan 7.**

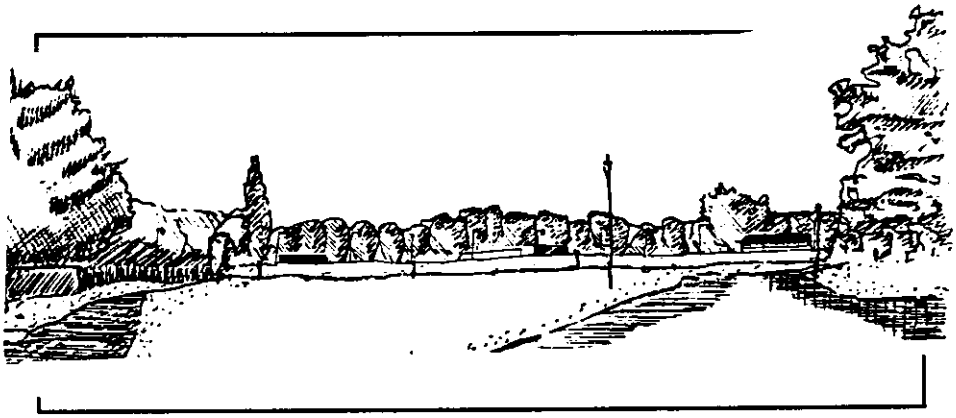
- **The green edges should be reinforced to the south and the flank wall to the Old Rectory painted in a subdued colour. The village post office unauthorised advertising should be removed.**

- **Consideration will be given to the provision of car parking for the Village Hall. Solutions which involve access from the green or car parking within it will be resisted. Encouragement will be given to the general improvement of the Village Hall facility and in particular to providing service access and parking from the rear as and when resources permit.**

- **The City of Nottingham will when the opportunity allows, endeavor to improve the signing to the village and Clifton Hall at access road junctions with the A453. Consideration will also be given to improving the design and character of the Clifton Lane street lights and highway barriers in the vicinity of the conservation area.**

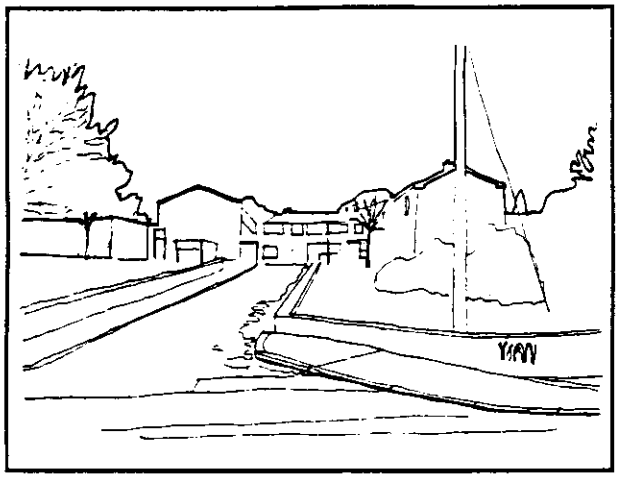


A453 as viewed from the green

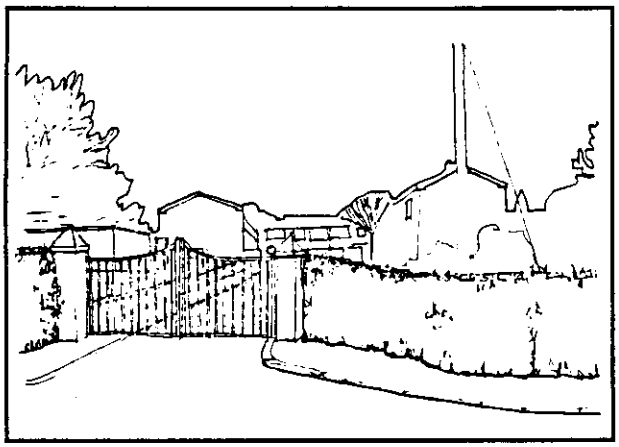


Hedging and smaller street lights could reduce the impact of this road.

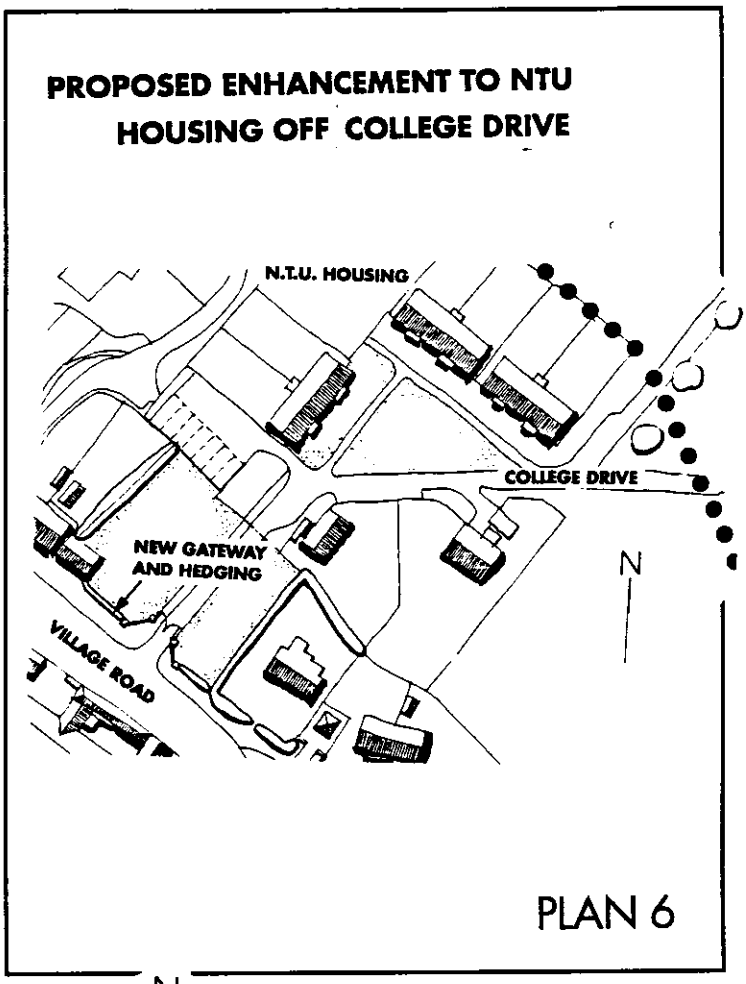
The net effect of the above measures will be to free the green from small scale distracting elements and provide it with continuous green eastern edge, shield off traffic and provide an attractive village backdrop. Clifton Hall will be safely linked with the village and attention will be focused on to the green as an arena for public activities such as a village fete.

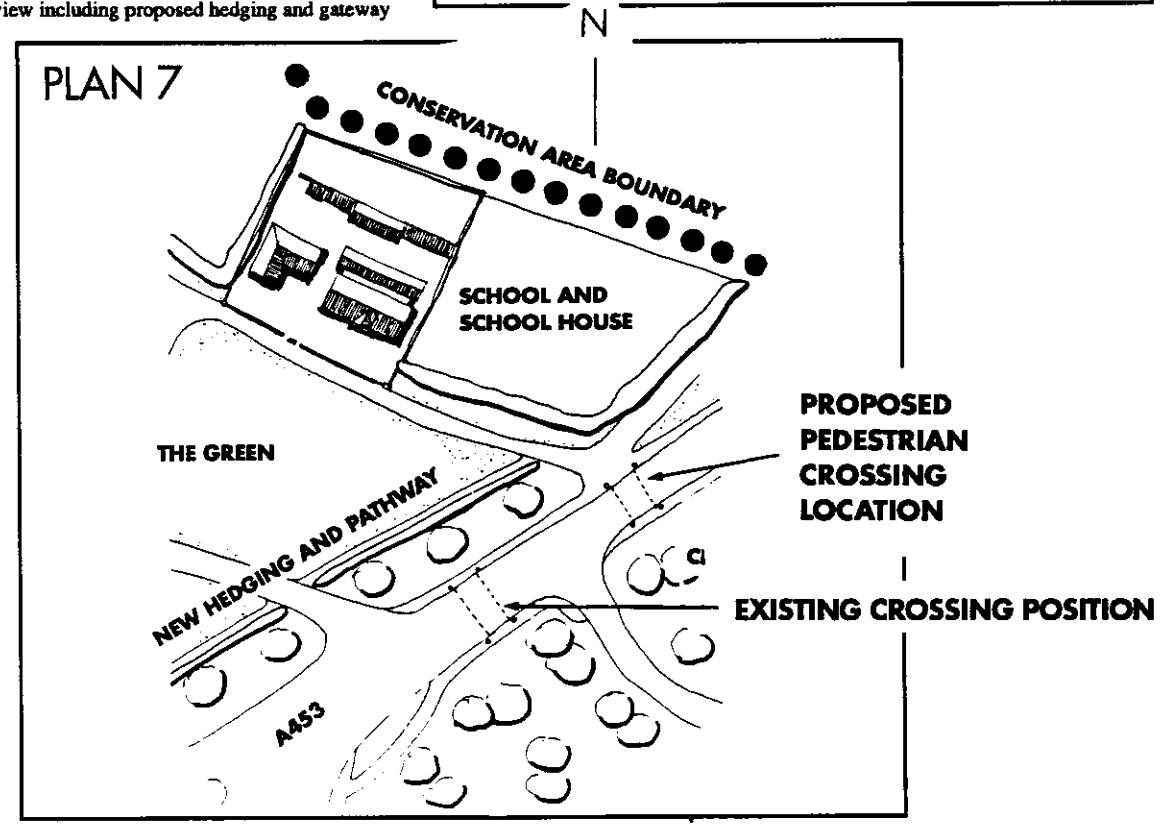


Existing view of NTU housing from Village Road



Same view including proposed hedging and gateway





VILLAGE ROAD AND NETHERGATE

- **Nottingham Trent University will, subject to necessary consents and resources being made available enclose the area of land which fronts their housing off College Drive along the Village Road frontage. Please see indicative illustration and sketch plan. New residential development on the land fronting Village Road will be encouraged.**

The water flow within the Nethergate stream will be improved and its edges softened and re-landscaped to strengthen the south edge and add visual interest. Together with pathway improvements, enhancements will be subject to the City of Nottinghams ability to attract the necessary financial resources to enable their implementation.

- **The old route along Gypsy Lane through to Home Farm will be enhanced, works will include the clearance of debris and the care and maintenance of the trees and the overgrown hedging.**

Consideration will be given to replacing concrete lamp posts with more appropriate lighting units. The replacement of Sodium lights with highly focused white lights will be considered when lamp units are replaced. The undergrounding of overhead wires will be encouraged.

HOLGATE AND CLIFTON HALL

1. The fencing, signing and highway along Holgate will be improved as follows:-

- **Boundary elements and signing more in keeping with the historic character of Holgate will be introduced.**
- **Improvements to the edge of the highway along Holgate in keeping with its historic character will be implemented in order to prevent unauthorised parking and rectify edge erosion.**

2. The Cutting from Holgate down to the River Trent will be improved as follows:-



Clifton Hall as existing



Clifton Hall showing improved view

- **Maintenance of vegetation in accordance with the management plan which will be prepared and approved by the City of Nottingham.**

- **Remedial treatment in relation to areas of heavily eroded banks.**

Works have been carried out to improve the surface of the path which follows the south bank of the river from Clifton Lane (adjacent to Clifton Bridge) via Clifton Grove to Clifton Village. Access to the River Trent can be gained via both Holgate and Clifton Grove. Holme Pit, an area of Special Scientific Interest, is also accessed from Holgate.

3. Subject to resources being made available it is the intention of the City of Nottingham:-

- **To prepare a woodland management plan for Clifton Grove, Clifton Wood and the River Trent escarpment.**

- **To restore and promote the recreational potential of Clifton Grove, Clifton Wood and the riverside. This proposal will be subject to a seperate study.**

4. The Nottingham Trent University is preparing the Clifton Hall Conservation Management Protocol Document. The document will contain proposals to enhance the grounds of the hall and hall as resources permit.

- **The walled garden will be restored to its original form and use as and when resources allow.**

- **The wooded escarpments which are within the ownership of Nottingham Trent University will be maintained in accordance with the woodland management plan which is to be prepared by the City of Nottingham. The potential of providing a viewing platform to the Trent valley will be investigated. The possibility of improving the views of Clifton Hall and St Mary's Church from Beeston will also be considered.**

The area surrounding Clifton Hall together with the washlands of the River Trent and Attenborough Nature Reserve have the potential to be designated as a country park. This can only be realised if a pedestrian bridge across the River Trent is constructed to allow access from Clifton to Beeston Trent Side.

APPENDIX

Holgate Church of St. Mary the Virgin, Grade I
Mainly 14th Century, with north arcade c. 1190, south arcade c. 1290, clerestory added and tower raised late 14th Century, chancel enlarged and north transept and porch added late 15th Century. Style decorated and perpendicular, in stone and ashlar with lead and slate roofs.

Holgate Churchyard walls and gateways to Church of St. Mary the Virgin, Grade II
Late 18th and 19th Century (with more recent restorations) in ashlar and brick. The north-east gateway is in Gothic style with a round-arched opening and wrought iron gate under a shaped gable.

Holgate Clifton Hall, Grade I
Late 16th Century, altered c. 1632 probably by John Smythson, internal alterations late 17th Century and c. 1731-62, remodelled c.1779 by John Carr of York, further alterations 19th Century. Formally country house, now university offices, in brick and ashlar with hipped stone slate roofs. Three storeys, 15 by 5 bays in C plan, with symmetrical fronts to an irregular interior, with central octagonal hall flanked to left by a first floor Great Chamber.

Holgate Coade stone lions flanking steps 25m south-east of Clifton Hall, Grade II
Early 19th Century 9 (resited 20th Century). Two sculptures of sleeping lions.

Holgate Nos. 1 & 2 Home Farm Cottages, former stables to Clifton Hall, Grade II
Late 18th Century (extended mid 19th Century and altered 20th Century). Brick with ashlar dressings, the wings rendered, and gabled and hipped slate roofs. Central block two storeys, with single storey wings. There is an elliptical arched carriage entrance and windows in Gothic tracery.

Holgate Ice House 70m north of Clifton Hall, Grade II
Mid 18th Century restored 20th Century by family first through the community programme under the direction of John Severns.

Holgate Remains of Stairway in Garden at Clifton Hall, Grade II
18th Century, formerly a double-curved stairway with balustrade, vases and statuary.

Nethergate, 2 Gateways and railings at Yew Tree Grange, Grade II
Circs. 1870, in wrought and cast iron. There is a 5-barred wrought-iron gate to the drive with octagonal cast-iron piers.

Nethergate 2 Privy 20m West of Yew Tree Grange, Grade II
Early 19th Century, in red brick with hipped plain tile roof. There is a pointed arched window with Gothic tracery.

Nethergate 2 Yew Tree Grange and Attached Outbuilding and Walls, Grade II
Mid 18th Century with additions c. 1870, in red brick with ashlar dressings and slate roofs. Two storeys in L-plan with central square portico.

The Green Dovecote in Centre of Green, Grade II
Early 18th Century, in red brick with rendered coped gables with flight holes and shingle roof. This is an exceptionally large dovecote for the area, and contains 2,300 nest boxes.

The Green Garden Pavilion 15m north-east of George Wells Almshouses, Grade II
Circa. 1709, in red brick with hipped patterned tile roof, rebated eaves and single storey square plan.

The Green Garden Shed 30m North-east of George Wells Almshouses, Grade II
Circa. 1709, in red brick with pyramidal blue plain tile roof and single storey square plan.

The Green George Wells Almshouses, Grade II
Dated 1709, in painted and rendered brick with plain tile roof. Central bay two storeys with brick bands, the side wings single storey.

The Green, Clifton House, Grade II
Dated 1871, in red brick with ashlar dressings and slate roof. Single storey in Renaissance Revival style with shaped gable incorporating a bell turret, datestone and coat of arms.

The Green School House, Grade II
Dated 1871, in red brick with ashlar dressings and slate roof. Two storey's with dentillated eaves and gable.

The Green Boundary Wall and Railings to School and School House, Grade II
Dated 1871, in brick with ashlar chamfered coping and wrought-iron traceried railing.

Village Road Boundary Wall, Railings and Gate Piers to Old Rectory, Grade II
Early 19th Century (with later alterations), in brick partly rendered with stone slab coping, length to south brick with cast-iron coping and wrought-iron railing.

Village Road Old Rectory (including the Coach house), Grade II
Early 19th Century (with later alterations) in stucco with hipped slate roofs. Two storeys with central canted projecting bay, moulded doorway flanked by pilasters and panelled door with fanlight.

Village Road, 27 and 29 Clematis Cottage (27) and Fern Cottage (29), Grade II
Circa. 15th Century with alterations C18, C19 and rear addition c. 1860. Timber framing and brick, with thatched roofs gabled and hipped. Two storeys with substantial remains of timber framing internally and remnants externally including mid-rail, corner post and brace.

Village Road, 56 Grade II*
Open hall farmhouse dated 1319, floored in and cross wing added circa. 1600, west bay added 17th Century and rebuilt in brick mid 19th Century. Timber framed with brick cladding, thatched roof gabled and hipped. This timber framed hall is of outstanding interest and importance, it is an unusual combination of aisle posts and base crucks, and is an example of the evolution of accommodation, first by the insertion of a floor and smoke hood, then by the addition of a storied cross wing.

APPENDIX

Glapton Lane, The Forge.
Dated some 1879. Two storey brick with slate roof. Renovated extended late 20th centuary. brick arch windows and string course. Two chimneys with buff crown chimney pots.

Holgate, Dower house.
Mid to late 19th century possibly earlier with 20th century additions built by Sir Robert Clifton. Vertical sliding sash timber windows, some casements, brick with graduated Westmoreland slate roof with brick corble eaves and cast iron gutters and downpipes.

Holgate, Hojme Farm, farm buildings
Mid to late 19th century various brick and timber buildings with slate and clay pantile roofs forming enclosures including farm yard.

Nethergate, Number 10.
Dwellings associated with the former Nethergate Stables. Mid to late 19th century, brick construction. Renovated in the late 20th century.

Netergate Stables.
Now converted into dwelling. Mid to late 19th century possibly earlier. Brick with red clay pantile roof. Converted into house in the late 20th century.

Village Road, Numbers 22 and 24.
Dated stone inscribed HB (Hervey Bruce: inheritors of Clifton Hall) 1915. Brick construction with plain tile roof together with box window and main entrance door through porch. Polychrome and dentillated decorative brickwork quoins, string course and window surrounds. Typically detailled (see main text page 5) softwood, white painted storm light and side hung casement softwood windows. Three brick chimney's with red clay pots together with cast iron gutters and downpipes. The original external joinery remains intact.

Village Road, electrical sub-station.
Mid 20th century brick sub-station with pyramidic plain clay tile roof with terracotta finial and cast iron guttering and down pipe. Enclosed with a brick wall and palisade double gates. Originally the site of a pen-fold.

Village Road, Number 26.
Dated stone inscribed HB (Hervey Bruce) 1903. Brick construction with plain tile roof together with an attractive central main entrance porch and first fllor oriole windows constructed from white painted softwood. Polychrome decorative brickwork quoins, string course and window surrounds and brick arches. Typically detailed (see main text page 5) softwood, white painted storm light and side hung casement softwood windows. Central brick chimney with red clay pots together with cast iron gutters and downpipes. The original external timber joinery remains largely intact.

Village Road, Number 31.
Dates from 1450 reconstructed at turn of the century 3 bay house brick constrction with plain tile roof together with an attractive off centre entrance porch constructed from white painted softwood. Brick arch typically detailed (see main text page 5) softwood, white painted storm light and side hung casement softwood windows including a Yorkshire horizontal sliding sash. Three chimney's corbelled with white square clay pots. The original external timber joinery remains largely intact.

Village Road, Number 32, Reading Room
Early 20th century. Brick construction with decorative timber framing and plain tile roof with decorated red clay ridge tile. Typically detailed (see main text page 5) softwood, white painted storm light and side hung casement softwood windows.

Village Road, Number 34, sub-post office and village shop.
Early 20th century sub-post office and village shop originally a house. Brick construction with plain tile roof together with cast iron gutter and downpipe. Typically detailed (see main text page 5) softwood, white painted storm light and side hung casement softwood windows with brick arches above including main entrance door. Two brick

chimney's. the original external timber joinery remains largely intact.

Village Road, Number 36.
Early 20th century house. Brick construction with plain tile roof together with cast iron gutter and downpipes. L shaped plan with corner porch and main entrance door. Typically detailed (see main text page 5) softwood, white painted storm light and side hung casement softwood windows with brick arches above. Two substantial square brick chimney's, corbelled with red and buff clay pots. The original external timber joinery remains largely intact.

Village Road, Numbers 38 and 40.
Dated stone inscribed HB (Hervey Bruce) 1914. Brick construction with plain tiled roof together with cast iron gutters and downpipes. Polychrome decorative brickwork quoins, string course and window surrounds and brick arches. Typically detailed (see main text page 5) softwood, white painted storm light and side hung casement softwood windows two are bayed. Two brick chimney's, corbelled with red and buff clay pots. The original external timber joinery remains largely intact.

Village Road, Number 44.
Mid to late 19th century substantial house constructed from brick with natural slate roof. Brick chimney's with red caly pots. Deep, shaped brick window and door lintels together with typically (see main text page 5) detailed softwood white painted side opening casement windows. Built as a set piece house together with stabling and coach house now demolished.

Village Road, Number 46.
Mid to late 19th century farm building converted to house in the 20th century. Brick construction with slate roof, brick arch windows, a substantial brick chimney with four buff, crown top pots.

Village Road, Number 48.
Early to mid 19th century farm house. Associated farm buildings now demolished apart from building now 46 Village Road which has been converted to form a separate dwelling. Painted brick with clay pantile roof construction, gable end chimney's with five red clay louvre top pots.

Village Road, Number 82.
Dated stone inscribed HB (Hervey Bruce) c1878. Brick constuction with shaped blue plain tile roof. L shaped plan with corner main entrance and with decorated support brackets. Polychrome decorative brickwork quoins, string course and window surrounds and brick arches with dentallated eaves. Typically (see main text page 5) detailed softwood, white painted storm light and side hung casement softwood windows. Two brick chimney's, corbelled with red and buff clay pots. The original external timber joinery remains largely intact.

APPENDIX

Planning permission will be required for roof renewal, door and window replacements and alterations to the boundaries which front either Village Road or Nethergate involving the following properties:-

NETHERGATE NUMBERS 7, 10 and Nethergate Stables.

VILLAGE ROAD NUMBERS 2, 23, 22, 24, Electrical sub-station, 26, 31, 32, 34, 36, 38, 40, 43, 46, 48, 54, 58, 74 and 82.

Planning permission will be required for alterations to the boundaries which front Village Road or Nethergate involveing the following properties:-

CAVELL CLOSE 1 - 10 (CONSECUTIVE)

GARRETT GROVE 36, 37, 38, 42, 43, 46, 47, 50, 51, 52, 53, 54, 55 and 56.

GERVASE GARDENS 11 - 24 (CONSECUTIVE)

HOLGATE NUMBERS 7 and 8.

NETHERGATE NUMBERS 2A (in the grounds of 2 Nethergate, Yew Tree Lodge) and 5.

VILLAGE ROAD NUMBERS 19, 21, 25, 37, 41, 47, 49, 53, 55, 57, 60, 63, 68, 70, 80 and 86.