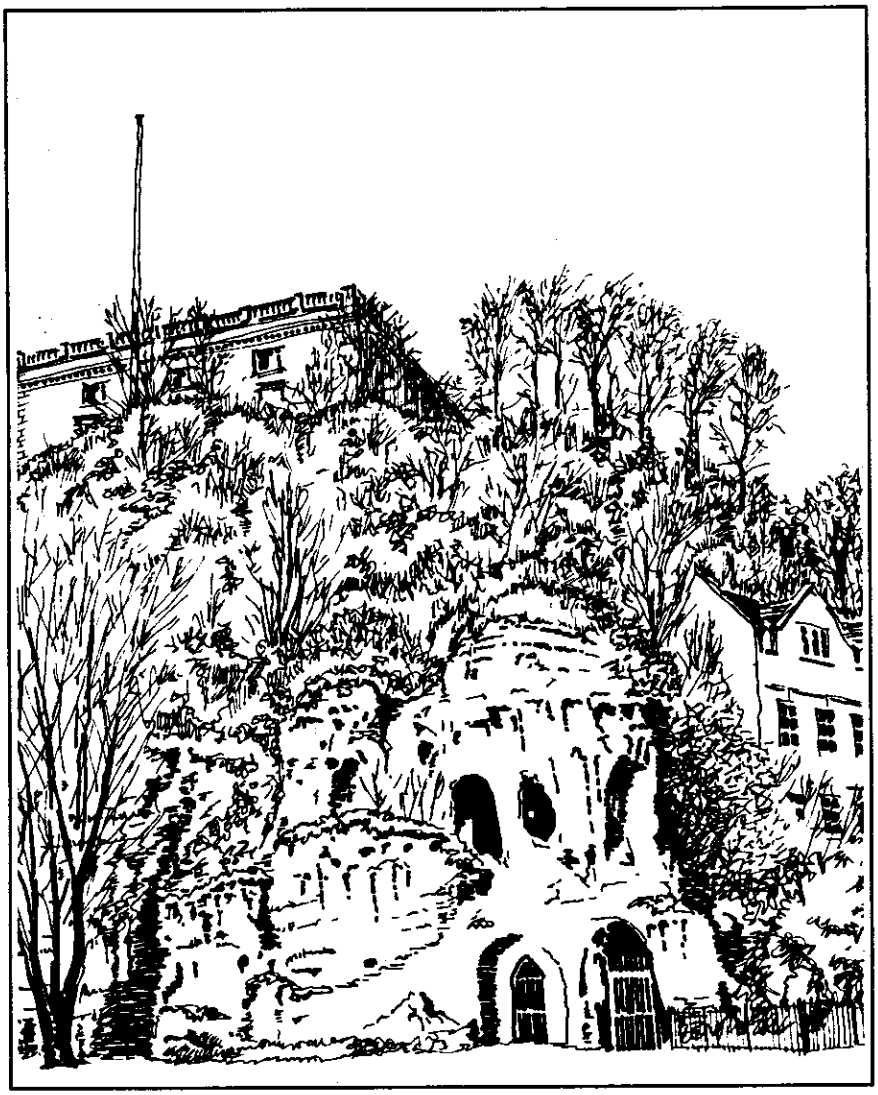
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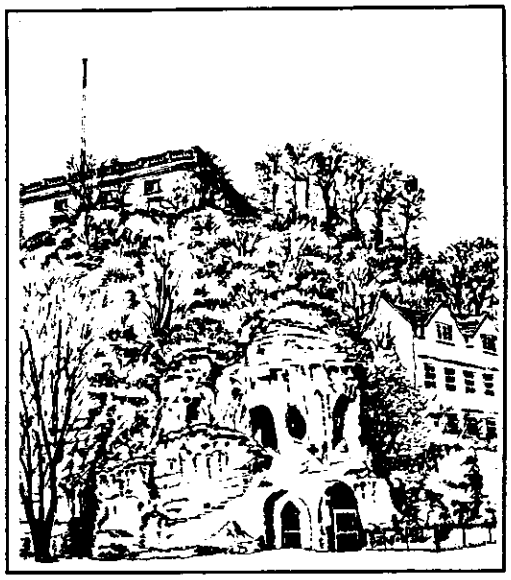
CASTLE

CONSERVATION AREA POLICY

OCTOBER 1994

DC 1785/29/06/01

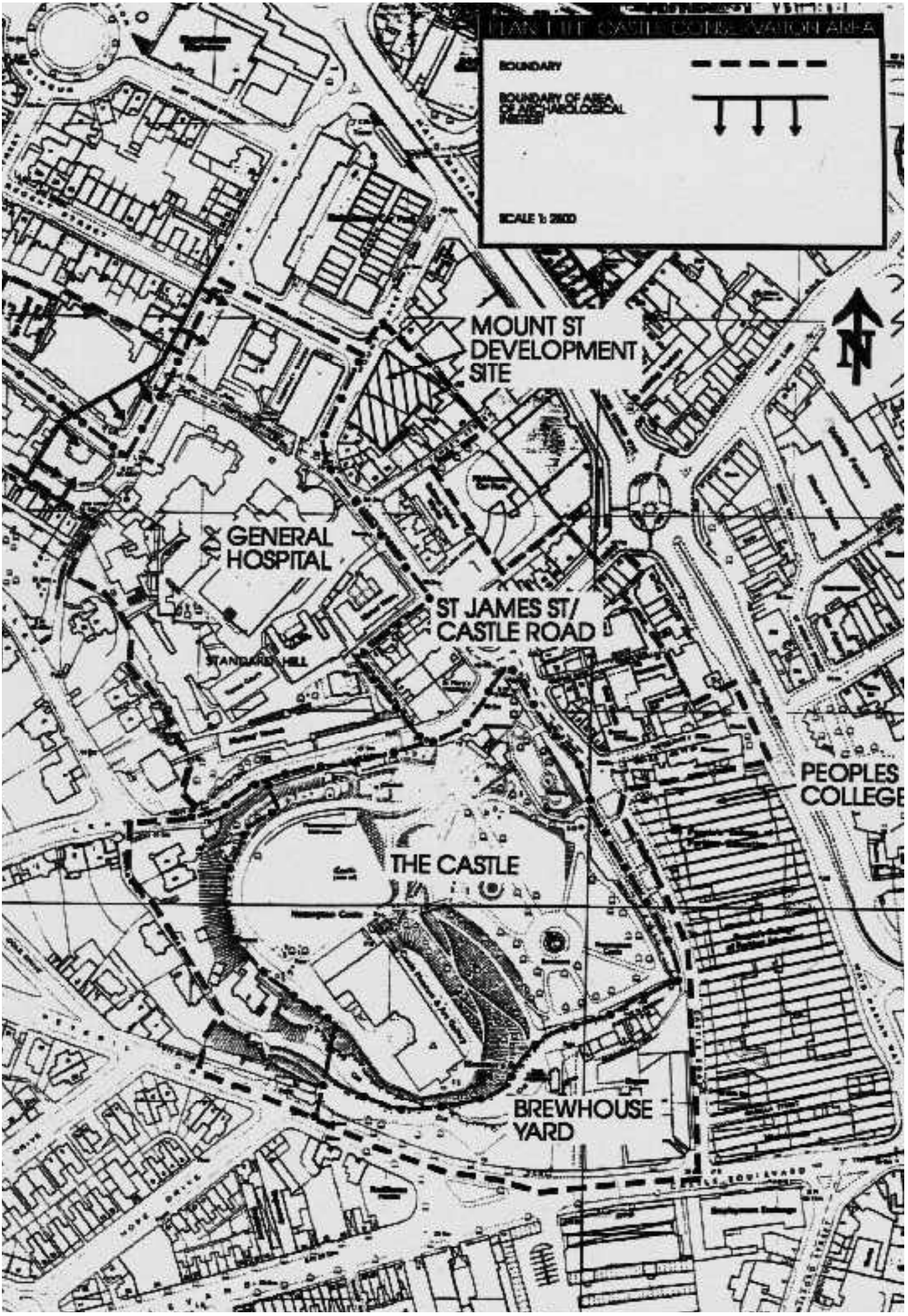
THE CASTLE CONSERVATION AREA



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BOUNDARY
BOUNDARY OF AREA OF ARCHAEOLOGICAL INTEREST
SCALE 1: 2000
MOUNT ST DEVELOPMENT SITE
N
GENERAL HOSPITAL
ST JAMES ST/ CASTLE ROAD
STANDARD HILL
PEOPLES COLLEGE
THE CASTLE
BREWHOUSE YARD

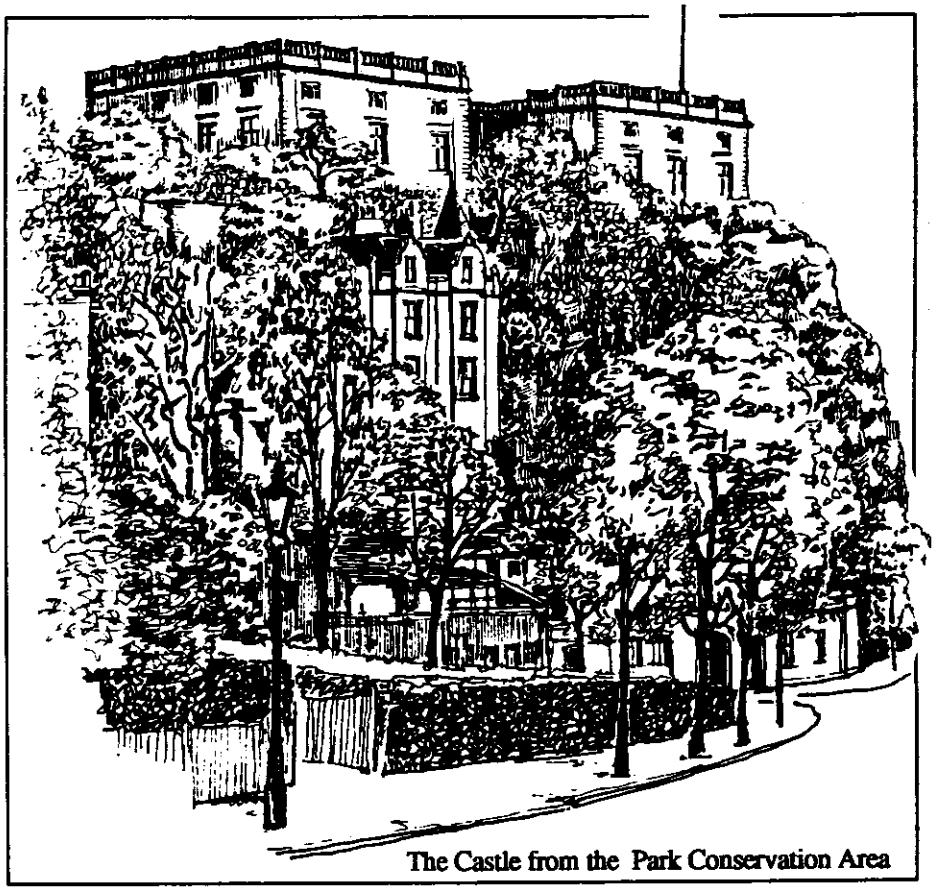
THE CASTLE CONSERVATION AREA

INTRODUCTION

This document defines the special character of the Castle Conservation Area, to provide a sound basis for proposals for its preservation or enhancement and for development control decisions.

The Conservation Area occupies a visually prominent location on a ridge between the city centre and the Park Estate to the west. This ridge-line location, with impressive views out over the Trent Valley, the Lace Market, Colwick Woods and the Park Estate, adds much to its character and imposes particular requirements on development both within and adjoining its boundaries.

There are approximately 50 listed buildings, including the Castle museum, gatehouse and walls which are listed grade 1. The Castle grounds are also scheduled as an ancient monument



The Castle from the Park Conservation Area

The whole of the conservation area, with the exception of a small section north west of Park Row falls within an area of archaeological interest. Local Plan policies normally require an archaeological assessment for planning applications affecting sites within this area and an archaeological field evaluation may also be required before an application is determined. Excavation and recording of remains which cannot be retained in situ will be necessary in appropriate cases.

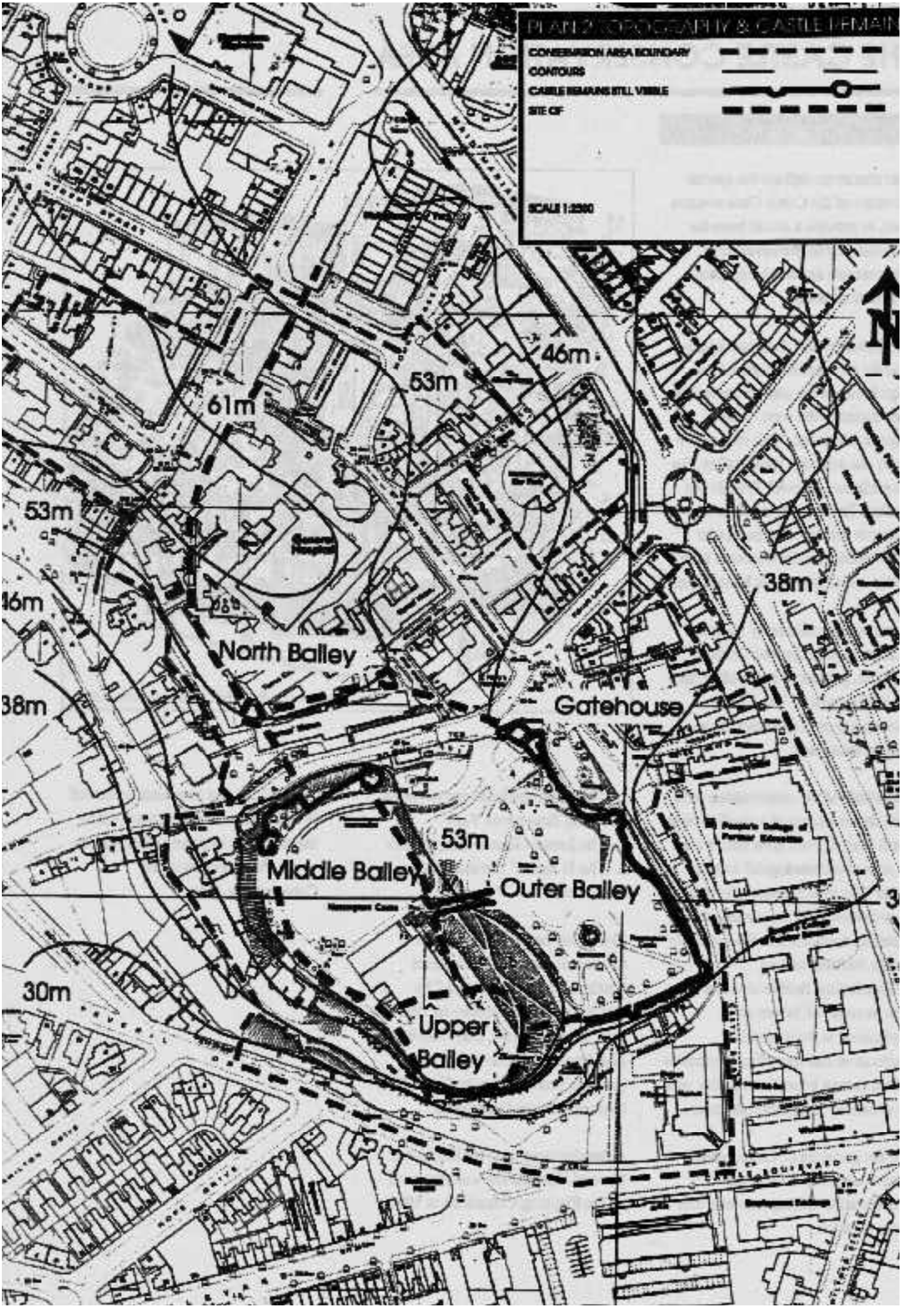
For the purposes of Conservation Area Guidance, the area can be considered as falling naturally into three sections.

1. The Castle Grounds and environs including Brewhouse Yard
2. The former General Hospital site
3. The St James' Terrace/Castle Road area

The Castle has been the subject of two recent reports, "Nottingham Castle, a Medieval Revival," by Nottingham Civic Society in 1991 and "Rock of Ages", a development plan for the Castle Museum and grounds, produced by the Council's Leisure Services Department.

A development brief for the former General Hospital site was approved by the Planning Committee in 1990.

The policies and proposals contained in this document develop and apply the proposals in these earlier reports to the wider context of the Conservation Area.


CONSERVATION AREA BOUNDARY
CONTOURS
CABLE REMAINS STILL VISIBLE
SITE OF
SCALE 1:2500
46m
53m
61m
53m
46m
38m
North Bailey
38m
Gatehouse
53m
Middle Bailey
Outer Bailey
30m
Upper
Bailey

HISTORY

THE CASTLE

The ridge on which the area is located terminates at its southern end in an abrupt cliff, the Castle Rock, overlooking the Trent flood plain. This naturally well defended site, commanding an important crossing point of the Trent was chosen by William the Conqueror as a site for a castle in 1068. The majority of the Conservation Area falls within the area once occupied by the precincts of the Castle.

The original Castle would have consisted of a typical Norman motte and bailey, the motte on the castle rock, with the bailey beyond protected by a ditch and a wooden palisade on an earth bank.

The Castle was strategically very important and was strengthened and extended throughout the mediaeval period. It became one of the most important in England, with extensive royal apartments, a large outer bailey, and a less well defended northern bailey.

The Castle was still an important stronghold at the beginning of the Civil War, when it was seized by the parliamentary forces and, though attacked several times, was never recaptured.

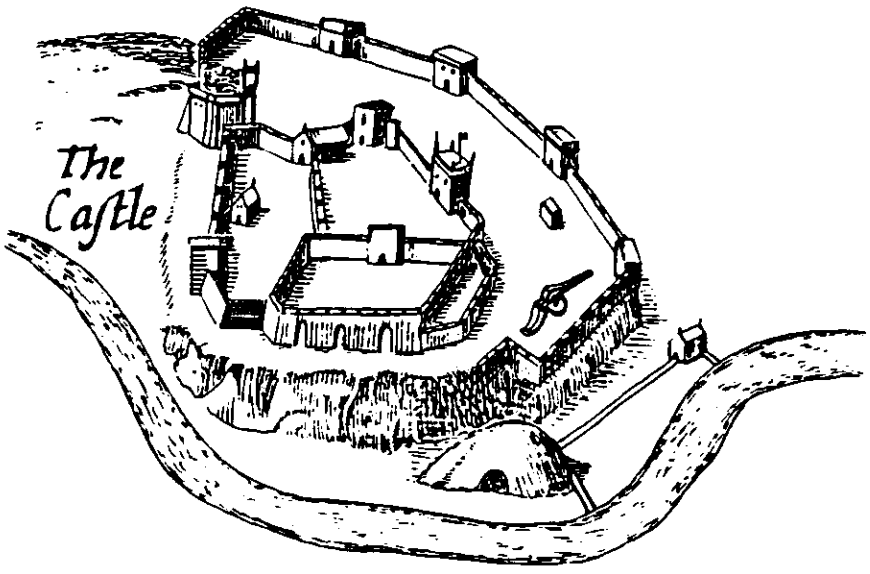
At the end of the war, Parliament ordered its demolition. The site was later acquired by the Duke of Newcastle who commenced the construction of a mansion on the upper bailey and the southern part of the middle bailey.

The building was completed in 1679 and was a principal residence of the Dukes of Newcastle for several generations, but gradually became less well used as Nottingham was industrialised.

In 1831, public unrest at the Duke's opposition to parliamentary reform resulted in the mansion, which had been unoccupied for some time, becoming a focus for rioters and it was set on fire. It remained an empty shell for nearly 50 years before being converted to the first provincial museum of fine art, opened in 1878, with the grounds laid out as a public park.

This is what the visitor today sees although remnants of the Mediaeval Castle and its fortifications can be identified amongst the Victorian landscape features.

The River Leen formerly ran close to the base of the Castle Rock and was important for the transport of goods. Brewhouse Yard was the location of the mills, brewhouse and other facilities to service the Castle and its garrison.



The Castle from John Speedes' Map of 1610

THE GENERAL HOSPITAL

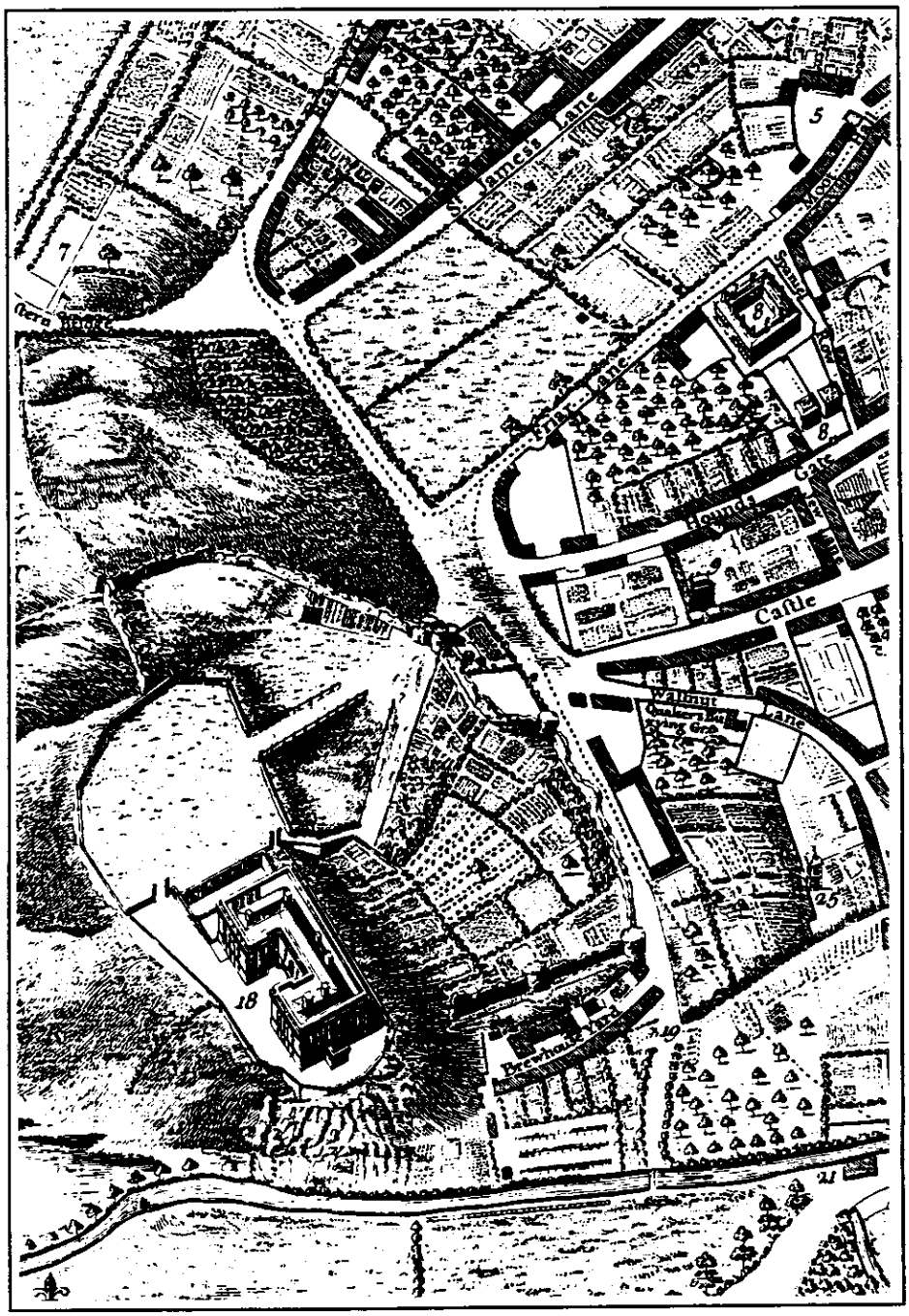
The former General Hospital, opened in 1782, developed and extended gradually on land once forming the northern bailey of the Castle and including the site where Charles I raised his standard to rally his forces at the beginning of the Civil War in 1642. This area contains several buildings of historical and architectural importance.

HISTORY

ST JAMES'S TERRACE/ CASTLE ROAD

The road pattern in the area between the Castle and the Market Square was established as the Norman borough developed before 1200, although there was little building in the part now falling within the Conservation Area before the mid 17th Century. Castle Gate and St James's Street became the location for fashionable houses at this time and the remainder of the area was built up by the mid 18th Century. Many houses from this period still stand.

There are important groups of listed buildings on St James's Street, Castle Gate and Castle Road, including the former Severns Restaurant, an early 14th Century timber framed building. This is one of only two surviving buildings of this age and type in the city. It formerly stood on Middle Pavement on a site now occupied by part of the Broad Marsh Centre and was re-erected here during the 1970's.



The area around the Castle from Badder and Peats' Map of 1741

THE CASTLE

CHARACTER

The approach to the Castle grounds from Castle Road is via the largely rebuilt 13th Century Gatehouse. This was originally reached by a narrow bridge, with drawbridge, over a dry moat. The dry moat has been partly filled to create a gently sloping forecourt, now surfaced with setts in a radial pattern, and a Yorkstone path.

Part of the mediaeval bridge still exists and can be seen from the area below the castle walls to the south, where the statue of Robin Hood is located.

Castle Road itself has been repaved with reclaimed granite setts, laid with wide spacings, small unit concrete slabs and Yorkstone paving. The overall impression is rather fussy and is further marred by poorly co-ordinated street furniture and unauthorised parking.

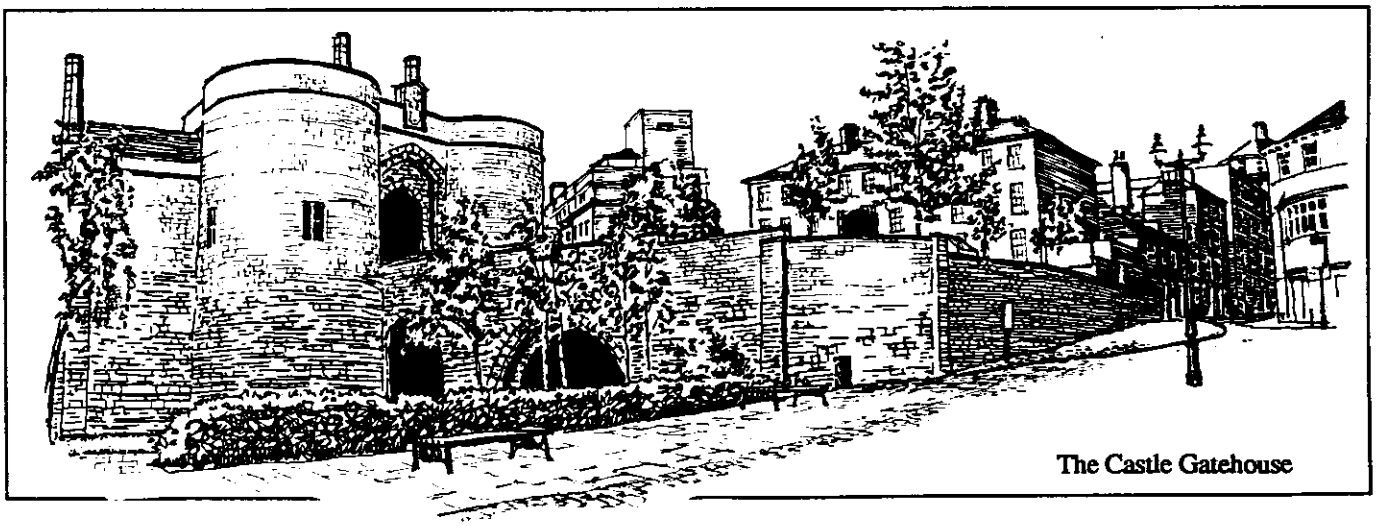
The area below the wall has an elaborate landscape treatment and the gatehouse forecourt is cluttered with street furniture and signs as well as three Oak trees. These are out of place on the former bridge and obstruct views of the gatehouse, reducing its imposing impact.

Further down Castle Road, the imposing stone walls and rock outcrop are partly screened by potentially damaging self set elm and sycamore seedlings growing on the rock. Trampled landscaping and incomplete paths further detract from their impact.

On entering the grounds, the general impression is of an attractive Victorian public park with impressive floral decorations,well kept lawns, an extensive rockery and ornamental trees. To the south formal avenues of trees, a bandstand and shrubberies add to the effect. This is a well used and deservedly popular attraction for visitors and residents.

There is however little appreciation of the impregnable mediaeval stronghold with its natural defences and a curious dichotomy of character results: the visitor is faced with railings and turnstiles, beyond which can be seen numerous paths, a variety of signs, monuments, and in summer, an ice cream van.

The Castle itself is barely visible behind trees growing on the slope of the middle and upper bailey moat. The dry moat to the middle bailey has been partly filled and is obscured by tree growth. The fortifications which existed at the top of the bank are no longer in evidence.



The Castle Gatehouse

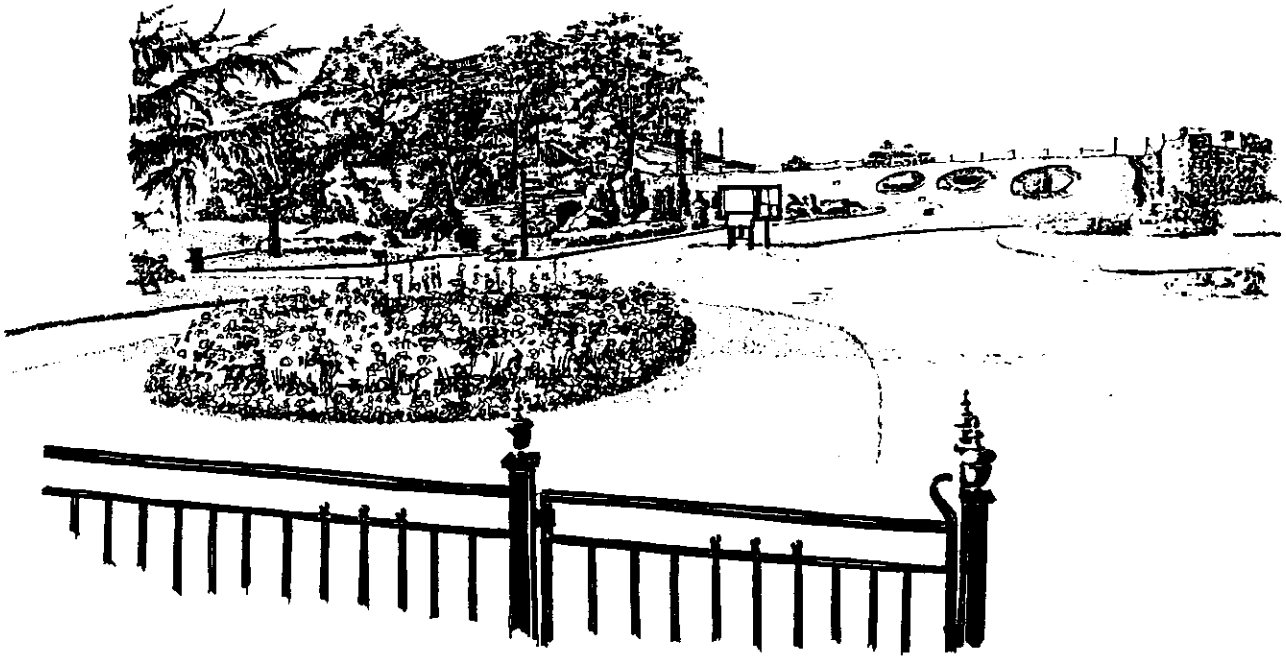
THE CASTLE

Views out of the site can be appreciated from the top of the parapet but are screened by trees and shrubs from large parts of the grounds.

On reaching the middle bailey, the landscape treatment is simpler with much of the area laid out as a flat green. The northern defences of the outer bailey are visible from the adjoining service access road but are not readily accessible. The ducal mansion, now the Castle museum, dominates the scene, with a steep flight of steps leading to the terrace on the east side and the gently sloping access road on the west.

Views out over the Park and Trent valley to the west and south- west are obscured by planting, whilst views back towards the city centre are obstructed by multi storey buildings constructed during the 1960's and 70's.

The Castle terrace, around the building is obstructed by parked cars. Views to the south and south west are impressive but to the east are obscured by tree canopies. Views out over the Park to the west are limited by low level shrubbery and the presence of safety railings, which prevent access to the parapet.



The Castle Grounds from the Gatehouse

THE CASTLE

ENHANCEMENT PROPOSALS

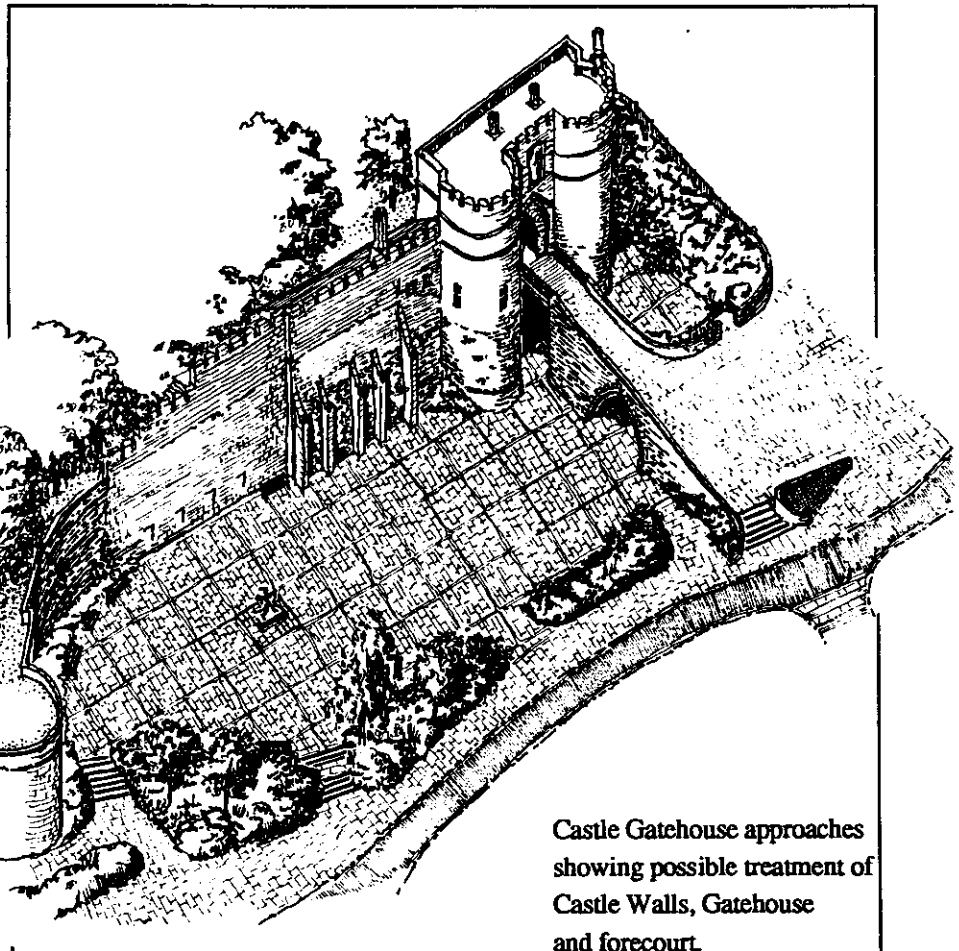
The principal objective of proposals for the Castle grounds and approaches is to emphasise the sense of place of the mediaeval castle whilst providing an attractive setting for visitor facilities, events and public recreation. The proposals will guide the design of new facilities on the site as well as the management of maintenance of existing facilities. They will be implemented over a considerable period, often in conjunction with other developments to improve the museum and its facilities.

There are three main aims.

1. The simplification of the landscape treatment of the Castle grounds and its approaches to enhance the appreciation of the setting of the mediaeval Castle.

2. Creation of opportunities for views out of and into the site which are spectacular in their own right, but also give a better understanding of its naturally defensible position.

3. The revealing or representation, in appropriate style, of mediaeval structures of the Castle and its fortifications.



Castle Gatehouse approaches showing possible treatment of Castle Walls, Gatehouse and forecourt.

CASTLE APPROACHES

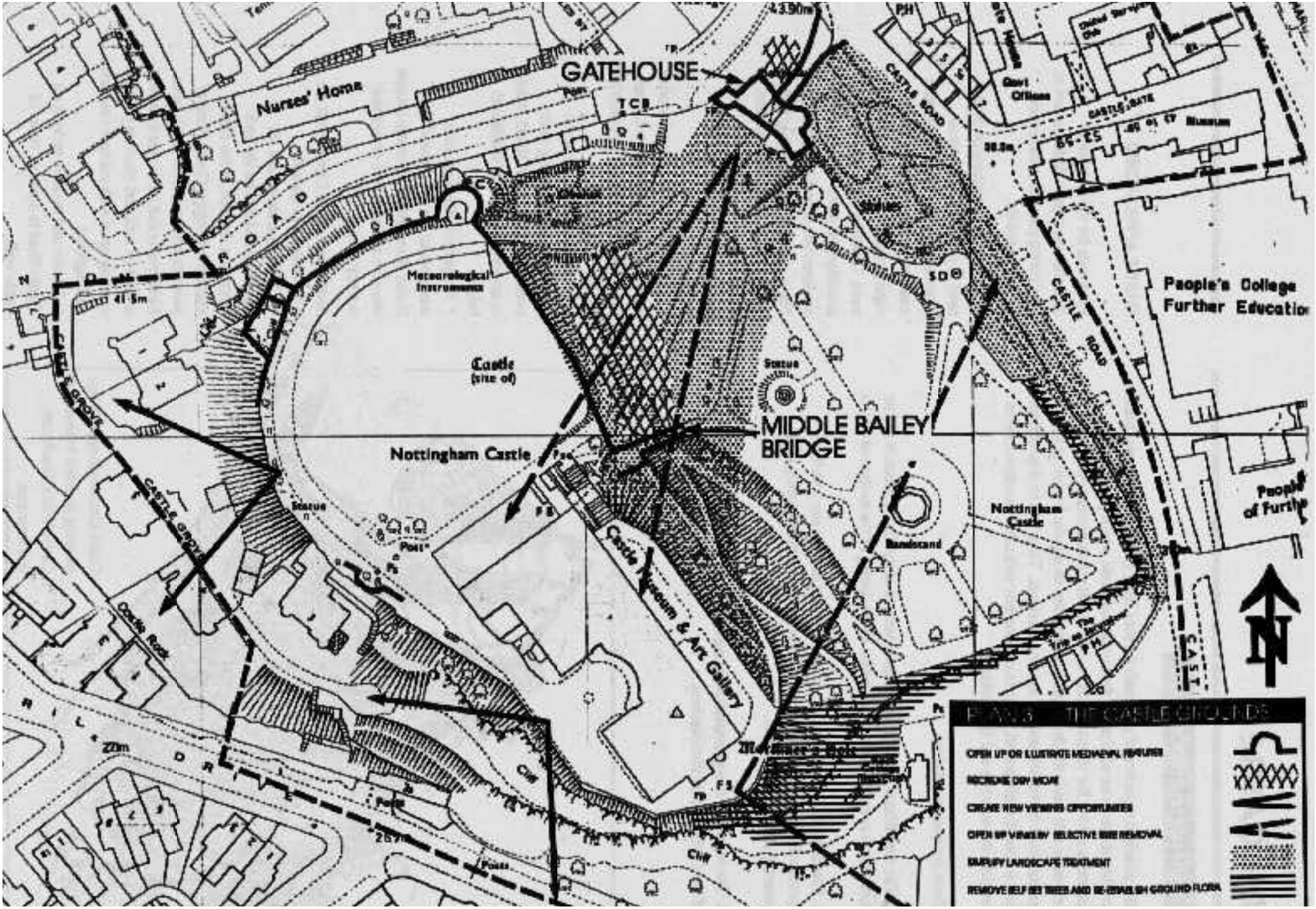
Proposals for the Gatehouse forecourt must provide for its use as a gathering place for visitors and venue for events.

An important consideration is the need to provide a clear visual progression towards the Gatehouse unobstructed by clutter of traffic signs, tourist information, walls and trees. To achieve this, it is proposed to realign the north -eastern wall of the forecourt, where it adjoins Castle Place, possibly incorporating a short flight of steps facing Houndsgate. Subject to the availability of resources the following will be investigated.

* Partial excavation of the forecourt adjoining the Gatehouse to recreate the original drawbridge approach and part of the dry moat.
* Increasing the height of the Gatehouse and adjoining walls overlooking the Robin Hood Statue to approximately their mediaeval height.
* Simplifying the landscape treatment of the area around the Robin Hood Statue, to create a more versatile and attractive events and activity area.

Southwards down Castle Road the following are proposed.

* Carefully manage self set sycamore and elm on the rock outcrop at the base of the castle walls, overlooking Castle Road to promote regrowth of the herb layer. Unify paths and landscape treatment at base of rock and examine possible opening up of rock cut caves to view with lighting.
* Reduce and relocate parking on Castle Road to open up views of castle wall.


GATEHOUSE
Nurses' Home
Meteorological Instruments
Castle (site of)
Nottingham Castle
MIDDLE BAILEY BRIDGE
Statue
Bandstand
Castle Museum & Art Gallery
Nottingham Castle
People's College Further Education
CASTLE ROAD
CASTLE GROVE
Cliff
Post
Path
PLAN OF THE CASTLE GROUNDS
OPEN UP OR ILLUSTRATE MEDIEVAL FEATURES
RECREATE DRY MOAT
CREATE NEW VIEWING OPPORTUNITIES
OPEN UP VIEWS BY SELECTIVE TREE REMOVAL
EMPLOY LANDSCAPE TREATMENT
REMOVE SELF SEEDED TREES AND RE-ESTABLISH GROUND FLORA

THE CASTLE

ENHANCEMENT PROPOSALS

OUTER BAILEY

* Excavate the middle bailey moat northwards to the service access road. Undertake ground modelling between gatehouse and moat to recreate original defensible character of site.

* Simplify the path system, in particular by removal of existing ramped path to the middle bailey.

* Provide a new principal pedestrian access to the middle bailey via the original middle bailey bridge.

* Rationalise and relocate monuments, signage etc; remove unnecessary barriers and turnstiles.

* Carry out limited tree removal to open up views of north end of castle from the gatehouse and approach paths within the grounds.

* Carry out selective crown lifting of trees in the southern part of the outer bailey to improve views out to the east and south east.

* Construct a representation of the missing section of outer bailey wall above Brewhouse Yard to the castle terrace.

It should be noted that these proposals in no way prevent the provision of the imaginative and extensive floral decorations, for which the park is currently well known. These should however be designed so as to enhance the appreciation of the land form and complement views of the Castle.



The View out over the Park

The southern portion of the park, below the north east front of the Castle is virtually unaffected by these proposals and will continue to be managed and developed as an attractive public park.

MIDDLE AND UPPER BAILEYS

* Create an impression of the middle bailey wall in contemporary style above the re excavated dry moat.

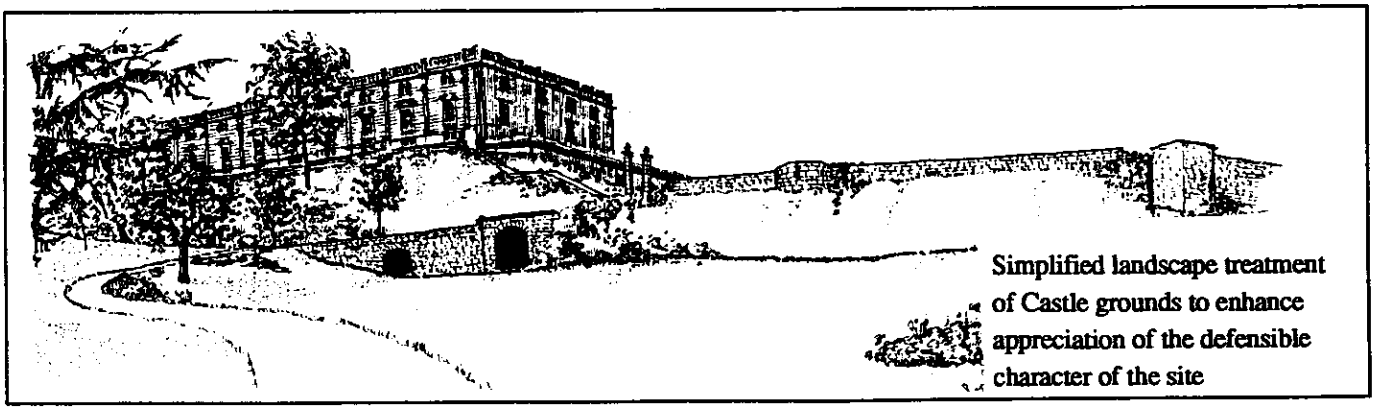
* Open up to public access and view the remains of fortifications at the northern end of the middle bailey, possibly by the construction of a footbridge from the Castle green over the service access road.

* Provision of new viewing opportunities to the west and southwest, over The Park estate, carefully located and constructed so as to respect the privacy of and prevent nuisance to the residents of Castle Grove.

* Reduction of car parking adjoining Castle entrance.

* Limited tree removal, especially on the south east and east side of the castle terrace to improve views out over the Trent Valley and towards the city centre as well as enhancing the visibility of the castle from these areas.

* Provision of a pedestrian link via a footbridge in the vicinity of King Charles Street to the proposed development on the General Hospital Site.



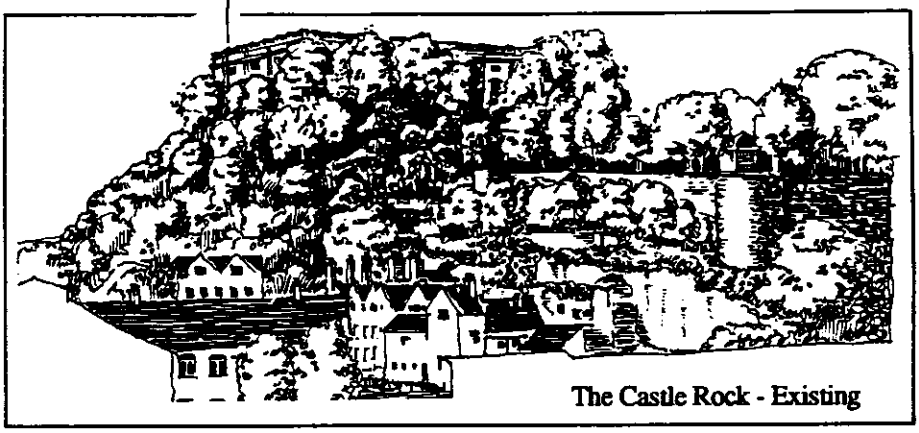
Simplified landscape treatment of Castle grounds to enhance appreciation of the defensible character of the site

THE CASTLE

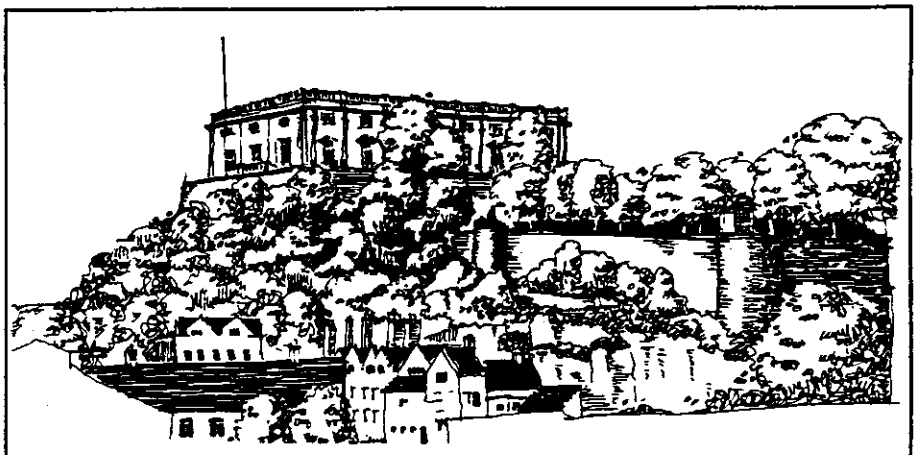
CASTLE ROCK

In recent years the castle rock has become progressively colonised by self set sycamore seedlings. These are obstructing views to and from the castle, as well as suppressing ground flora which can lead to erosion of the soil surface. There is evidence that water and root penetration of fissures in the relatively soft sandstone can lead to instability including damage to caves.

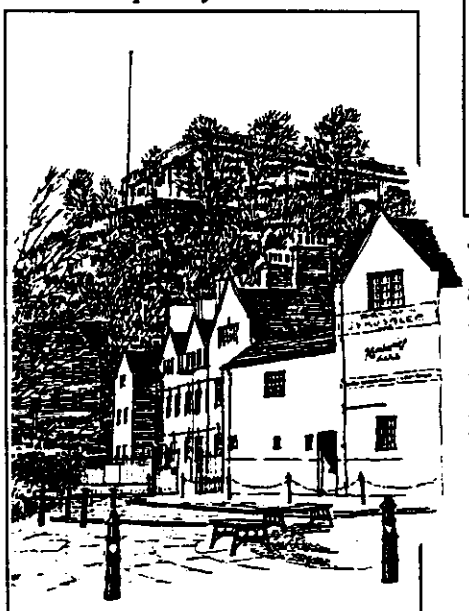
The implementation of a programme for the reduction and long term management of this tree growth and encouragement of the ground flora is therefore a priority.



The Castle Rock - Existing



The Castle Rock - Vegetation management will open up views and prevent possible erosion



Brewhouse Yard from Castle Road

BREWHOUSE YARD

This area contains some interesting 18th and 19th Century buildings including the famous Trip to Jerusalem Inn, some cottages now used as a folk museum and the former Nottingham City Waterworks building, occupied by the museums service.

The area possesses a particular, almost rural, character. Sheltered on the north side by the castle rock and its fortification, with an extensive green running round its base. Many buildings are of a domestic scale and appearance.

There are long term proposals for improved and new visitor attractions at Brewhouse Yard. These are likely to involve alteration to buildings, including the former waterworks building, as well as to the green between the castle rock and Castle Boulevard

Clearly, any alterations will require careful attention to detail in design and materials to ensure that the unique character of the area is respected.

There are excellent close up views of the castle rock which are ideal for sensitive interpretation of the geological exposure of the Sherwood sandstone.

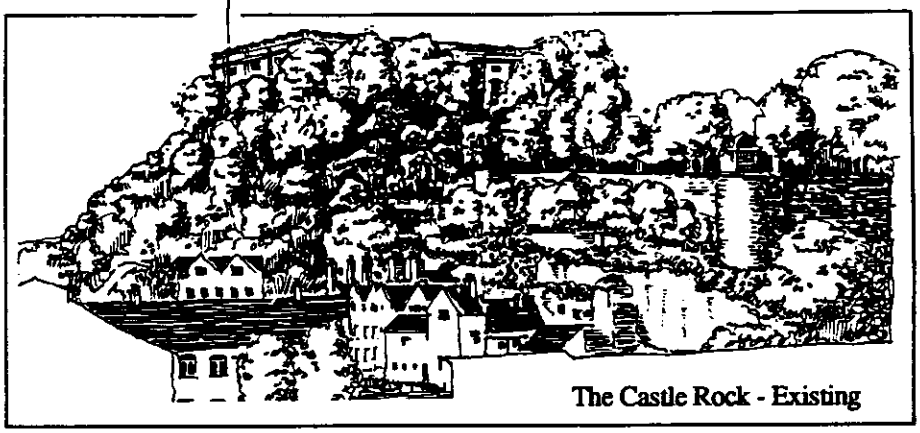
The area would also benefit from minor improvements to the landscaping, paths and walls below the rock at the entrance from Castle Road, similar to the enhancement proposals put forward for Castle Road.

THE CASTLE

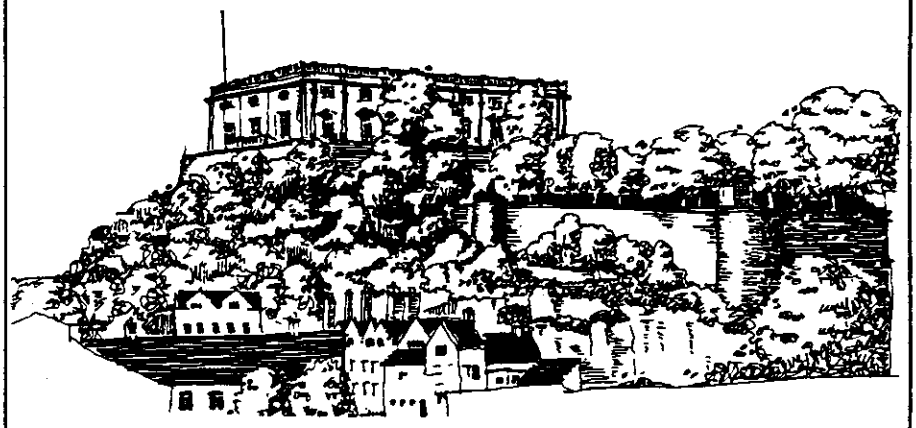
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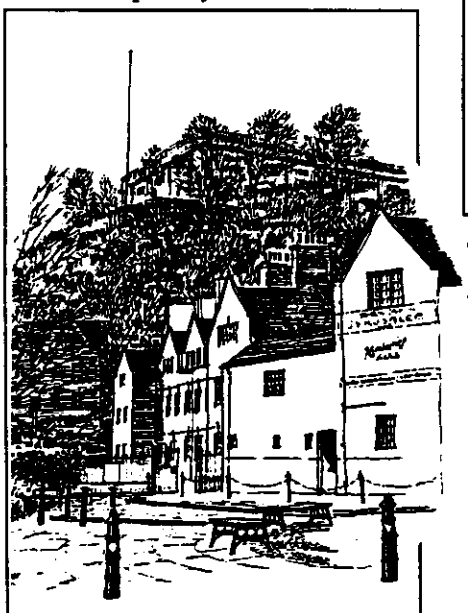
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THE CASTLE

IMPLEMENTATION

Some proposals can be implemented at little cost, from within existing budgets, for instance by changes in management practices. These include the management of tree growth on the Castle rock and below the walls on Castle Road, the opening up of views by tree removal or crown lifting, rationalisation of signs, removal of clutter and unnecessary parking and relocation of the ice cream van to a less prominent location. The aim is to complete these items within three years.

In the approved Rock of Ages report, priority is given to capital projecrts which have a direct benefit on improving visitor facilities for revenue generation.

The benefits of proposals in this document, although no less real, are indirect and their priority is therefore lower. This and the necessity to obtain funding from a wide variety of sources, means that the phasing of implementation is tentative.

Phase 1 years 1-5

CASTLE APPROACHES

Realign gatehouse forecourt wall.

Simplify landscape treatment around statue.

Re excavate part of dry moat.

Relocate parking on Castle Road.

OUTER BAILEY

Simplify path system.

Create new main pedestrian route viamiddle bailey bridge.

Excavate middle bailey moat northwards.

MIDDLE AND UPPER BAILEYS

Create impression of middle bailey wall.

Commence opening up and fortifications at northern end of bailey.

Provide new viewing opportunities. Construct pedestrian link to former General Hospital site.

BREWHOUSE YARD

Minor improvements to landscaping and paths.

Phase 2 Years 5-10

Increase height of gatehouse and adjoining walls.

Construct representation of middle bailey wall above Brewhouse Yard.

Complete opening up of fortifications, including Richards tower.

Increase height of gatehouse and adjoining walls.

Funding

Following formal adoption of these proposals, further detailed work will be necessary to produce accurate cost estimates.

The following option for funding, most of which will require City Council contributions through its own Capital Programme, will be considered

* European funding through EMROP

* Urban partnership funding through the Urban Regeneration Agency

* Millenium Project funding

* Private Sector Partnership.

* The City Council's Other Services Capital Programme

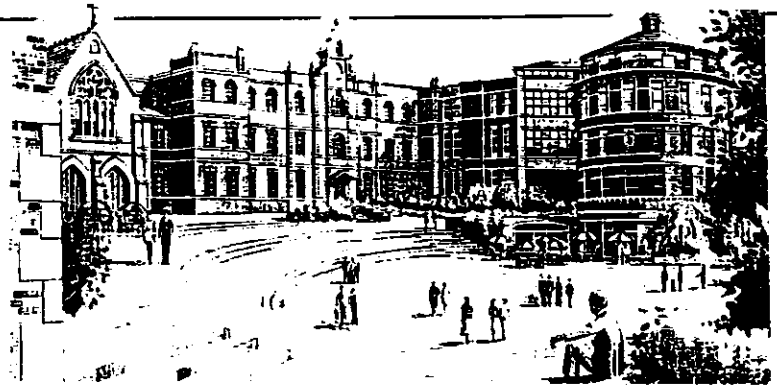
* Commercial sponsorship

* English Heritage Conservation Partnership funding

* English Heritage funding under Section 77 of the Planning (Listed Buildings and Conservation Areas) Act 1990

THE GENERAL HOSPITAL SITE

The former General Hospital site is being developed. Guidelines for development have been set down in an approved planning brief which recognises the historical and visual importance of the site, as well as the value of a number of existing buildings.



The General Hospital Site - showing retained buildings and new public square
Courtesy of Crampin and Pring, Architects.

Principles for acceptable development are as follows:-

* The removal of some of the less attractive buildings, including the multi storey Trent wing, which dominates the site and the skyline when seen from the city centre, the Trent valley and The Park.

* Removal of existing buildings on the ridge overlooking The Park and replacement by new development, no more than four storeys high which continues the castellated form of the silhouette of the villas on Park Terrace to the north.

* Elimination of insensitive extensions, including roof extensions from other buildings which are to be retained.

* The preservation of the remaining historic street pattern in areas where new building is proposed.

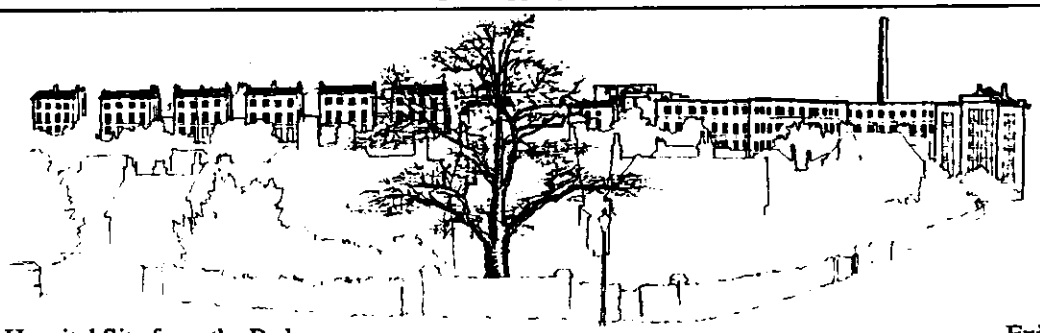
* Improved pedestrian penetration of the site, including access for people with disabilities and the creation of urban spaces, including a major new square in the centre of the site.

* The conversion of important buildings to new uses, including residential, offices, retail and restaurants.

* The construction of high quality new buildings of appropriate character, scale and massing to compliment the site, its setting, retained buildings and new spaces.

* The retention and enhancement of mediaeval features, including the remnants of the Northern Bailey wall, overlooking the Park.

* The possible provision of a pedestrian link via a footbridge over Lenton Road to the castle grounds in the vicinity of King Charles Street.



The General Hospital Site from the Park — Existing



Suggested style of new building to continue the form of villas on Park Terrace

ST JAMES'S TERRACE/CASTLE ROAD

CHARACTER

The original Norman street pattern between the castle and the Market Square was severed by the construction of Maid Marian Way during the 1960's and the development of multi-storey buildings on either side.

Nevertheless, this part of the Conservation area retains much of the character of a Georgian town with three storey red brick houses with slate roofs and classically proportioned facades exhibiting a hierarchy of storeys, having sliding sash windows. Plot widths are generally between five and ten metres with buildings constructed up to the back of pavement line.



St. James's Terrace

Towards the castle entrance, on Friar Lane and southwards down Castle Road, the area is less enclosed, with views out over the low lying land to the south. There is a greater variety of building style and more commercial activity.

The Watson Fothergill buildings on Castle Road, between Houndsgate and Castle Gate in a style transitional between Gothic and Old English, having a complex roofline and feature corners contrasts with the mediaeval Severns building and simple Georgian facades on Castle Gate itself.

OPPORTUNITY SITES

The area contains one development site identified in the City Local Plan, adjoining 79 Mount Street, currently used as a car park. Buildings on this site will be viewed face on from along Cumberland Street and will be readily visible from parts of the former hospital site. The site lies at a point of transition between the uncompromising modern style of the adjoining Albany Hotel and multi-storey car park and the Georgian town houses of the Conservation Area. It is also on an important approach to the General Hospital site with its retained buildings, including the circular Jubilee wing. Building of the right scale will enhance the imposing impact of this important building.

Rutland Place runs off St James' Terrace opposite Standard Hill. It is an unfortunate gap in the otherwise unbroken frontage with views of a multi storey car park entrance and service areas to modern buildings. It is also the location of the main entrance to the Rutland Square Hotel and Conference facility and there is considerable scope for improvements, possibly involving some new building which could create an attractive urban space.

Elsewhere, there is little scope for new development, although the replacement or partial reconstruction of inappropriately designed modern buildings in a style which is in sympathy with the character of the conservation area would be welcomed.

There will be a presumption against redevelopment of listed buildings or buildings of townscape importance.

ST JAMES'S TERRACE/CASTLE ROAD

DESIGN GUIDELINES FOR NEW BUILDING

* Respect the scale, form, massing and urban grain of the Georgian town, visually breaking down elevations and roofscapes of large buildings into components of the appropriate scale where necessary. Buildings should generally be no more than three, occasionally four, storeys with apparent plot widths of between seven and twelve metres, depending on location.

* Provide elevations with a hierarchy of storeys, three dimensional articulation such as window reveals and high quality detail giving a vertical emphasis, and reflecting the character of the existing buildings.

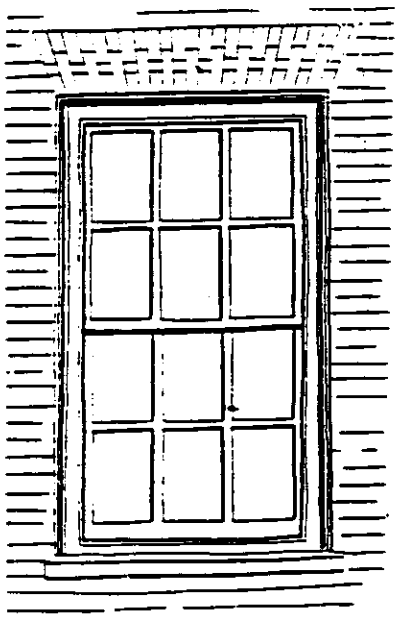
* Use materials that sit well with the colour and texture of traditional materials in use in the area.

* Principal facades, entrances and rooms should front public streets with interesting detail at eye level. Blind walls must be avoided.

Similar principles will apply to the extension of existing buildings, where permissible, and particular care will be needed in the choice of materials.

REPAIR AND RESTORATION OF BUILDINGS

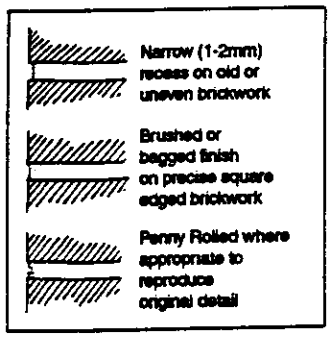
In dealing with the restoration of buildings, particularly historically or architecturally important buildings, it is necessary to carefully match authentic materials and building methods.



Timber vertical sliding sash window with small panes and no horns typical of georgian buildings

Original windows should be repaired where possible, rather than replaced. In those cases where replacement proves to be necessary, timber sliding sash windows with authentic mouldings and glazing bar profiles should be used.

Rainwater goods should be replaced in cast iron with cross sections to match existing.



Acceptable repointing methods for historic buildings

Do not repoint unless necessary. Clean out joints by hand and match the tone and finish of existing mortar using a cement/lime sand mix (usually 1:2:9), normally finished with a slightly recessed joint, pressed home with a narrow pointing tool.

STREET ENHANCEMENT

The Council will institute street enhancement schemes as resources permit, utilising traditional materials and maintaining the appearance of footways and carriageways, even where areas are pedestrianised. Street furniture, lighting etc will be carefully selected and original historic features will be retained wherever appropriate.

Appropriate landscaping will be incorporated into enhancement schemes to reinforce the identity or definition of spaces and emphasise or frame important buildings or views.

LONG VIEWS

The Castle Conservation area's location on a prominent ridge with the Castle at its southern extremity gives it a degree of visibility which is unusual in the city and particularly important to its character.

This has implications for the development of sites outside the Conservation Area where the scale, form and massing of new buildings must ensure that they are subordinate to the prominence of the Castle, and do not detract from views of it or out from the Castle grounds.

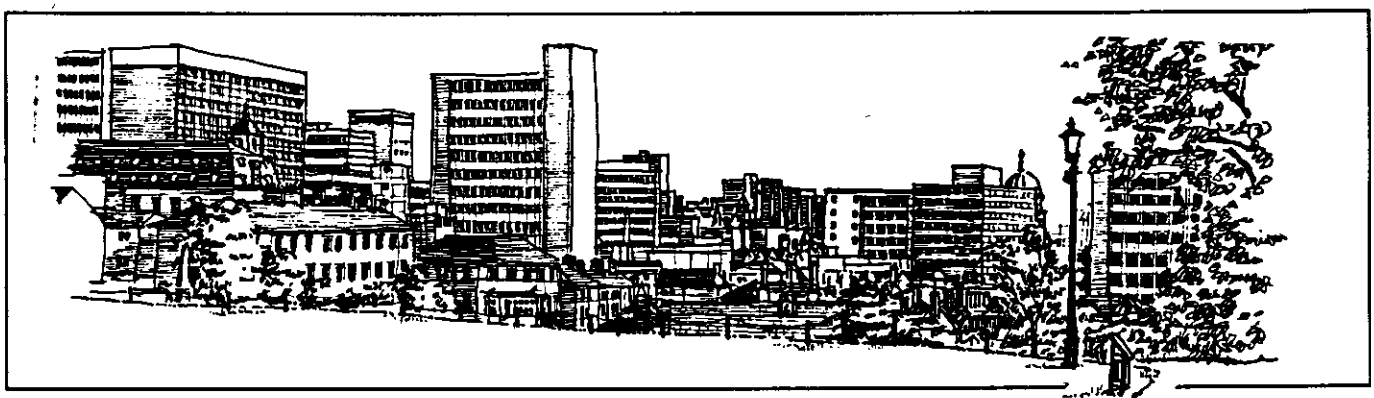
In some instances buildings which are inappropriate in form or massing detract from these views. Some historical connections, in particular between the Castle and the city centre, have been obscured.

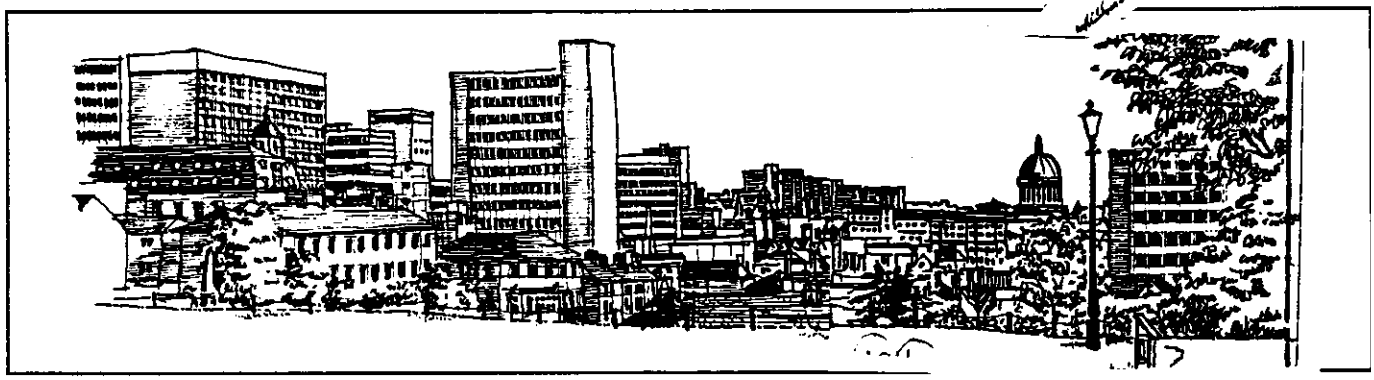
In and around the City Centre, Local Plan policies CD6 and CD7 and supplementary planning guidance exist to control the height and massing of new buildings. This is to protect the historic townscape heritage, skyline and long views, especially views of landmark buildings and features.

These policies have particular relevance to views to and from the Castle and Castle rock, both of which are identified as landmarks.

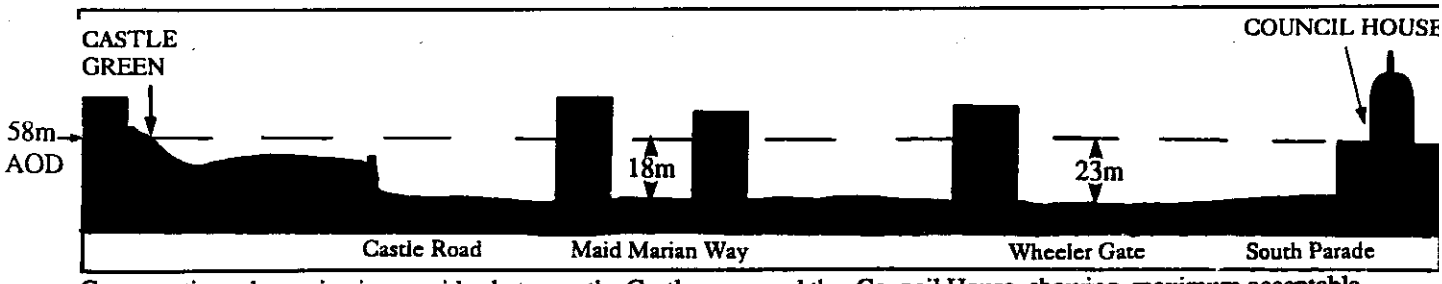
They provide the basis for bringing about the long term objective of re-establishing a visual link between the Castle green and the Council House Dome.

To achieve this, it is proposed that on redevelopment, new buildings and structures within the visibility corridor shown on plan 4, between the Castle green and Parliament Street shall not exeed a height greater than 58 metres above Ordanance datum.This provides for a maximum height of the order of 18 metres in the vicinity of Maid Marion way and 23 metres in the vicinity of Wheeler Gate.

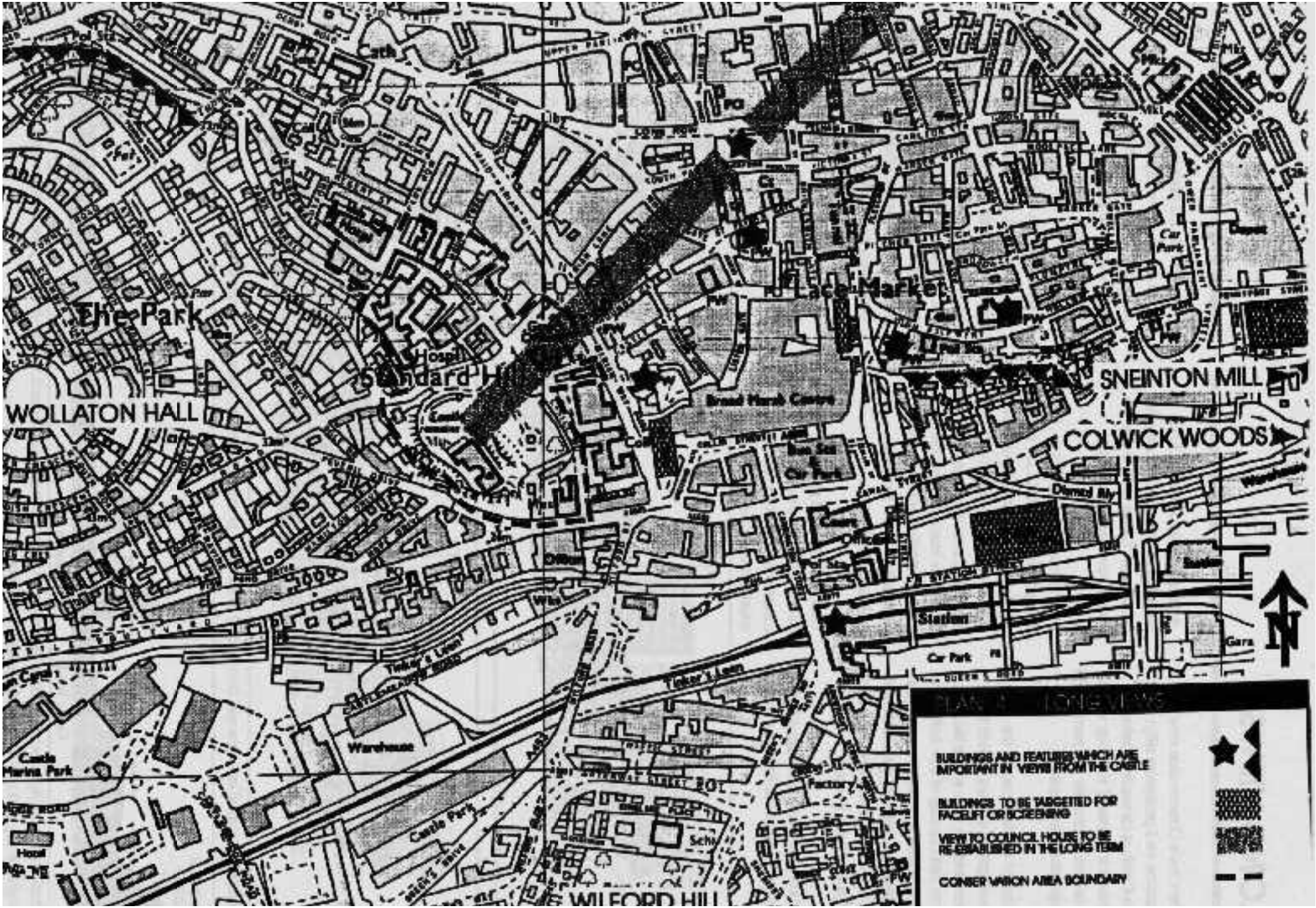




Redevelopment of key sites will be expected to allow for re-establishment of historically important views.



Cross section, along viewing corridor between the Castle green and the Council House, showing maximum acceptable height for any part of a new buildings on redevelopment.


The Park
WOLLATON HALL
Lace Market
SNEINTON MILL
COLWICK WOODS
Broad Marsh Centre
Bus Stn & Car Park
Station
Car Park
Warehouse
Castle Marina Park
Castle Park
Factory
Tinker's Lean
WILFORD HILL
BUILDINGS AND FEATURES WHICH ARE IMPORTANT IN VIEWS FROM THE CASTLE
BUILDINGS TO BE TARGETED FOR FACELIFT OR SCREENING
VIEW TO COUNCIL HOUSE TO BE RE-ESTABLISHED IN THE LONG TERM
CONSERVATION AREA BOUNDARY

LONG VIEWS

Particular care will be needed in the design of developments in the vicinity of the Broad Marsh, south of the city centre, westwards along Castle Boulevard and in the Castle Meadow area to ensure that views out from the castle are enhanced.

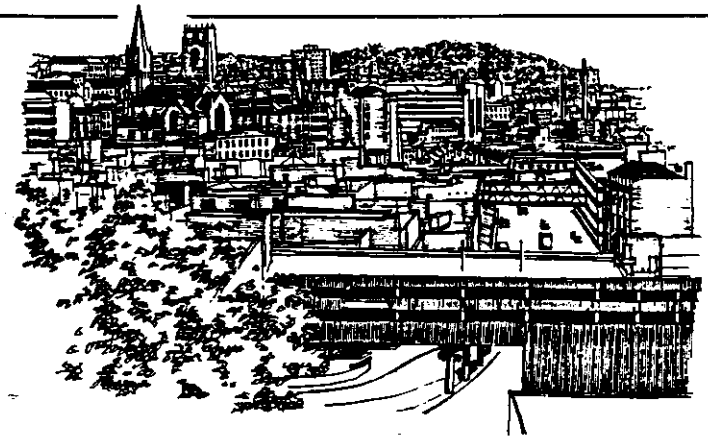
Some buildings which are unlikely to be redeveloped in the foreseeable future, have elevational treatment with inappropriate or horizontal emphasis. The owners of these buildings will be encouraged to carry out facelifting of facades. In some cases screening by new buildings on intermediate sites may be possible.

THE PEOPLE'S COLLEGE

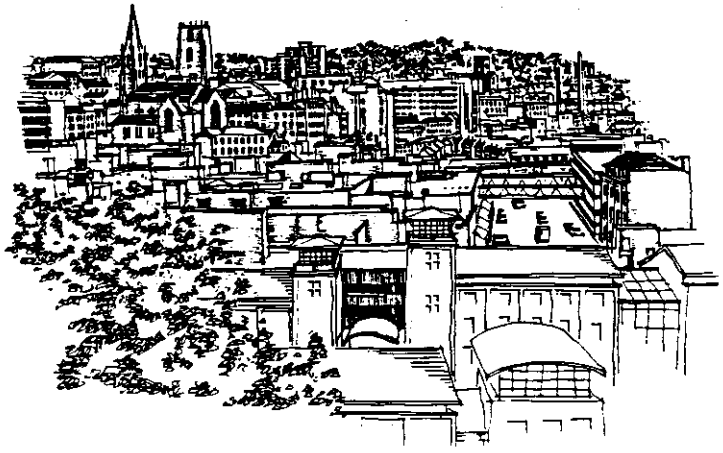
The People's College, is located between Castle Road and Maid Marian Way, south of Castle Gate. It dominates views of the castle from the east and is out of character with the original urban form and grain of this part of the city. It is conspicuous in the foreground of views from the Castle.

The College is expected to remain on the site for the forseeable future but a phased redevelopment programme including comprehensive refurbishment and re - elevation of some buildings is planned.

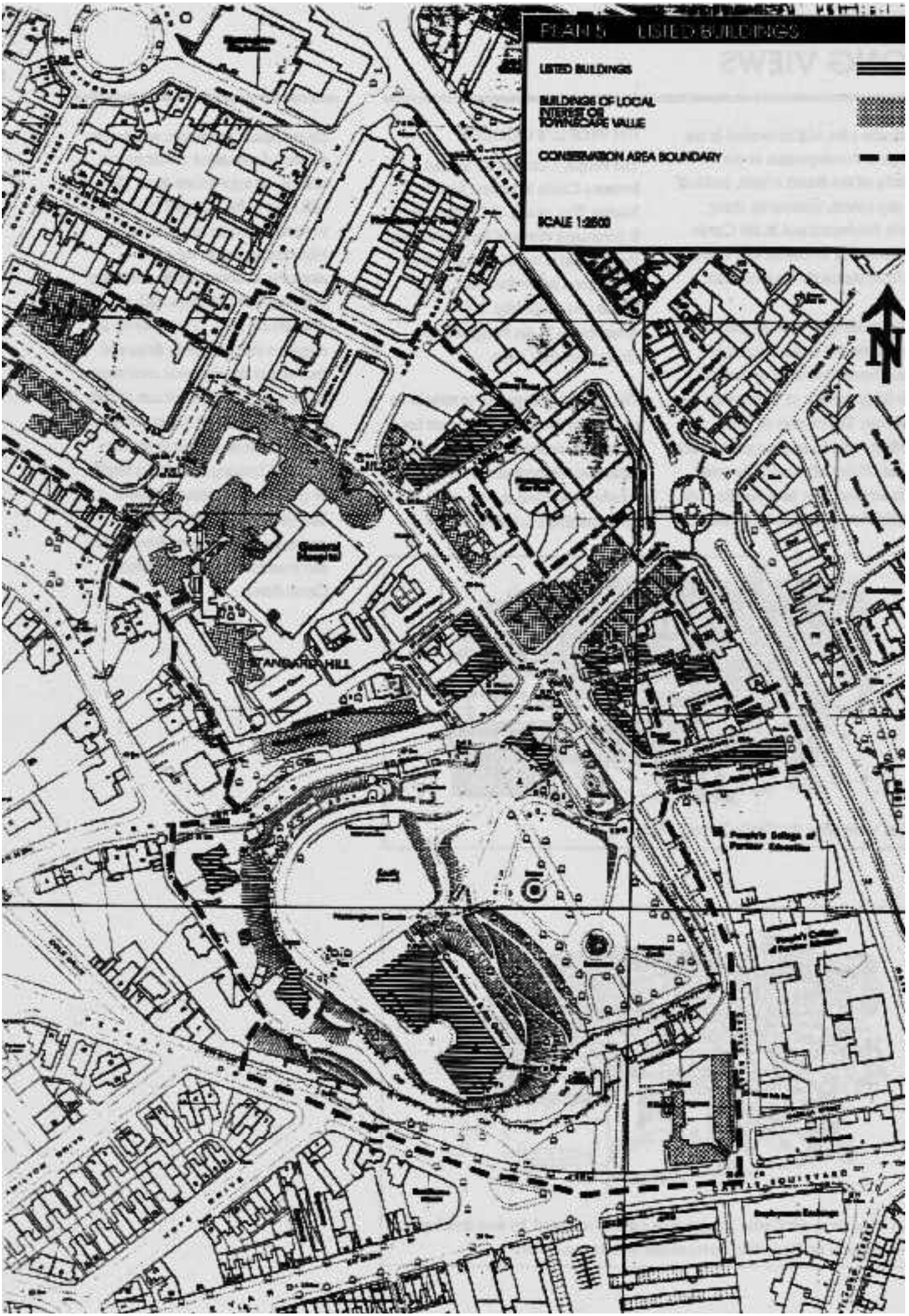
Development proposals, will be the subject of a detailed development brief at the appropriate time. They will need to have regard to the need to retain views to and from St Nicholas's church and other attractive features, whilst screening inappropriate buildings such as the Arndale car park. This is likely to require a mix of mainly three and four storey development over most of the site, with a maximum of five or six storeys at the lower, south eastern section, closest to the car park and fronting onto Maid Marian Way. The development should incorporate an attractive, varied roofscape when viewed from above and present an active elevation to Castle Road.



East View from the Castle Terrace - Existing



East View from the Castle Terrace with carpark screened by new development and buildings on Pennyfoot Street reclad to reduce prominence.


PLAN 5 LISTED BUILDINGS
LISTED BUILDINGS
BUILDINGS OF LOCAL INTEREST OR TOWNSCAPE VALUE
CONSERVATION AREA BOUNDARY
SCALE 1:2500
N
STANDARD HILL

LISTED BUILDINGS

APPENDIX 1

64 Castle Gate - Newdigate House, late 17th Century three storey stuccoed house, good interior features. Prison of Marshall Tallard after Battle of Blenheim.

43-47 Castle Gate - late 18th Century three storey brick houses.

49-51 Castle Gate - Mid 18th Century painted stucco houses.

53 Castle Gate - Mid 17th Century three storey house with brick bands. Late 18th Century door.

55 Castle Gate - late 17th Century two storey house with brick bands.

57-59 Castle Gate - 18th Century or earlier simple two storey stuccoed house.

2 Castle Place - Early 19th Century three storey red brick house.

Castle Road, Former Severns Restaurant - Early 14th Century timber framed building with oversailing first floor, removed from Middle Pavement and re erected on this site.

Castle Gateway - one of only 3 surviving mid 13th Century gatehouses in Britain, retains some original masonry, restored early 20th Century.

Castle Walls - mediaeval and late 17th Century with later additions.

The Castle Museum - late 17th Century mansion, burnt and reconstructed as a museum in 19th Century. Gate piers and Albert Ball statue separately listed.

1-7A Castle Road - late 19th Century picturesquely designed two and three storey, with gables, dormers and tower, by Watson Fothergill.

75-77 Houndsgate - late 19th Century by Watson Fothergill, forms part of 1-7A Castle Road.

67-69 Houndsgate - late 18th Century three storey red brick with slate roof.

70-72 Houndsgate - late 18th or early 19th Century three storey red brick with stone window arches.

76 Houndsgate - late 18th Century three storey red brick, main frontage is to Castle Place.

Brewhouse Yard - Trip to Jerusalem Inn - mainly 17th and 18th Century house incorporating very ancient rock cut rooms. Claimed date 1180.

5-8 Brewhouse Yard - mid 17th Century three storey red brick gabled house - some modern features.

Brewhouse Yard - Rock Cottages - Similar to 5-8 Brewhouse Yard.



Listed buildings on Castle Road

LISTED BUILDINGS

APPENDIX 1

Castle Boulevard - telephone kiosk, type K6 traditional design by Sir Giles Gilbert Scott. Opposite Newcastle House.

1, 2 and 3 Castle Grove - dated 1836. Two storey houses by T C Hine in white, red and blue brick with slate roofs. Part of the earliest phase of the development of the Park Estate.

Lenton Road - telephone kiosk, type K6, traditional design by Sir Giles Gilbert Scott. Adjoining gates to Brewhouse Yard.

64 St James's Street - mid 18th Century three storey red brick house with stucco bands. Good interior features.

66 St James's Street - late 18th Century three storey red brick house. Modern door and ground floor windows.

68 St James's Street - mid 18th Century three storey red brick house with stucco bands. Good interior features including staircase.

70 St James's Street - mid 18th Century plain four storey house in red brick.

72 St James's Street - late 18th Century four storey red brick with stucco pilasters on ground floor. Modern central door but good interior features.

74 St James's Street - mid 18th Century red brick four storey house.

76 St James's Street - mid 18th Century red brick house. Has associations with Lord Byron.

1 and 2 Standard Hill - late 18th Century four storey house.

Standard Hill, Parish rooms - early 19th Century two storey brick building with modern glazing.

Standard Hill, St Mary's and St Peter's Vicarage - early 19th Century imposing three storey red brick.

Produced by:
Nottingham City Council
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Reprinted, April 1995