Mapperley Park and Alexandra Park Conservation Area

Character Appraisal and Management Plan



February 2007

Foreword

Following a report to the Area 5 Committee on 24 May 2005, the Conservation Area Character Appraisal was first published for a public consultation during June and September 2005, culminating in a public meeting held in the St Luke's Church Hall on 10 September 2005.

The outcome of the public consultation on the Conservation Area Character Appraisal was reported to the Development Control Committee on 21 June 2006 and in response to the planning issues by the this public consultation, a draft management plan was endorsed for public consultation.

The responses received from this further round of public consultation, including a public meeting held at St Augustine's School Hall on 18 October 2006, were reported to the Development Control Committee on 21 February 2007, which resolved to approve the revised Management Plan.

CONTENTS

Mapperley Park and Alexandra Park Conservation Area Character Appraisal 1
Summary 1
Historic Context 2
18th Century 2
19th Century 4
20th Century 11
Modern Context 17
Character Appraisal 18
Spaces and Street Pattern 21
Scale and Density 22
Setting 23
Materials 24
Local details 27
Contribution of Trees and Planting 29
Negative Factors 33

Mapperley Park and Alexandra Park Conservation Area Management Plan 34
1. Introduction 34
2. Planning Policy Framework 34
3. Planning Applications for New Development 35
4. Design Guidelines for New Development 36
5. New Development in Garden Areas 36
6. Extensions to Houses 37
7. Sustainable Development 38
8. Satellite Dishes and Other Antennae and External Alarm Boxes 38
9. Demolition of Buildings and Structures 39
10. Flatted Accommodation 40
11. Car Parking 41
12. Boundary Walls 41
13. Trees in Private Ownership 42
14. Streetscape and Street Trees 42
15. Open Spaces 42

APPENDIX 1 43
MAP OF THE CONSERVATION AREA

APPENDIX 2 44
CHANGES TO THE CONSERVATION AREA BOUNDARY

Mapperley Park and Alexandra Park Conservation Area Character Appraisal

Summary

'The Edwardians, in particular, were highly sophisticated builders of new suburbs. They had perfected the art of pattern book development, and pioneered spacious, bright and well designed terraced cottages, houses and villas….It's little wonder that so many of these neighbourhoods have weathered so well…. They are very often high quality, liveable environments and retained what we often call today, a human scale.'

(David Lunt 2003)

Mapperley Park and Alexandra Park developed as an exclusive suburb for the Edwardian middle classes. Speculatively built and completed over a period of over fifty years, properties display a range of styles from the late 19th through to the mid 20th century. The Conservation Area includes many good quality examples of the range of Vernacular Revival styles that defined the late Victorian and Edwardian periods; with Gothic and other Victorian styles on the edges of the area contrasting with the more homely individualistic styles of the 20th century Vernacular Revival that comprise the core of the estate. The resulting architectural quality of the area is high.

Mapperley Park and Alexandra Park retains the leafiness characteristic of its parkland landscape origins. Within the Conservation Area, mature street trees combine with trees along garden boundaries to continue the Arcadian feel along the majority of thoroughfares. The topography combined with planting creates one of the areas defining characteristics; the symbiotic relationship of landscape setting and buildings.

A range of interventions in the late 20th century has increased the density of development of the area. New buildings have taken the form of apartments, small mews developments and single buildings in garden frontages of earlier dwellings and a number of the larger Victorian houses have been converted to apartments.

With the very high quality of the surviving historic fabric and its picturesque setting the area retains the essence of the Edwardian suburb at its core. The grand late Victorian villas along the outer roads stand testament to the high architecture that prevailed during the earliest settlement of the area.

Historic Context

18th Century

> *'To be sold to the highest bidder…A compact freehold estate called Mapperley situated in the parish of Basford, within one mile of Nottingham, consisting of two messuage[1] houses, and 18 closes of rich meadow and pasture land adjoining thereto, and lying within a ring fence, containing 88 acres and upwards. There are also 12 acres of arable land to the said estate, as its proportion of break from the Forest. Mapperley is a very pleasant situation, near Sherwood Forest, in a fine sporting country and is entitled to a common right, without stint on the said Forest.'*
>
> *(Nottingham Journal 14 November 1772)*



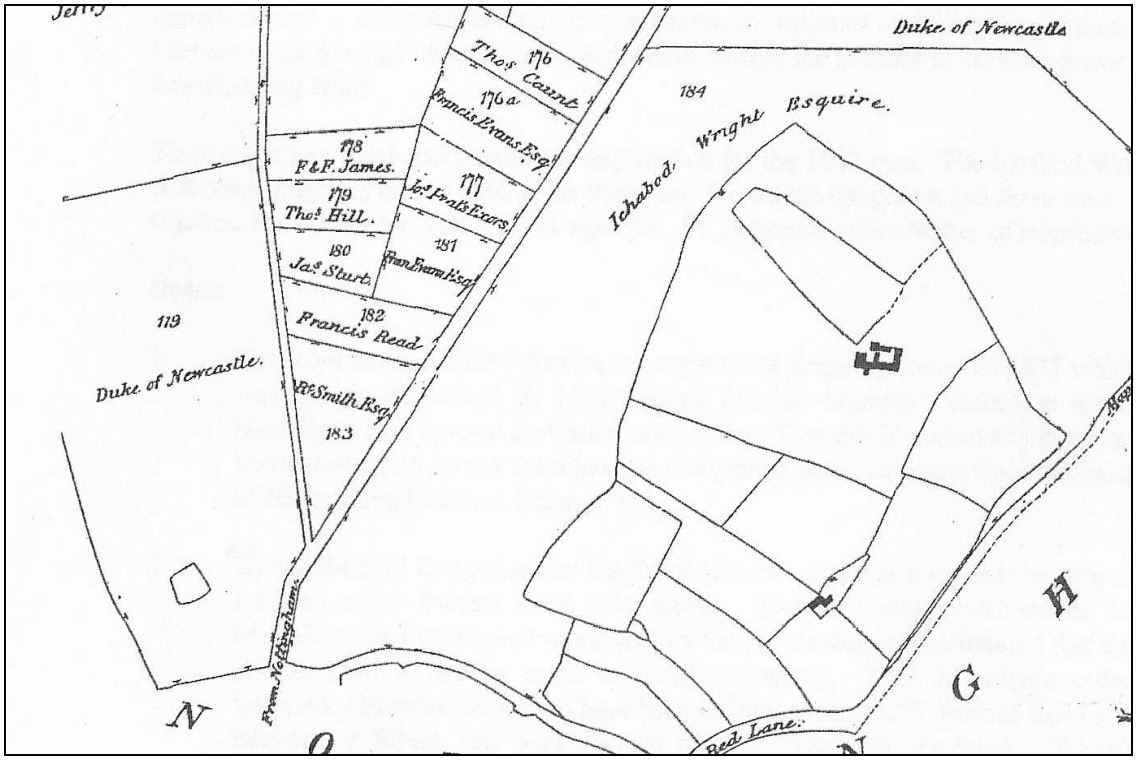
Chapman 1774

It is likely that the purchaser in response to this advertisement was the banker, John Smith. During the time of his ownership the land remained undeveloped. On his death in 1776 the estate was passed to one of his daughters also married to a banker, Thomas Wright. On Thomas Wright's death in 1790, the estate passed to their eldest son, Ichabod also a successful banker and well respected in the business community[2].

[1] A legal term to describe a dwelling house together with its outbuildings curtilage, and the adjacent land appropriated to its use

[2] Ichabod became a Freeman of Nottingham in 1791. Throughout his life, he continued the family's active interest in the nearby working community of Carrington. He gave land and money to encourage its development with proper social provisions including a school and church.

The land awarded to the family In the Basford Inclosure Act of 1792 also included the wider wastes to the north and south; from Redcliffe Road in the south to Private Road in the north and from Mansfield Road in the west to Woodborough Road to the east, an area that corresponds almost exactly with the present day Conservation Area boundary, aside from the strip of land along which Private Road now runs which was in separate ownership, awarded to the Duke of Newcastle.



Basford Inclosure Map 1792 (extract) showing Mapperley Hall

Between 1790 and 1792 Ichabod Wright built the original Mapperley Hall. In 1794 the outer park was enclosed and a plantation established that included oak, ash, elm and beech.

18th Century Legacy

The earliest legacy from the 18th century is in the surviving Veteran trees from the original parkland; in particular a copse above what is now Woodland Drive shown in sales particulars from the 1780's. The location of some of the early roads can be directly attributed to the parcels of land identifiable within the boundaries of the 1792 Inclosure Award.

19th Century

> *'The Land is divided into Lots, suitable for the erection of houses intended for Country Residences, and either with or without Gardens and Pleasure Grounds…The Scenery commands the most extensive and beautiful Views which the Neighbourhood of Nottingham presents…a Brick Yard is erected at the extremity of the Estate for supplying Purchasers at a reasonable Rate with Bricks for Building.'*
>
> *(Nottingham Journal 7-9th August 1822)*

One of the first areas to be developed was on the land apportioned to the Duke of Newcastle to the north of the estate. By the early 19th century the land had been sold on to Samuel Cartledge, who on advertising plots for sale expressed his own particular requirements for any new development stating that that all houses should be 'stone coloured and slated'. The imposition of such 'aesthetic' requirements by the freeholder was common practice. He named the area, 'The Mapperley Place Estate' and commissioned Mapperley Place Cottage in 1825. Initial development concentrated along this area to the north. By 1835, Private Drive (then Road) and Mapperley Street had been laid.

In 1845 Mapperley Hall was further developed with an Italianate front and an extra floor. Later in the early 1850's Woodborough Road was upgraded from a track and Mapperley Road was cut but remained unsurfaced.

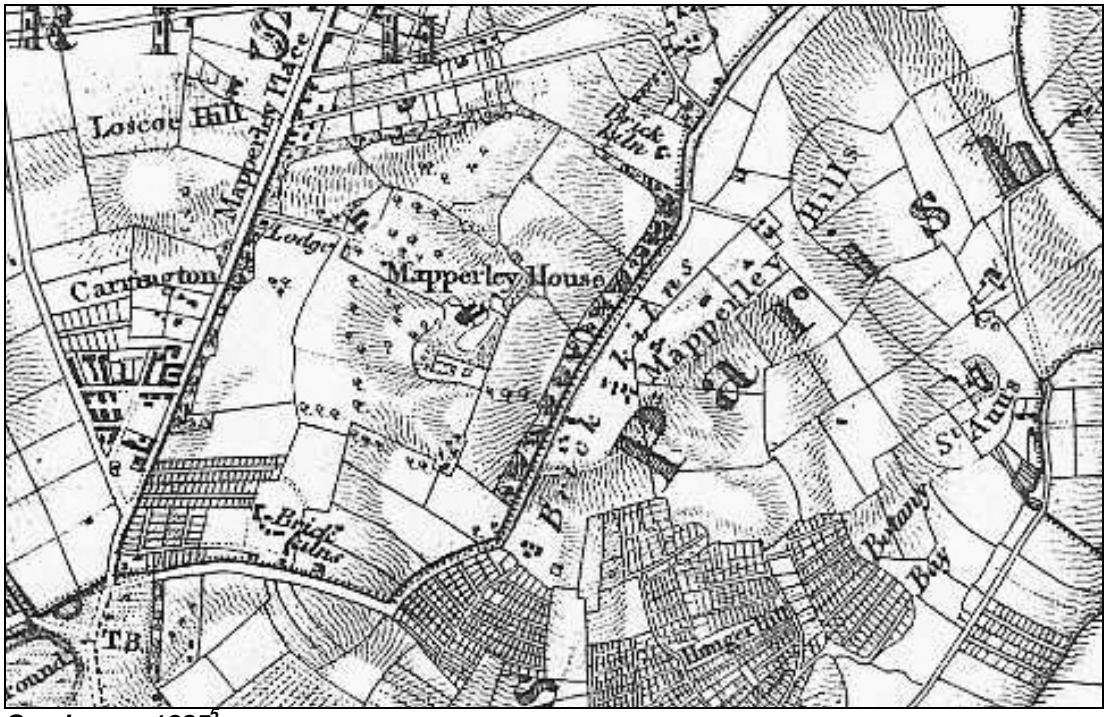
By the time of the completion of the Nottingham Enclosure in 1865 most of the land to the south towards Nottingham in the area known as the Sand Field had been apportioned and developed, including the nearby Arboretum. A characteristic of these developing suburban estates was that they were well served by transport links to the town. A number of longstanding major roads bounded Mapperley estate including the north/south Mansfield Turnpike and Woodborough Road (then Mapperley Plain Road). Linking them to the south was Magdala Road; an important east/west link to Mapperley Top. One of the earliest roads in the area was Redcliffe Road (then Red Lane); a track that led to the Mapperley Plains clay pits and brick makers[3].

By 1877 to the east of Mapperley Park, the initial development of Alexandra Park had taken place with the construction of four large villas and ancillary accommodation, all within large plots. The development of the Mapperley Estate had yet to start, though a map prepared for the Wright family in 1863 shows the estate divided into numbered fields and plots[4].

---

[3] The nearest alternative route being along what is now Woodthorpe Drive

[4] Ichabod Wright had died in 1862 at the age of 95 and the map may have been little more than an inventory. Following his father's death in 1862, the eldest son Ichabod Charles (67 years old when his father died) remained at the Hall until c1869 when he agreed to lease the Hall and land to Edward Manlove of Ruddington. He died shortly after in Sussex at the home of his son Colonel Charles Ichabod who then moved back to Nottingham, though ill health shortened a promising political career as MP and he took residence at Stapleford Hall.



Sanderson 1835[5]

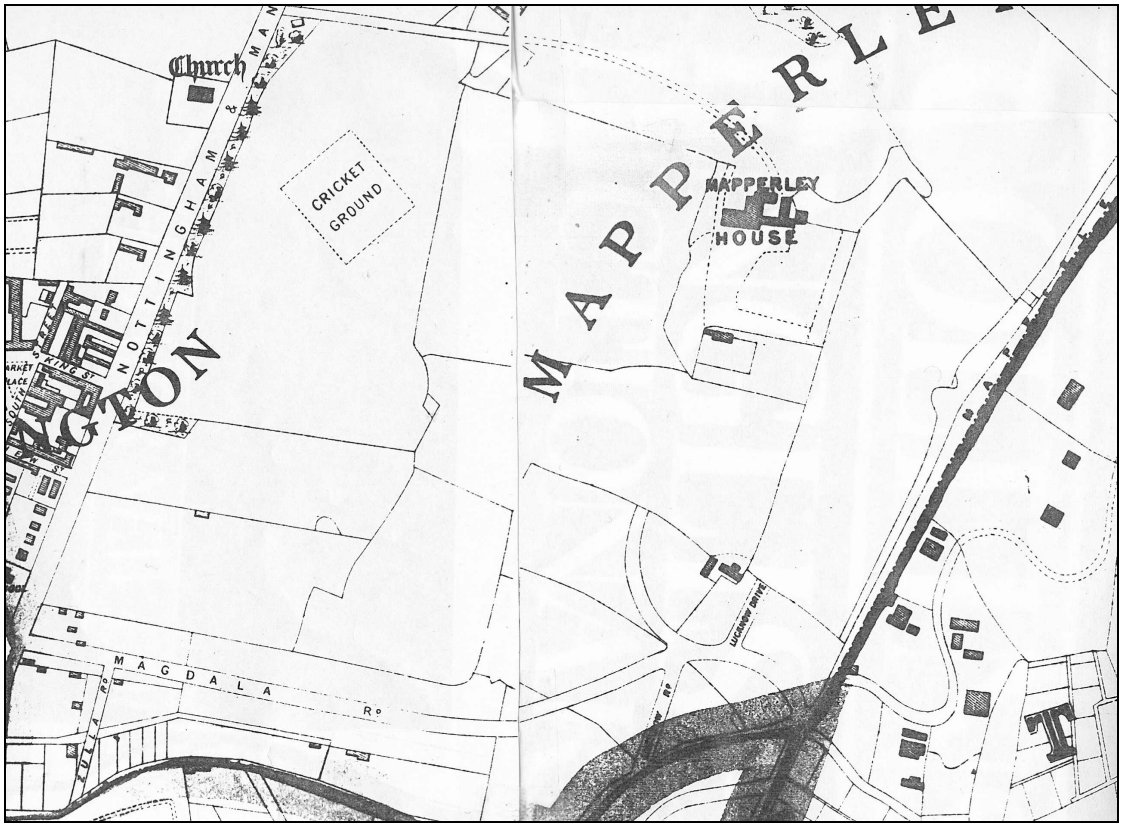
1877-1882

The first indications of the development of the Mapperley Park estate came in 1873, when Colonel Wright began to release land due south of the Hall and grounds[6]. A document from that year refers to a sale of land bounded by Woodborough Road, Magdala Road (upper portion) and Lucknow Drive for six houses (though only one was built). The early development of Private Drive and Mapperley Street continued with the construction of eight large villas in substantial gardens. The earlier cottages along the Mansfield Turnpike frontage between Mapperley Street and Private Drive were extended or redeveloped to accommodate larger villas.

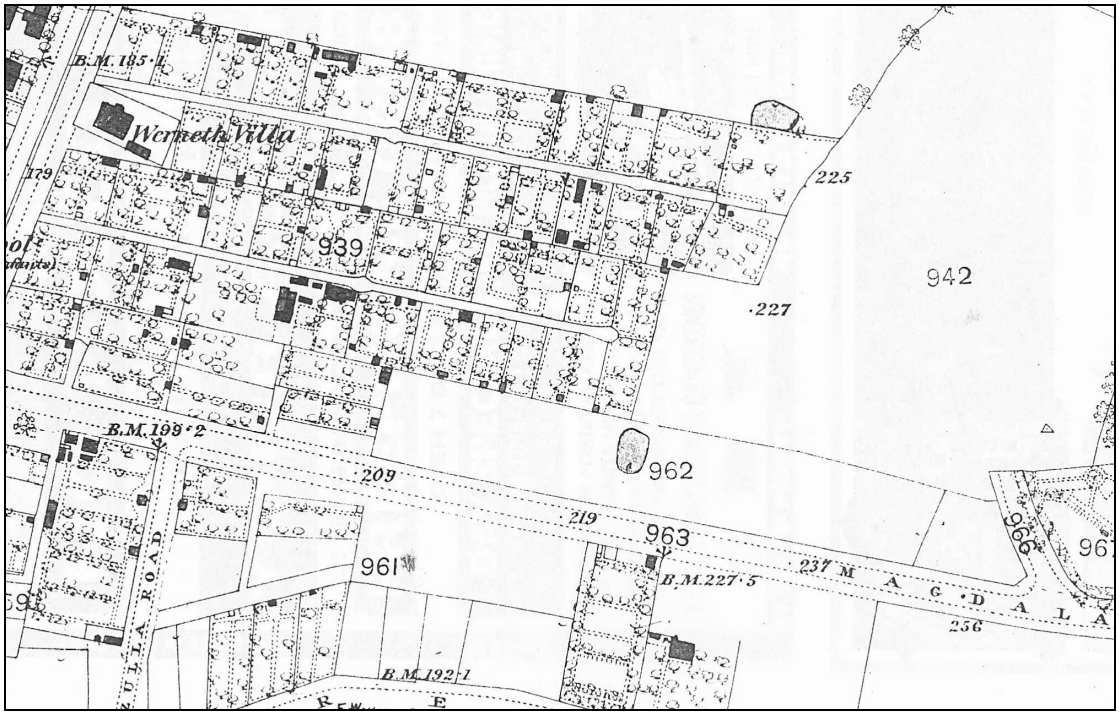
With the Borough extension Act of 1877 and the expansion of Nottingham from 1,996 acres to 10,935 acres a number of satellite villages were brought within the compass of the town, including Mapperley[7] and neighbouring Carrington and Sherwood. Significantly, the following five years saw the start of the development of the estate. Though piecemeal, it was evident by 1882 that the area was to become a substantial residential suburb.

Initial development took the form of setting out of roads. The first smaller 'residential' roads of Elm's Bank, Zulla Road, Lucknow Drive and Lucknow Road were laid and named at this time and Lucknow Avenue was laid but not named. Early concentrations of residential development were focused on unrelated plots

[5] The results of Enclosure are shown in the field pattern.
[6] Which by this time had been leased to William Lambert, Henry Smith Wright of Lenton Hall and Frederick Wright of Radcliffe-on-Trent
[7] Until the Act, Redcliffe Road (then Red Lane) was the northern extent of the town.



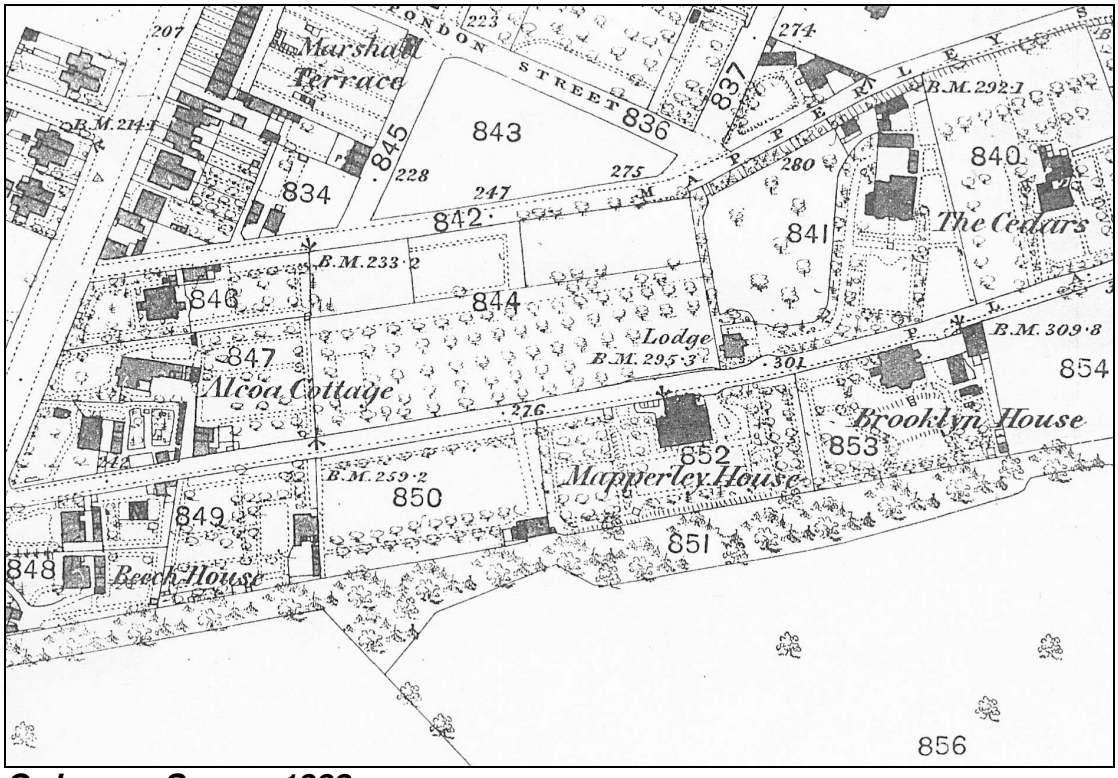
Tarbotton 1877



1882 Ordnance Survey

located throughout the area and the existing built frontages of Private Drive and Mapperley Street (then Road) to the north were further consolidated.

Elm Bank (Elm's Bank) to the south was laid and developed at this time. Between Elm Bank and Chestnut Grove along Mapperley Road six villas were built and along Chestnut Grove two detached and a pair of semi detached villas were built, the first semi detached properties in the area. Two villas were built on Redcliffe Road (Red Lane) and along Woodborough Road between Chestnut Grove and Elm Bank new development included five substantial villas.



Ordnance Survey 1882

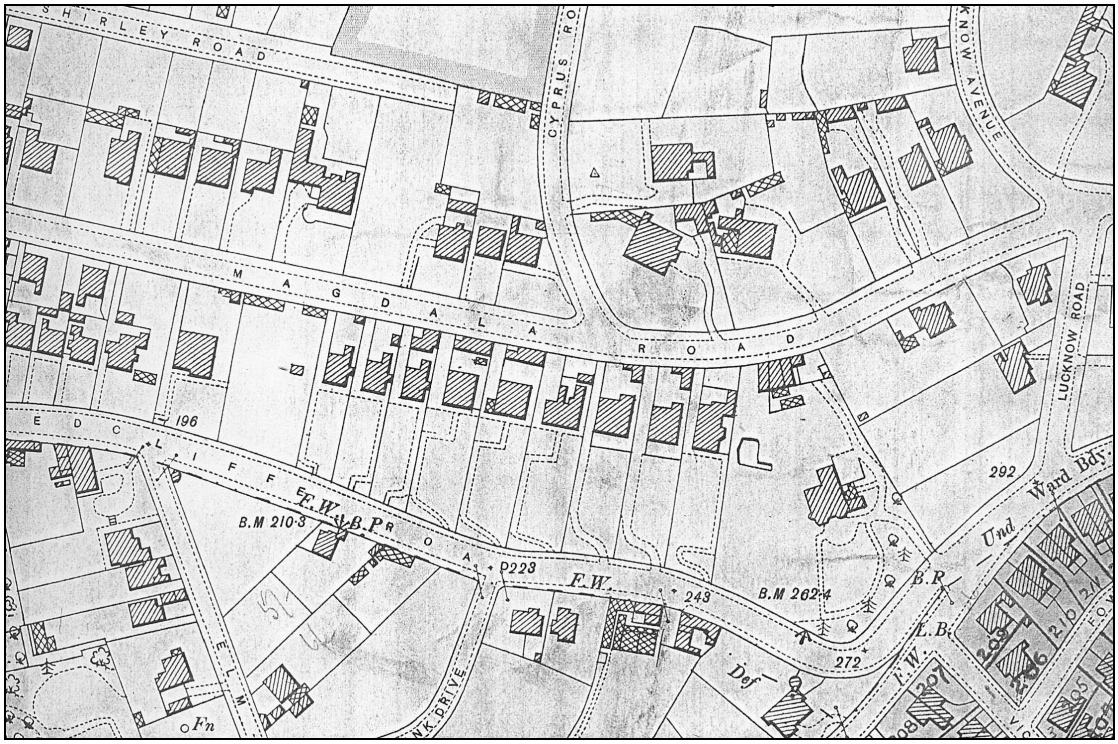
North of Magdala Road a large area of land was laid out with more than fifty plots of varying sizes, though at this time most remained undeveloped aside from Werneth Villa, a large house on the corner of Mansfield Road and Tavistock Drive. With the beginnings of a new community in place, two churches were built; St Judes on Woodborough Road to the north and St Andrews Church off Chestnut Grove to the south. Forest House, a substantial villa residence of a size to challenge that of Mapperley Hall was also built in this period.

1882-1901

The last two decades of the 19th century saw a systematic approach to the development of the estate. Plans for the development of the land due south of the Hall had been agreed in 1879. The application was made by Evans and Jolley. Evans and Jolley went on to produce a plan of the Mapperley Estate and along with a former partner, Calvert, were to prepare the plans and sections of all the roads on the southern part of the estate. Several of the names chosen for these early roads relate to the campaigns of the British Army in the mid to

late 19th century. This was due in no small part to the military background of the Wright family.

As the roads became established, local architects were commissioned to design houses alongside Evans and Jolley. The first architects included Samuel Dutton Walker and his nephew John Howitt, Arthur Brewill, Henry Sulley, W A Heazell, A H Goodall.



Ordnance Survey extract 1901

Throughout the 1880's and 1890's the frontages of the new streets were steadily built up. Around this time the tenants of Basford Gardens (located to the east of Mansfield Road from the line of the present Magdala Road) were notified to quit, to enable its development and by the end of the century, the frontage of Magdala Road was all but completely developed.

On Woodborough Road a further 4 large villas were built with 2 pairs of semi detached properties to the south at its junction with Redcliffe Road. On Redcliffe Road itself, 6 villas were built along its southern frontage. A characteristic of development at the end of the 19th century was an increase in the number of semi-detached properties being built; notably fronting both sides of Mapperley Park Drive and the north end of Zulla Road.

No matter the style or type of house, all new building was bound by constraints set out by the estate:

> *'…sold subject to such restrictions as to the Messuage or number of Messuages to be built thereon as will be agreed upon and specified in the*

Agreement for sale and purchase in each sale respectively, and no other building than such one Messuage or such number of Messuages…shall be erected or built upon any part of such land…and shall be occupied as a private dwelling house only…and that the said land shall be used only as and for a Garden or Pleasure Ground…'

(Conditions of Sale of Portions of Mapperley Park and Lands, at Mapperley, in the parish of Basford and Extended Borough of Nottingham.)

Though development was concentrated to the south, there were small pockets of building to the north. Victoria Crescent was laid out with three villas built, and a further villa was built on Private Road. Cypress Road was set out, but not developed. During the late 19th century the Hall was further developed and in 1885 a Lodge (Evans and Jolley, Nottingham) was built at the end of the drive. In 1889-90 the Hall itself was extended and altered. In the same year (1899) the owner of Forest House, Thomas Isaac Birkin moved out and gave the House and its immediate surrounds along with financial gifts to the Committee of the Children's Hospital.

19th Century Legacy

Though Mapperley Hall survives its setting is defined in the modern day by late 20th century housing development and the house itself is subdivided into apartments. Forest House has been extended on a number of occasions during its life, though its original frontage has remained and it retains most of its original curtilage, though the present day building occupies a larger area. This now vast building complex and its environs are in religious/educational use.

Along Private Drive and fronting Mansfield Road at this northern end of the Conservation Area, a number of the earliest villa properties dating from the mid 19th century survive, though the majority were significantly extended shortly after, between 1877 and 1882, and their earlier origin is only discernable from the rear elevation. At Alexandra Park, all of the early mid 19th century villas survive. Most were substantially extended in the late 20th century, though the original buildings are still legible.

Within the former Mapperley Hall estate, the earliest of the villas built when the estate was first broken up in 1873 survives at the east end of Magdala Road. A number of its contemporaries throughout the former estate but particularly along Woodborough Road, Redcliffe Road and Private Drive have since been demolished and the sites redeveloped with higher density housing mainly in the form of apartments including; Fothergill Court, Fairlawn Place, Yew Close, Melville Court, Elm Close, Redcliffe Gardens.

A small cluster of properties dating from the five years between 1877 and 1882 survives at the junction of Mapperley Road and Mansfield Road and include St Andrews Church. From this short but significant period of the area's development, Elm Bank is by far the most complete thoroughfare. The road has a distinct character and sense of place because of this, though late 20th century residential development has resulted in the loss of its early open aspect.

A number of these larger surviving villas have been given over to institutional or office uses during the late 20th century with the subsequent dilution of their garden setting with provision for off road parking. Such uses have also led to substantial extensions to accommodate expansion/requirements to create additional 'modern' accommodation.

A significant number of the surviving villas from later in the century (1883-1901) are located along Magdala Road and environs, Private Road and Victoria Crescent. Most survive with much of their historic fabric intact. Of the five substantial detached properties built along Woodborough Road during this period only two survive; 379 Woodborough Road and 2 Lucknow Court. The others were demolished in the late 20th century to make way for the Park House and Thoresby Court developments.

The development of the garden land for additional housing in the late 20th century is most evident with buildings from the late 19th century concentrated along Redcliffe Road. Elsewhere the gardens to large detached villas have survived in intact for the most part and make a significant contribution to the character and appearance of the Conservation Area. A significant number of the earliest semi detached properties that are a feature of the late 19th century development of the estate have lost their forecourt garden settings to facilitate off street parking.

20th Century

> *'The Estate…its easy adaptability for immediately cutting up into building lots or for purchase by a public body or philanthropist for a public park offers such advantages that no other property in this area could be placed in the market to compete with it'*
>
> (Nottingham Daily Express 14th March 1903)

SALE TOMORROW

'A CHARMING FREEHOLD RESIDENTIAL ESTATE within the City Boundary of Nottingham and under a mile and a half from the centre of Nottingham known as Mapperly Hall, having extensive and exceedingly valuable frontages to Mansfield Road, Woodborough Road and Lucknow Drive. The Hall has a southern aspect and stands in good position commanding views of great beauty over the prettily laid out gardens, terraces and the magnificently timbered and undulating park…'

(Nottingham Daily Express 19th March 1903)

1902-1915

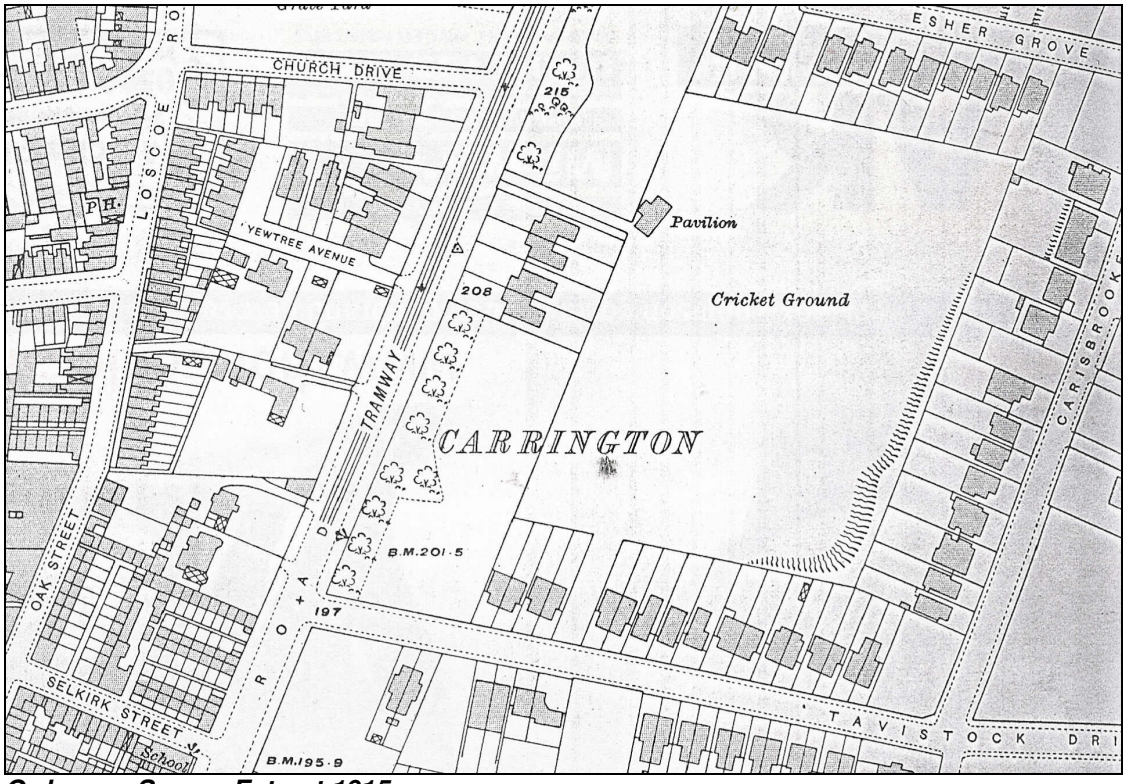
This period was prolific in terms of new development. To the south, house building concentrated along the Ebers Road/Shirley Road/Zulla Road area. On Ebers Road, *W H Radford* followed his first two houses with two other pairs by the end of 1900 with another pair approved in 1902. On Shirley Road *F C Martin* prepared plans for two pairs of houses in 1900 and 1901. Throughout 1902 and early 1903 major building works were underway on the Forest House Estate (to the east of the main House) including the new roads of; Forest House Road (now Berkeley Avenue), Thorncliffe Road, Thorncliffe Rise and St Andrew's Road[8].

By 1902 the Wright family had left Nottingham. In 1903 the northern part of the Mapperley Park Estate was put up for sale, this having been forced upon the Wright family by the Capital and Counties Bank following a court action against them. The purchasers were a syndicate comprising; Job Nightingale Derbyshire, Samuel Patrick and John Ashworth and the architect William Beedham Starr. Ashworth, Derbyshire and Starr became the estate's developers.

In 1897 the Governors of the High School had acquired the lease on an area of 6 acres to be used as a playing field. In June 1899 they resolved to purchase the land but the owner was unwilling to sell. On the selling of the Mapperley Park estate in 1903, Alderman Bright, one of the school governors bought the

[8] The Architects involved in the design of properties on these new roads included; Brewill and Bailey, Hedley J Price, William Dymock Pratt, Lawrence Bright, W and R and F Brooker, Calvert and Gleave, Harry Gill and T Long. William Beedham Starr, a prominent local architect was, however, the most prolific. Along with his partner, Bright he designed single dwellings, semis and threes together with a further 12 houses for one client on Ebers Grove and a further 14 houses for another client on Ebers Road and Mansfield Road.

playing field and offered it to the school for the same price. Housing was developed around its perimeter, which resulted in its realignment.

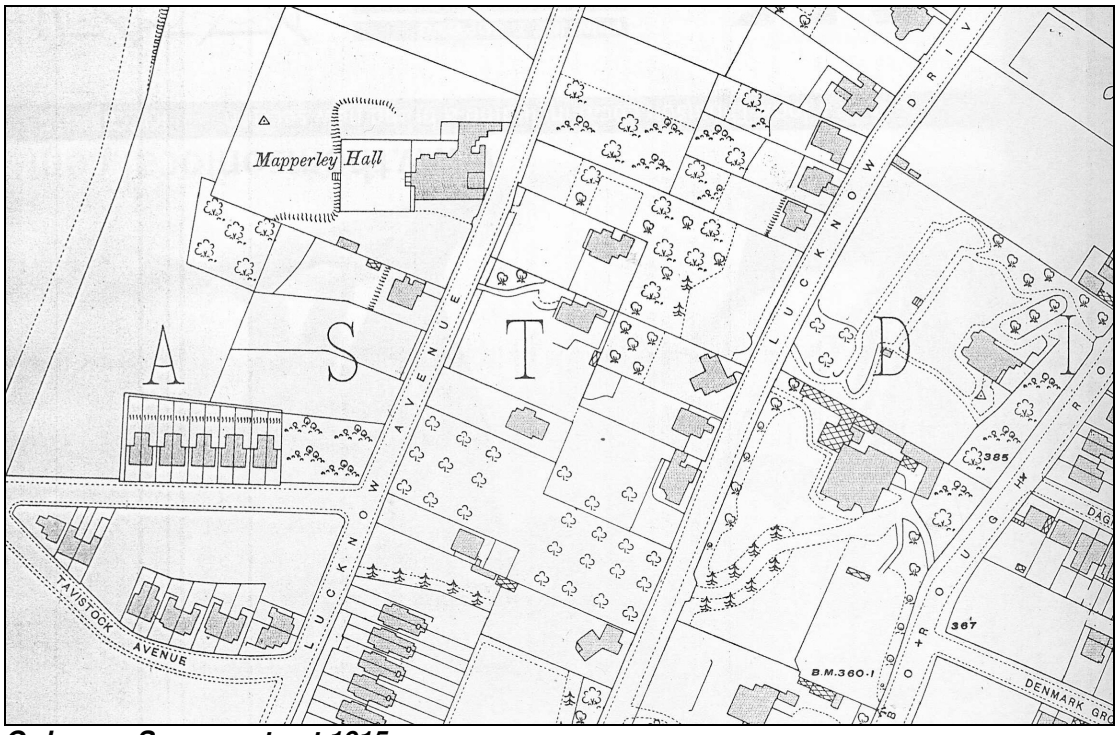


Ordnance Survey Extract 1915

On purchase of the estate William Beedham Starr et al set out their plans for its future development in the form of a Master Plan, which was approved in 1904. The Master Plan set out a number of new streets including; Mapperley Hall Drive, Arlington Drive, Hatfiled Road, Sefton Drive, Tavistock Drive, Tavistock Avenue, Lucknow Avenue, Carisbrooke Drive, Alverstone Road, Esher Grove and Carisbrooke Avenue and the extension of Cyprus Drive. In 1905 approval was given for Warwick Road, Woodland Drive and an extension to Richmond Drive. Throughout that summer the estate was divided into plots of various sizes. The first area to be apportioned was that bounded by Mapperley Hall Drive, Cyprus Road, Ebers Road (north), Grosvenor Avenue, Tavistock Drive and Mansfield Road.

As streets were laid out and developed, trees were planted along their length. As well as creating a picturesque parkland setting, the social importance of the Edwardian preoccupation with health was a key factor. Tree planting aimed to form a physical barrier to dust, which resulted in increased planting along residential roads.

Known townsmen bought plots for investment purposes and small architect/developers were named in sales particulars of the time and later in plans submissions for small groups of houses; proof that the intention for the estate was for speculative building. Starr designed a number of very individual houses for a number of investors.



Ordnance Survey extract 1915

Of the vast number of properties that were built in this first 15 years of the century around half were semi-detached houses. Most were situated due south and immediately east of Tavistock Drive, whilst to the north detached houses predominated though a small number of large semi detached properties were also built.

The continuation of the development of the suburb in the early 20th century saw the demolition of the ancillary buildings associated with Mapperley Hall. On the creation of Mapperley Hall Drive, the stables were demolished and large semi detached houses built in their place. With the creation of Lucknow Avenue, the gardener's cottage was demolished and replaced with detached houses fronting the new road.

1916 - 1930

There was no building during the War. In the following years development focused to the north of Mapperley Drive and included the initial development of the east frontage of Carisbrook Drive with four substantial dwellings. The building of substantial detached houses started in the previous 15 years along Arlington Drive, Richmond Drive, Woodland Drive and Warwick Road also continued. Elsewhere on the estate roads set out in the late 19th century continued to be developed. Though yet to be developed, Cyprus Road was extended north through the Mapperley Hall grounds to join the Mapperley Hall Drive, Sefton Drive, Hatfield Road junction.

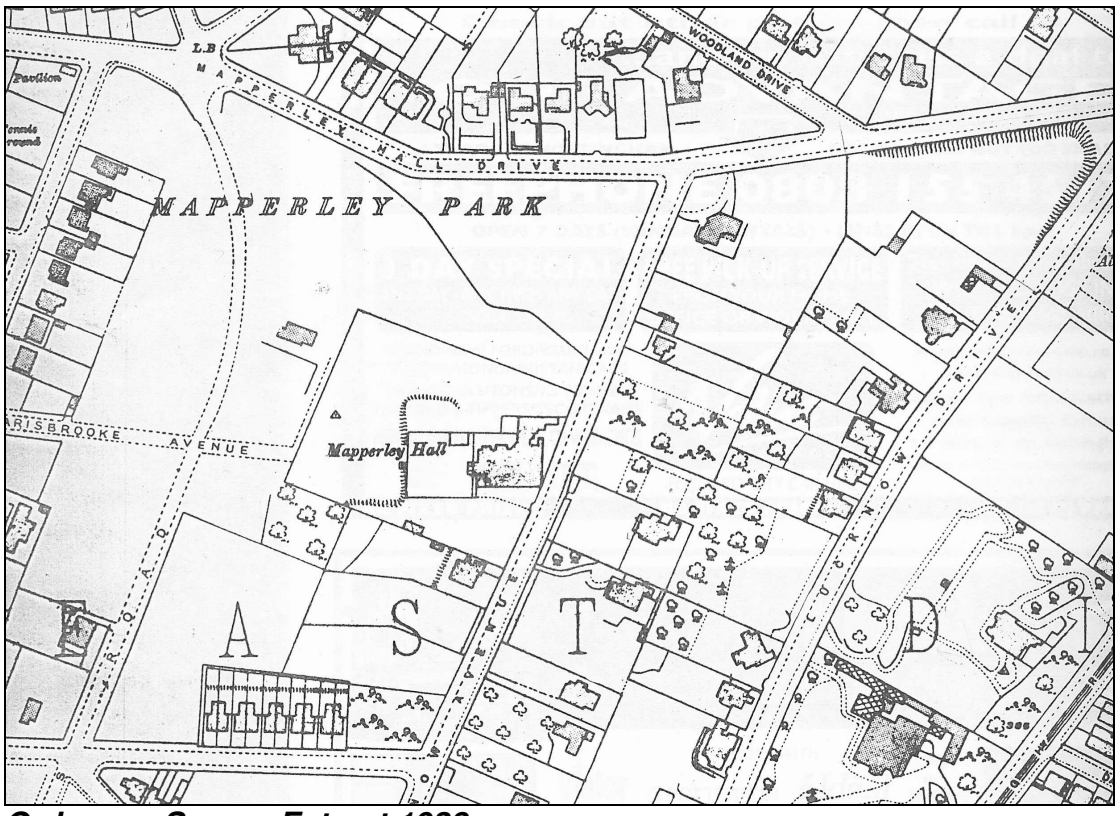
Houses built in this period were predominantly detached and set in substantial plots. Between the Wars (1919 to 1939) just over 200 were built. Variety is a

characteristic of this period with the work of 62 architects represented, 37 of whom are each represented by only one house.

1931 - 1938

The recreation field had been sold on to the Nottingham Corporation in the 1920's. In 1931 the High School moved to a larger site on Valley Road and the sports ground became a police training ground.

This was the least active period in the development of the estate. A total of 18 properties were built in the 7-year period. New development focused on small groups and single houses to the north of Tavistock Drive including the east frontage of Carisbrook Drive, Esher Grove, Mapperley Hall Drive, Lucknow Drive and Sefton Drive. All houses were detached. Those on Mapperley Hall Drive and Sefton Drive were set within large plots.



Ordnance Survey Extract 1938

In 1936 a new Sports Pavilion for the Magdala Tennis Club was erected and a Splinter Proof Shelter at Northwood, Arlington Drive.

1939 - 1949

The final phases of the area's development comprised the completion of earlier 20th century frontages with small groups of properties including the northern extent of Lucknow Avenue and the frontage directly to the north of Mapperley Hall. The southern frontage of Tavistock Avenue was also completed. The building of entirely new frontages included Cyprus Road and Carisbrook Drive with new development also clustering around the five ways junction at Mapperley Hall Drive and Lucknow Drive. The cemetery to St Judes was also developed during this time. As land became in short supply, the period also saw further development along 19th century streets with one or two dwellings. By 1949, the Mapperley Hall estate had been more or less fully developed.

20th Century Legacy

The core of the suburb was developed during the first half of the 20th century. The houses of this period have experienced the least amount of alteration in the form of extensions/the loss of their setting and retain a significant amount of their original fabric. In this way houses of the early 20th century contribute significantly to the historic character of the area and define its character for the most part. The range of Vernacular Revival house styles and the many unspoilt gardens create a high quality, liveable and picturesque environment that retains its human scale.

The Edwardian emphasis was on the domestic ideal of protection and security with the house as home and a haven away from the workplace. This was manifest in the preference for detached or semi detached houses, with privacy secured by gardens, hedges, walls and gates. The hierarchy of houses in the Conservation Areas is typical of such speculatively developed suburban areas of the period with a wide banding of sizes to suit the various levels and relative means of the then 'middle classes'. It has been suggested[9] that five possible categories/sizes of suburban housing emerged.

The first two categories represent large houses aimed at the *upper middle classes*, the 'top category' house comprising in the order of four reception rooms and seven bedrooms, a nursery, a billiard room, dressing rooms and en-suite bathroom, a large conservatory and a drive way. The second group consisted of houses with about three or four reception rooms, about five bedrooms and some extra amenities, such as maybe a good-sized conservatory and dressing room.

However, the most popular in terms of numbers built was the third category of house aimed at the *middle middle class,* which generally had two reception rooms with perhaps a large living kitchen, four bedrooms and maybe a small conservatory. The last two groups representing the smaller homes of the *lower middle classes* comprised two reception rooms and three bedrooms. The smallest houses were often not markedly different in appearance and had two reception rooms and two bedrooms.

[9] The Edwardian House Long (2000)

Redevelopment

The last 30 years of the 20th century were witness to major changes with the demolition of a large number of villas, a significant number of which were amongst the earliest properties in the area. The redevelopment of the sites took the form of high-density apartment blocks arranged in courts and mews and later, small-detached housing groups set around a cul-de-sac. The Mapperley Hall curtilage was all but destroyed with the construction of Mapperley Hall Gardens. The quality of much of this late 20th century development does not contribute to the character of the area overall, though some more recent individually designed houses have merit.

Modern Context

Mapperley Park and Alexandra Park remains a suburban housing area with the majority of properties in residential use. Most of the properties dating from the 20th century are in single-family occupation. Larger properties, predominantly dating from the 19th century are more likely to be in multiple residential occupation or office use.

Its particular qualities as an Edwardian suburb remain in demand; a convenient location with easy access into and out of the City, a high quality sylvan setting, a relatively private and peaceful location and large houses with gardens all satisfy the requirements of the modern day city resident.

However, its popularity as a low-density high quality residential estate is under threat. The high demand for housing maintains pressure for the redevelopment of original properties or for new development in garden land, undermining its historic setting; essentially characterised by the predominance of landscape over built form.

The intensification in use of land and buildings combined with increasing car ownership has created a 'complementary' demand for parking, the accommodation of which has had a harmful impact on the character of the area; car-lined streets, the breaching of traditional stone boundary walls and the loss of gardens to facilitate off street parking all combine to undermine its Arcadian qualities.

Character Appraisal

Architectural Quality

The Conservation Area is of a very high architectural quality. It includes a range of Vernacular Revival buildings dating from the late 19th century through to the mid 20th century[10]. A significant number of houses retain the majority of their external historic fabric though very few are afforded the protection of being included on the statutory list of historic buildings.

Mapperley Park was built at a time when the accepted form of houses was changing, when the architects of the Queen Anne revival and other Vernacular Revival styles put forward a new ideal and notion of 'home'. The new ideal had its expression in the architecture of pre industrialisation; inspired by asymmetry and variety rather than standardisation; a feature of Victorian house design. Throughout all categories of house from terrace to detached, the aim was to create a 'healthy' home through an increased feeling of spaciousness and light and this was manifest in a new approach to design.

Architectural Styles

Although the character of Mapperley Park is that of an Edwardian suburb, the Neo Gothic a 'Victorian' mid 19th century style of 'architecture' is in evidence, particularly in the southern part of the Conservation Area[11]. The immediate architectural emphasis in buildings of this style is their height. The style is also decorative and buildings display one or a number of forms of detailing including; polychromatic brickwork, ecclesiastical pointed arches with carved capitals, elaborate Gothic style barge boarding to porches and gable ends. Irregularity is also a feature with domestic revival turrets; large tile hung gables, mullioned transom windows, half timbering and elaborate vernacular pargetting, moulded brick, Dutch gables, semi elliptical, segment and circular windows, and exterior woodwork.

Later in the century and particularly at the turn of the century building design is predominantly of the Vernacular Revival or Old English style (as it was popularly known); a style inspired by the modesty of 16th to early 18th century vernacular buildings. Queen Anne Revival houses in the Conservation Area as elsewhere are typified by the use of brick and classical features such as semi elliptical pediments and scrolls to window areas. Balconies are a feature of houses of this style. Brick remains popular and as with the earlier Neo Gothic the overall emphasis with buildings of this style is their height. The style was popular with speculative builders at the time as they could use the formula and add

[10] The Vernacular Revival was a philosophical and architectural response to the large variety of highly ornate revival styles that preceded it. The Vernacular Revival styles were typified by their simplicity.

[11] The time lag in the filtering down of styles from high architecture to the domestic market and from the south of England to the north resulted in a variety of style within the middle class housing market at any one time. This is particularly the case with Gothic revival inspired features that were applied to middle class houses countrywide well into the 20th century.

individuality in the patterns employed in the execution of the detail. This is evident on properties along a number of streets in the Conservation Area where although of the same footprint and overall design, a number display their 'individuality' in the variations in timber detailing between them. This is particularly apparent with respect to semi-detached housing.

Arts and Crafts style houses are evident in their simplicity of design and horizontal emphasis. Typically with a green slate roof and roughcast cement on brick walls. There are a number of Arts and Crafts properties in the Conservation Area; as with the Queen Anne revival this style also became popularised and was manifest in speculatively built houses for the middle class after 1900. Pebble dashing and leaded lights, casement windows with small panes, all arranged asymmetrically are characteristic of the style.

Architectural Details

Balconies are in evidence on a significant number of properties throughout the Conservation Area having enjoyed a revival at the end of the 19th century following the general move towards the greater use of wood encouraged by the Old English Style. On houses built after 1900 a central door opening on to a balcony[12] is a common feature, added in response to the Edwardian vogue for 'fresh air and views'. The majority of balconies are simple in their detail. Some of the smaller speculatively built houses in the area have smaller balconies though these are purely decorative.

Doorways were the most prominent and most decorated of the exterior elements in housing of the mid 19th century. Properties built by the close of the 19th century reflect the change in emphasis with the front door area becoming less pretentious, decorated with the more modest Arts and Crafts motifs including carved stone door cases. The revival of external porches in around 1900, inspired by the Queen Anne revival style, is evident with a number of properties displaying simple timber constructions.

An increasing width of houses in the 20th century also meant that front doors acquired side windows, frequently leaded, on one or both sides of the door. Front doors in a top quality houses are typically either of teak or oak, while smaller properties tend to have a painted softwood door.

The bay window is the most archetypal window form in the Conservation Area; a combination of sash windows grouped together that re-emerged in the Victorian period and continued in popularity throughout the Edwardian period. Its revival during the late 19th century was linked to the new impetus for healthy living and it became a popular feature of suburban housing; creating more internal space as well as light. The large bay window epitomised middle class status at the time and is an important feature of traditional properties to the south of the Conservation Area.

[12] Facilitated by an increase in the width of houses

The joinery of surviving windows throughout the Conservation Area is white, a traditional colour for windows in buildings of the late 19th and early 20th century following the fashion of the Queen Anne Revivalists.

The design of the sashes themselves varies across properties as would be expected given the different sizes and styles of properties and the speculatively built nature of Mapperley Park as an Edwardian suburban estate. Sash designs include plain and leaded lights, square, segment and semi circular windows.[13] On smaller houses small panes are evident illustrating the motivation of designers at the time to create a cosy, domestic ideal. To this end some bay windows incorporate a casement frame instead of sashes. A compromise solution and in evidence on a number of properties are windows with a large single pain lower sash for vision and light with the cosy image created by small divided upper lights. In larger houses the upper lights are leaded. On the majority of properties the area of the bay window is also the focus for decoration in the form of polychromatic brickwork and ceramic freezes.

The roofs to bay windows vary throughout the Conservation Area. Common is an enlarged gable often bounded by decorative barge boarding and large brackets. Various fillings are employed the most common of which are red tile hanging or roughcast with mock half timbering though some have ornate pargetting. The curved bay with a leaded roof, an Edwardian feature, is also evident on a number of properties though this is a relatively rare detail.

Decorated glass is a feature of a large number of properties in the Conservation Area that date from the late 19th and early 20th centuries. Its functional use was to provide an element of privacy and to shade the interior from the sun though its decorative potential was also considered significant at the time, and as much as bay windows, was a selling point. Vestibule doors, hallway and staircase windows and the upper lights of main front rooms are the common locations. In properties built after the turn of the century the style of patterns is simpler with a limited palette of colours.

Roofs contribute to the architectural interest of a number of properties. The tall steep roofs that are characteristics of the Neo Gothic properties in the Conservation Area contribute significantly to the character of the individual buildings and given its topography, the area as a whole. Skyline interest is not only in the drama created by their slope but also in the terracotta detailing at the ridge and at the apex of gables. The more complex roofs of the larger and more ornate Neo Gothic buildings are further articulated by leaded cupolas often an intricate venting solution and slated turrets.

The completeness of a significant number of properties is key to the high architectural quality of the area. That notable architects practising in Nottingham in the late 19th and early 20th centuries designed a number of them is also of some significance.

[13] Jennings sold 18 different designs for sash pairs by 1914

Spaces and Street Pattern

The winding nature of the roads of Mapperley Park and Alexandra Park, as with Edwardian suburbs elsewhere, was a significant departure from the traditional long straight uniform and grid-iron layouts that typified earlier Victorian housing development. The 'informality' of the layout is a key feature of the character of the Conservation Area with the majority of roads built around sweeping curves. The sloping topography of the area gives the roads an added dynamic quality.

In Edwardian suburbs social distinction was marked by the relative generosity in the width of the roads. This quality is apparent in the Conservation Area where later roads are of a sufficient width to make a significant contribution to the overall sense of spaciousness. Their quality as spaces is further defined by their strong sense of enclosure provided by the walls and planting along property boundaries.

Though there is no overall pattern to the roads across the area their layout is not totally haphazard in as much as the roads on higher land run east/west along the line of the contours allowing the properties built along them to take full advantage of the long distance views.

Scale and Density

The pattern of development is characteristically open in form though the privacy of larger individual properties is secured through high boundary walls and planting. Though the earlier houses sit at the back of long plots the majority of houses from the 20th century sit within the plot, with gardens to the front and rear.

The speculative nature of the development of Mapperley Park and Alexandra Park results in differences in density of development even within house types. Houses built at the end of the 19th century are generally smaller than previously. The 'standard house' that emerged was detached or semi detached or, if terraced, masquerading as detached/semi detached. The reduced curtilage afforded to speculatively built detached houses from the late 19th century is evident with many of the plots just wide enough to contain a detached house, these smaller detached plots coinciding with the introduction of semi-detached houses in the area.

In the first years of the 20th century, the relative proximity of speculatively built housing is characteristic of the period as is an increase in the number of properties built. A further increase in density is a characteristic of the late 20th century development of the area. The general pattern though is of housing density decreasing from west to east as the higher land to the east affords views across to Derbyshire, as desirable a selling point at the time of their construction as it is today.

Individually commissioned properties (throughout all periods up to the mid 20th century) sit within relatively generous plots. This characteristic has been diluted in the modern day with apartments and mews developments, without any architectural pretence, replacing individual houses and with additional properties constructed in the garden land of some of the larger properties.

Density has also increased in another more subtle way with the sub division of larger properties to provide apartments. The overall impact of increasing density dilutes the special character of the Conservation Area through the loss of historic fabric, dilution of its architectural character and dilution of its setting through the loss of garden land to accommodate parking. The impact of an increase in density is most notable on the edges of the area along the main and longest standing thoroughfares.

Setting

With its extended views towards Derbyshire and its tree lined roads and parkland setting Mapperley Park was in its day, an Arcadian enclave for the new health conscious middle classes of Nottingham. The overall setting of the area was crucial to its development as a middle class residential estate of the time[14] and remains a key element of the character of the Conservation Area in the modern day.

The essence of the setting is that buildings and landscape are one. Buildings are not typically landmark features within the area in the way of occupying vantage points in the landscape or providing focal points within the streetscape. Instead the buildings combine with the gardens and the wider landscape to create a sylvan idyll.

Views

The topography of the area is the main contributory factor in terms of the overall setting. Individual groups of trees in rear gardens consequently make a greater contribution to the area than would normally be the case.

The skyline across the Conservation Area conveys the contribution of the landscape as a unifying element. Its legibility is a critical element in the character of the area. It is the form and character of the landscape that dominates the skyline with buildings nestling within it. The opportunity for views between properties to a tree lined horizon beyond or for long distance panoramic views stretching for many miles is a key characteristic of the area. The dynamic views along many streets are similarly dominated by foliage, framed by street trees and garden walls/planting with houses subordinate. Glimpsed views between properties are also a feature of the area. Glimpsed views bring detail to the fore, focusing on the distant views of the backs of buildings often dominated by garden trees.

The majority of views in the Conservation Area whether panoramic, dynamic or glimpsed are important in that they give an appreciation of the change in levels, an important dimension in appreciating the character of the area.

[14] Central to the Edwardian middle class identity was an obsession with health as a reaction against the dirt and disease of the urban areas. Along with class, health was fashionable and underlay the suburban ideal.

Materials

No other period of English building witnessed a greater variety of materials and detailing than middle class housing between 1870 and 1914 (Long 2000, pp 39). The period was also one of mass production of almost every element of construction.

Brick

The geology of the Nottinghamshire area has given rise to the locally based building materials of red brick and stone, with Mapperley brick being the predominant material for early buildings. The builders' merchants trade was developing during the early period of the area's development, Mapperley brickworks to the north of the area provided much of the raw material as it had done for buildings throughout Nottingham town since the 17th century.

The character of Nottingham brick (as with bricks elsewhere in the country) varied depending on both the period of its manufacture and local conditions. Nottinghamshire brick was characteristically red/orange in colour[15]. In the late 19th and early 20th century, the regularity of machine made or pressed bricks was preferred.

Brick more than any other material sums up the look of the late-Victorian and Edwardian speculatively built suburban house (Long 2000) and unsurprisingly is the predominant building material in the Conservation Area. The builders of Neo Gothic houses considered the use of bricks as the height of honesty (c.f. the stone substitute stucco finishes of the preceding period) and bricks were an integral part of the style and character of the later Queen Anne revival houses.

Though Mapperley Brickworks were on the edge of the estate, the use of local brick did not continue into the later 20th century with imported bricks offering a broader range of colours and textures. The use of non-indigenous brick in later building dilutes the contribution of the material to the overall townscape along some thoroughfares, as does the later painting of a number of properties.

Terracotta

Terracotta has a 'natural' colour and finish which can vary as with bricks, and a hardness that allows a sharpness of detail beyond what can be achieved with brick. It is consequently a good material for adding ornament to brick buildings and predominates for 'dressings' and ornamental relief work. The use of terracotta became popular in the late 19th and early 20th centuries, employed to add decorative detail to rooflines and walls. Terracotta and moulded brick typified the middle class house of the period and is in evidence on a large number of properties in the Conservation Area. Nottingham was one of the towns of the period that favoured ornamental brick with elaborate panels of flowers or other motifs decorating a number of houses in the Conservation Area.

[15]Indicating a high iron oxide content

Stone

The predominant use of stone on buildings is in the provision of ashlar dressings for brick buildings. There are few stone buildings in the Conservation Area, though of those that were constructed, the majority were built between 1877 and 1882. Sandstone predominates. The Nottinghamshire sandstones vary in colour from pinkish brown through to pale yellow, though coal measures sandstone and millstone grit with their 'golden' hue are often used. Coal Measures Sandstone and Millstone Grit [16] have the strength to withstand the rigours of weather as well as smoke polluted atmospheres. Another characteristic of sandstone is the size of blocks, which can be quarried. Sandstones are not well suited to ornamental details but millstone grit in particular is well suited to ashlar work. A feature of a small number of late 19th century buildings (notably those of Fothergill Watson) is polychromatic stonework.

Ashlar dressings are a common feature on brick buildings throughout the Conservation Area, articulating openings and providing horizontal definition to larger structures. Though sandstone is the predominant stone for ashlar dressings, Magnesian Limestone is also used on a number of buildings. When freshly quarried Magnesian Limestone sparkles and is an extremely attractive material, which would account for its use as a dressing stone on many buildings in the city centre from the Georgian and Victorian periods. Its natural colour varies but is usually a creamy-white. However, following years of weathering its colour alters to a less attractive dark grey with the possibility of excessively white patches on its surface. Unfortunately, though naturally a hard stone (hence its use in ashlar work), it does not react well to industrial pollution, which can result its failure. Through its use as ashlar dressings, stone features on a large number of the earlier buildings in the Conservation Area. As the main construction material its use is very limited.

Plaster, roughcast, stucco and render

The employment of render finishes to external elevations is a significant characteristic of buildings within the Conservation Area. The two earliest surviving buildings, Mapperley Hall and Forest House have **stucco** elevations, a smooth hard plaster employed as a substitute for stone and a 'fashion' of the time. The use of stucco diminished around the mid 19th century as the 'Victorians' considered its use a conceit to be revived at the end of the 19th century in the wake of the Queen Anne revival and Arts and Crafts styles. It was a cheap alternative to stone being a third of the cost. The revival involved the imitation of older vernacular methods such as pargetting.

Of all the render finishes, **'roughcast'** makes a significant contribution to Vernacular Revival style. Roughcast is an aggregate and lime plaster mix, which was traditionally employed to 'hide' poor quality materials or to cover rounded surfaces to give a consistent curve that would be difficult and costly to achieve in brick or stone. Its use on early 20th century revival buildings was to evoke the character of medieval England.

[16] As with all carboniferous sandstones

Early 20th century revival buildings employ render alongside brick as a decorative finish. Its use is normally limited to the front elevation and focused on the upper floors. It is often employed alongside applied timber framing as a reference to 'old English' style. After 1910 pebble-dashing (a form of rough casting) became popular used in combination with brick/tile hanging and exterior woodwork and exceeded all other surface treatments going on to epitomise the speculative building of the interwar years.

Slate and tile

The most commonly used materials for roofs throughout the Conservation Area are plain clay tiles, which are in evidence on all ages and styles of buildings. As well as being produced locally as a product of the thriving Nottingham brick industry, the material was well suited to the architecture of the Vernacular Revival styles. Of the slate roofs, green slate predominates over the blue/grey slate[17]. Green slate was a popular material for Vernacular Revival buildings. A number of slate roofs are 'decorated' with the introduction of bands of shaped slates across the roof slopes. Coloured asbestos-cement tiles came in during the early 20th century and survive on a number of buildings in the Conservation Area.

Hanging slate and mathematical tiles as a covering for gables and upper walls are a characteristic of a significant number of buildings in the Conservation Area. The general characteristic of the tile over brick is that the tiles are more uniform in their colour and texture.

Timber

Changes in the popularity of materials were usually associated with particular styles and their popularity e.g. the increase in use of timber reflecting the Queen Anne revival and Arts and Crafts. Large joinery firms emerged selling a variety of windows, wooden porches and balconies.

The period saw the introduction of woodworking machines that imitated the actions of hand tools. The fret saw was a key invention, which enabled the creation of decorative timbers at a fraction of the cost and time of hand manufactured pieces. Fretwork subsequently became a cheap substitute for hand carving and affordable by the middle classes. This led to a saturation of the market by the end of the century and the aesthetic backlash to the ornate look resulted in the emergence of the rustic hand made look (though ironically this was soon easily achievable with new machinery).

[17] Blue slate was popular throughout the country from the 19th century onwards. Its proliferation on buildings within the country as a whole was due to the fact that it is a relatively light material (thinner and smoother than most other slates) and its structure enables it to be trimmed into standard unit sizes.

Local details

Walls and fences

Bulwell stone walls contribute significantly to the character of the Conservation Area. A large number survive intact. The sloping topography of the area results in a many having a retaining role and a significant number are above two metres in height, dominating the townscape along certain thoroughfares. The walls contribute to the character of the area in a number of ways; as a unifying element along street frontages, by creating privacy and exclusivity and by the fact of the material contributing its own visual quality. Bulwell Stone is a high quality material and its particular visual and physical qualities are difficult to replicate, as evidenced where boundaries have been reconstructed from sawn stone or stone substitutes.

Many of the original gate piers are evident though original gates have not survived in the same number. Garden walls to a number of 19th century properties, particularly along Redcliffe Road provide a continuous 'barrier' to the street, punctuated only by gateways with solid timber doors that access the gardens beyond. This surviving feature of the area's earlier development still conveys the feeling of privacy, a key aspiration of the Victorian middle classes. Stone walls to 20th century properties are generally lower though often supplemented with hedge planting and trees. Where original properties have long since been demolished the survival of the stone walls and gate piers gives an indication of their scale and grandeur.

Bulwell Stone Walls are a key local detail and are a strong unifying element in the townscape. The historic character and quality of the townscape is undermined where they have been unsympathetically breached or lost altogether.

Brick walls are less commonly used as a boundary treatment. Although they do not have the homogenous quality of Bulwell stone walls, some earlier individual examples have merit. Brick walls span the centuries and include a variety of styles with a range of coping treatments.

Original wrought iron fencing panels are featured in locations throughout the Conservation Area. Most are used to provide a decorative finish to the tops of low Bulwell stone walls.

Timber fencing complements the homeliness of the old English architectural style. A feature of 20th century Revival houses is fences of simple vertical slats with oak posts at either side of the gates. A number of properties retain this original boundary treatment.

Where traditional boundaries have been removed (stone or traditional timber) and not replaced, usually to facilitate off street parking, the detrimental impact on the townscape with the loss of enclosure is significant. Where replaced with new boundary treatments the sense of enclosure is maintained for the most part though the historic quality of the streetscape is undermined by their modern design and the use of modern materials.

Traditional surfaces and street furniture

Setted margins are a key feature of the local flooscape and survive along the majority of roads. The detail contributes to the homely 'rusticated' character of the Conservation Area. Original stone kerbs also survive along the majority of thoroughfares. Their contribution is key to the high quality of the general townscape. A number of alleyways that permeate the earliest developed parts of the area retain their traditional surface of engineering brick pavers. Original street lamps are located along thoroughfares throughout the area.

Contribution of Trees and Planting

The parkland landscape setting of Mapperely Park conforms to the Arcadian ideals of the early twentieth century and is a key characteristic of the area's character.

Trees

Trees are a key component of the historical development of the Conservation Area. Their long standing historical and aesthetic contribution to the character of the area can be traced in the surviving trees from the original parkland estate, the street trees from when the roads were first laid out in the late Victorian and Edwardian periods and the garden trees planted when the domestic garden first emerged as a feature of suburban life.

Parkland

A surviving group of Veteran trees[18] from the original parkland estate has since been incorporated into the gardens of later dwellings along Woodland Drive, Mapperley Hall Drive, Sefton Drive and Warwick Road and is protected by a Tree Preservation Order though veteran trees also have national importance.

> *'All veteran trees are of historic interest; each is a survivor from the past, a relic of a former landscape. In addition to their importance as natural habitats, they are a valuable part of our cultural heritage. This historic interest lies…in the individual trees, each of which is a living document of past management practices…some of the highest concentrations of veteran trees are found in current and former parkland…however early in date the origins of a park, all parks were developed from an existing landscape and in most cases features from the pre-park landscape were incorporated into the new enclosure.'*
> *English Nature*

As well as their historic and aesthetic importance the wider role of Veteran trees in the modern day is their significant contribution as a wildlife habitats. The majority of the veteran trees in the area are sweet chestnut (Castanea sativa)[19] as well as Oaks.

Street Trees

The area retains a significant number of mature street trees, which contribute significantly to its character. Most of the older streets are lined with London planes and Common limes with the occasional sycamore or Norway maple dotted through the avenues. Mapperley Hall Drive has some old original park avenue trees, Horse chestnuts and one declining veteran Oak. Carrisbrooke Drive is planted with sycamores, Chestnut Grove is lined with Horse chestnuts. Most of the trees planted are roughly the same age, give or take a few

[18] Veteran Trees are defined as being 'a tree that is of interest biologically, culturally or aesthetically because of its age size or condition.'

[19] Their main conservation interest lies in the potential for bat roosts, bird nesting, and creatures (including insects dependent on standing dead wood.)

exceptions. Streets such as Esher, Alvaston, and Ebers and Cyprus Road have been planted more recently with species like hawthorn, Silver birch and rowan.

Street trees combine with gardens trees and hedges to soften the impact of development by consolidating its landscape setting.

Gardens

The gardens of the older properties in the Conservation Area reflect the practice by the end of the 19th century of providing at least a small garden or a paved forecourt at the front of the dwelling, and a garden or yard at the back The relative distance of the front of the house to the road frontage was an indication of the status of the owner, as was the distance of houses which might overlook it from the rear.

By the early 20th century gardens assumed even greater importance than privacy and social status. The detail of the how the area around the property was treated was an important focus of the health conscious Edwardians. The back garden in particular presented new opportunities[20]. Gardens became places of recreation and relaxation as well as providing architectural expression in their own right.

> *'It cannot be too strongly emphasised that the design should be simple and practical. Do not overload the site with unnecessary features…. Each feature that is use must serve a specific purpose, and the reason for its inclusion should be obvious. In a larger area…there is more scope for exercising originality and for expression of individual taste in plants, but here, also, any feature that is introduced should be of a sensible size…'*
> *Garden Making by Example 1935*[21]

A significant number of properties in the Conservation Area retain elements of their original garden layout. The following key features are in evidence throughout the area.

<u>Hedges</u>

Some commentators of the day considered walls and fences unsightly, with the view that every effort should be made to screen them from view. As well as affording privacy and a screen from the elements a boundary hedge had the additional function to provide an attractive background for the garden planting. Much consideration was given to the type of hedging plants used; beech, yew, holly were popular choices in the Edwardian suburb as is evident throughout the Conservation Area. For a neat and formal (clippable) hedge an evergreen shrubby honeysuckle was considered good whilst Lawson's Cypress was used if a tall hedge was required and Berberis was popular as a flowering hedge.

[20] With the change in orientation within properties away from the public front to the private rear and with the emphasis on health the back garden increased in importance linked as it often was to the house by French doors.

[21] G C Taylor, Gardening Editor of Country Life and Homes and Gardens

Paths
On smaller gardens straight tile paths predominate whereas larger houses have straight or winding paths, constructed to emulate the grandeur of the 'large' houses[22]. Gravel paths are not common, as the material was considered inappropriate due to its unsatisfactory appearance, lack of comfort under foot, untidiness and unsuitability in wet weather. Grass paths were considered 'most effective' in their day particularly with flower borders along their edges, though were not appropriate for smaller houses and early examples are most likely to have been paved over at a later date.

Paved paths were the most preferable in both appearance and practicalities of use and not surprisingly are the most common traditional paths in evidence. Designs include bricks laid on edge, rectangular stone paving (some laid with wide crevices to allow planting) and flagstone and grass combinations in the form of steeping stones.

Crazy paving is more usually restricted to rear gardens away from the house, as it was not considered appropriate for use as a main path. Its elaborate nature and lack of formality was considered to be incompatible with the formal setting of the house.

Walls and Fences
Under 'Local Details'

The Lawn
Of the various component parts of the Edwardian suburban garden, the lawn is key. Outlines are simple and expanses of lawn are traditionally plain or given relief by the introduction of a small feature such as a birdbath or small pool. Proportion is critical in terms of the overall design as traditionally the lawn was not to be oversized in relation to the space.

Planting
In a small garden planting is more usually of a permanent type comprising of trees, shrubs, roses and herbaceous perennials. Beds and borders are characteristically simple and with a well-defined outline, rectangular or square in shape[23]. *Shrub borders* are generally wider. Ornamental shrubs were a key feature and are in evidence in gardens throughout the Conservation Area. Flowering trees such as the cherries, crab apples, thorns, laburnums and lilacs were also introduced into borders in the early 20th century and also remain in evidence. *Herbaceous borders* are usually found facing south. North borders were considered suitable for shrubs, though west facing better suited for shrubs with berries or autumn foliage. Roses are usually kept apart from other plants in a separate bed; sometimes in a formal walled/hedged *rose garden* or else in beds within a lawn. *Rock gardens* were growing in popularity in the 1930's.

[22] Paths were laid to provide the most direct or the most convenient way between two points, of sufficient width to allow two people to walk abreast (a minimum width of 3 feet is the norm).
[23] It was important that intricate shapes did not detract from the beauty of the plants

Their 'natural style' lead to them being located away from the immediate and formal surroundings of the house.

Other Features

Other features include pergolas, arches and ornamental trellises though these were considered useful and ornamental unlike hedges, paths, walls/fences, lawns and flower beds/borders, which were considered 'essential'.

Negative Factors

Increase in Density

An increase in development density over the last years of the 20th century has taken a number of forms; the demolition of a number of the earliest villas to make way for higher density developments in the form of apartment blocks and (later) small housing estates, the development of new housing in the gardens of earlier properties and the intensification of use of large villas with their conversion to multiple occupation.

The loss of surviving traditional buildings has undermined the architectural and historic quality of the area. Their replacement with modern high density forms of housing further undermines this by not respecting the historic suburban character of the area, typified for the most part by two storey dwellings in substantial plots.

Development 'at the bottom of the garden' has undermined the historic setting of a number of 19th century properties. Though still allowing views of the original houses it has resulted in the loss of the 'private' frontage, a fundamental characteristic of the mid-late 19th century development of the area.

Multiple occupation, in addition to the general increase in cars per household, has led to greater pressures for the provision of off road parking. Though a number of 20th century properties were built to accommodate the car, with a driveway or a garage to the rear of the plot, multiple occupied properties are more likely to be Victorian houses, built without such provision. Off road parking has therefore been achieved through demolition of traditional Bulwell stone boundary walls and loss of the gardens.

That all dwellings had front gardens was a critical element in the social distinction of Mapperley/Alexandra Park as a middle class suburban area. The loss of gardens to facilitate off street parking, particularly prevalent in the case of semi detached properties to the south of the area has resulted in a dilution of one of its intrinsic physical characteristics and undermines the legibility of its historic importance.

Mapperley Park and Alexandra Park Conservation Area Management Plan

Guidance for Preserving or Enhancing the Character and Appearance of the Conservation Area

1. Introduction

1.1 The designation of a conservation area is not intended to prevent any new development from taking place within the area. However, it is the purpose of a management plan together with a conservation area appraisal to inform and manage planning decisions so that new development can take place within a conservation area without harming its special character and appearance.

1.2 The approved Character Appraisal sets out an analysis of the historical development of the Area and defines the special nature which warranted its designation as a Conservation Area.

1.3 The aim of this Management Plan is to establish the means by which the objectives of preserving or enhancing the unique character and appearance of the Conservation Area can be pursued through the planning process. It also seeks to address key issues that came out of the public consultation process on the Conservation Area Character Appraisal and the Management Plan.

1.4 The overview of the public consultation exercise suggests that the Conservation Area is at risk from small scale incremental changes to existing buildings; from the pressures for new development, stimulated by the qualities which made this an attractive area in the first place, including new dwellings, conversions and large extensions; and from peripheral works, such as the provision of new car parking in front gardens and works to trees.

1.5 This Management Plan seeks to address these and other issues by setting out broad planning guidance that can be used by local residents, developers and Council officers alike in considering new development proposals in the Conservation Area, supported by the local and national policy framework.

2. Planning Policy Framework

2.1 A conservation area is defined as '*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'* (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). In making decisions on potential development within a conservation area, the Council is expected to '*pay attention to the desirability of preserving or enhancing the character or appearance of the area'* (Section 72 of the Act). It follows therefore that

consent will not be given for any proposals that are likely to harm the character or appearance of a conservation area.

2.2 Central Government's Planning Policy Guidance note 15: *Planning and the Historic Environment* (PPG15) notes the requirement that special attention should be paid to preserving or enhancing the character or appearance of a conservation area. Furthermore the special interest and the character and appearance of conservation areas should be reflected in an assessment of the area, which is a factor to be taken into account in considering appeals against refusals of planning permission and of conservation area consent for demolition.

2.3 The adopted **Nottingham Local Plan** (November 2005) seeks to ensure that new development in conservation areas preserves or enhances the character and/or appearance of the area (**Policy BE12**) and to prevent the demolition of buildings that make a positive contribution to the conservation areas (**Policy BE13**).

Protection of Trees

2.4 The **Local Plan** also seeks to protect existing trees (**Policy NE5**) and to prevent unnecessary works to or the loss of trees protected by a Tree Preservation Order (TPO) (**Policy NE6**), and reference is made to guidance contained in '*Trees in Development Sites*' (originally published by the City Council in May 2001 as Supplementary Planning Guidance and now carried forward as planning guidance to the saved Local Plan).

General Planning Policies

2.5 In addition, the **Local Plan** also seeks to ensure that any advertisements in Conservation Areas are of a high standard and not damaging to the fabric and detail of buildings or the character of Conservation Areas (**Policy BE19**) and that any roller shutters are of an open grille type (**Policy BE22***)*.

2.6 More general **Local Plan** policies relating to Layout and Community Safety (**Policy BE2**); Building Design (**Policy BE3**); Landscape Design (**Policy BE5**); Archaeology (**Policies BE16 & BE17**) and the Siting of Telecommunications Equipment (**Policy BE18**) are also relevant to any new development in the Conservation Area.

3. Planning Applications for New Development

3.1 Within the Conservation Area all proposals for new development must preserve or enhance the Area's character or appearance. In addition, the Council will take the opportunity to ensure that all new development makes a positive contribution to the Area in accordance with advice in Central Government's Planning Policy Statement note 1.

3.2 Therefore in order to fully assess the impact of new proposals, the Council will not, other than in exceptional circumstances, accept outline planning applications for any new development in the Conservation Area.

All planning applications must be made in full and be accompanied by detailed plans, sections, elevations, tree survey reports and landscaping proposals.

3.3 The Council's '*Design Statements with Planning Applications*' (originally published in November 2003 as Supplementary Planning Guidance and now carried forward as planning guidance to the saved Local Plan) states that design statements are essential for all developments in a conservation area. In addition most planning applications must now be accompanied by a Design and Access Statement. These statements should clearly set out the design thinking behind an application and its local context, and show that the applicant has thought carefully about how everyone will be able to use the places they want to build.

4. Design Guidelines for New Development

4.1 Pressures for new housing development and increasing densities of development could seriously threaten the quality and character of the Area, which is typically a relatively low density housing area.

4.2 All proposals for new development must be in keeping with the character of the residential area, taking into account the physical scale and form of the prevailing area; existing trees; and the impact in the street scene. Any proposal that harms this character will be resisted.

4.3 The Council will expect all new developments to be carefully designed having regard to their context, using good quality materials and architectural detailing. Buildings should be set back from the road, and set within landscaped grounds. Existing trees, where they make a contribution to the visual amenities of the Area, and boundaries, should be retained. New boundaries, where they face the highway, should normally be constructed of rock-faced Bulwell stone.

5. New Development in Garden Areas

5.1 Large gardens are a key feature of the Conservation Area, providing a valuable sense of space and a mature landscape that contributes to the overall character and appearance of the Conservation Area, particularly where rear gardens extend to the street frontage creating an undeveloped road frontage. However, increasing demands to make more efficient use of land threaten these large areas of mature landscape and there have already been a number of applications for new developments within these sensitive garden areas.

5.2 The unrestrained development of these garden areas would harm the unique character and appearance of the Conservation Area. Therefore the Council will resist new development in private garden areas, particularly where it would result in the introduction of built development into an otherwise undeveloped frontage, unless it can be demonstrated that such development can be accommodated without damage to the

overall appearance of the street scene and to existing mature trees and planting.

6. Extensions to Houses

6.1 Where planning permission is required for alterations and extensions, such proposals will be assessed having regard to their impact on the character or appearance of the Conservation Area.

6.2 The provisions of the General Permitted Development Order (GPDO) that determine whether planning permission is required or not are quite complex and it is always best to consult with the Planning Applications and Advice service before embarking on any work. In summary, the GPDO allows some small-scale alterations and extensions to be carried out to dwelling houses without the need for planning permission. However, planning permission is normally required where the extension would increase the volume of the original house by more than $50m^3$ or 10% of the volume of the original dwelling to a maximum of $115m^3$; or, where the height of the extension is more than 4m high within 2m of the boundary or, is higher than the highest part of the roof of the original house. In addition, extensions closer to a highway than the original dwelling and alterations or additions to a roof also need permission.

6.3 The erection of any curtilage buildings with a volume exceeding $10m^3$ also need planning permission. Such buildings are also treated as enlargements to the original dwelling for the purposes of calculating the maximum permitted development allowance for any other extensions.

6.4 It is therefore likely that most extensions and ancillary buildings will need planning permission. They can be detrimental to the appearance of buildings, either because of their position on the building, their size or design, and the Council will seek to ensure that all extensions respect the form, fabric, setting, character and appearance of the principal building. Extensions must be sub-ordinate in scale and appearance to the original building, leaving the original building visually distinct and predominant over any subsequent additions.

6.5 In particular extensions on the front or principal elevations of buildings should be avoided as these elevations are open to public view; extensions at the side or rear are generally to be preferred. However it should be recognised that many side and rear elevations of houses in the Conservation Area are also prominent in the street scene.

6.6 Many of the properties in the Conservation Area are either detached, standing within their own grounds, or semi-detached and are separated from their neighbouring property by an open break. These gaps make a positive contribution to the open and visual character and appearance of the Conservation Area. Therefore, proposals to extend properties where that would result in the infilling of important open spaces between neighbouring properties, adversely affecting their setting to the detriment

of the character and appearance of the Conservation Area, will be resisted.

7. Sustainable Development

7.1 The Council has produced a series of guidance notes to promote a range of sustainable initiatives for new and existing developments and these are available on the Council's web site (www.plan4nottingham.com). These are also supported by Policy BE4 of the adopted Local Plan.

7.2 However, the installation of small scale renewable technologies ('micro renewables') to harness solar or wind power could potentially have a significant impact on the character and appearance of the Conservation Area. In certain circumstances the installation of such micro renewables requires planning permission, listed building consent, and Building Regulations approval. There is a need to strike a balance between the protection of the Area's character and appearance and the adoption of renewable technologies and in assessing applications for such installations the Council will seek to ensure that these are not prominent within the street scene, so as to minimise their visual impact. In the case of any new developments in the Conservation Area, the Council will seek to ensure that any sustainable measures are built into the design from the outset so that they form an integral part of the development's overall design and appearance.

7.3 As a general guide for householders planning permission will be required for the installation of wind turbines if any part extends above the highest part of the roof or projects closer to any highway than the house. In addition the installation of solar panels and cells will need planning permission if they materially affect the shape of the existing roof. The installation of free-standing wind turbines or solar panels in the garden will require planning permission if the installation is more than 3 metres in height or is closer to the road than the existing house.

7.4 The provisions of the General Permitted Development Order (GPDO) that determine whether planning permission is required or not are quite complex and it is always best to consult with the Planning Applications and Advice service before embarking on any work

7.5 Fixing a wind turbine or solar panels to a listed building will always need Listed Building Consent.

8. Satellite Dishes and Other Antennae and External Alarm Boxes

8.1 The widespread erection of satellite dishes and other telecommunication equipment on buildings can have a detrimental impact on the appearance of the Conservation Area. In the Conservation Area, planning permission is required to fix satellite dishes and other antennae onto any walls, roofs or chimneys of buildings or other structures that face onto and are visible from a road.

8.2 In assessing such applications consideration will be given to the visual impact on the property and the Conservation Area as a whole but in general, antennae should be avoided in prominent locations where they are visible from a road, other than in exceptional circumstances. New satellite dishes should blend with their surroundings by, for example, using dark dishes against brick and lighter colour dishes against render or stone. In the case of any new flat developments in the Conservation Area, the Council will encourage the installation of communal aerials or satellite dishes so that they form an integral part of the development's overall design and appearance and reduce unnecessary clutter.

8.3 Where it is considered expedient to protect the character and/or appearance of the Conservation Area, the Council will pursue enforcement action to secure the removal of satellite dishes and other antennae erected in prominent locations without the benefit of planning permission.

8.4 Other than on listed buildings, no consent is required to fix an alarm box to a dwellinghouse but these can have a potentially harmful impact on the appearance of the building. Householders are therefore encouraged to consider carefully the location of any alarm boxes on their property, balancing the need for boxes to be on show as a deterrent against the overall visual impact on the property itself. Ideally alarm boxes should be located on side walls rather than front walls.

9. Demolition of Buildings and Structures

9.1 Conservation Area Consent is required to demolish most buildings and boundary walls in the Conservation Area, and there is an overall policy presumption in favour of retaining buildings and structures that make a positive contribution to the character or appearance of a conservation area.

9.2 Conservation Area Appraisals are normally required to identify those buildings that make a positive contribution to the Area. The public consultation strongly rejected this, taking the view that given the overall quality of the majority of individual buildings and their collective group value to the character and/or appearance of the Conservation Area, the categorisation of buildings in this particular Conservation Area was an arbitrary exercise and potentially counter-productive, as the exclusion of any building from this category would leave it vulnerable to redevelopment.

9.3 It is therefore considered that in Mapperley Park and Alexandra Park, the high quality of the overall building stock makes a positive contribution to the Conservation Area, in some cases as outstanding examples of Edwardian housing but, in most cases, their group value, both within the street scene and the context of the historical development of the Area.

9.4 Therefore any applications for Conservation Area Consent to demolish buildings in the Conservation Area will need to be fully justified against the criteria set out in PPG15 (paragraphs 3.16 – 3.19) and any replacement buildings will be required to enhance the character or appearance of the Area.

9.5 It is recognised however that a number of properties in the Area make a negative or neutral contribution, these are principally those buildings added in the last 50 years, save for a few examples of high quality modern architecture.

10. Flatted Accommodation

10.1 Many of the larger houses are of a size no longer in demand for single-family occupation and in the past have been subdivided into flatted accommodation. This changes the balance of a local community. This has often brought about increased demands for on-site car parking and bin storage, particularly within landscaped garden areas, often with a significant detrimental impact on the character and appearance of the Conservation Area.

10.2 Many of the respondents to the public consultation exercise expressed support for retaining family accommodation and expressed a view that there were too many flats. It is also the Council's policy to prevent the loss of family housing in the first instance and to support the provision of family housing in new developments.

10.3 Therefore, proposals for the change of use of houses to flatted accommodation will be resisted, where it would result in the loss of single family accommodation. Proposals to convert larger residences to flatted accommodation will need to demonstrate that the properties are no longer suitable for single family accommodation and, where justified, such conversion schemes will be encouraged to make provision for larger flats suitable for occupation by families as opposed to single-bedroom flats.

10.4 Conversions to flat schemes will be rigorously assessed against the criteria for new development, including the amenity of adjoining residents not being significantly affected and adequate car and cycle parking and refuse storage being provided in suitable locations on site and generally screened from public view. Proposals should also make provision for the retention of any important trees on site and any Bulwell stone boundary walls.

10.5 Such conversion schemes are likely to result in fewer and larger residential units than in the past and as a consequence may reduce the demands for car parking on site and the loss of open garden space to the benefit of the overall character and appearance of the Conservation Area.

11. Car Parking

11.1 For reasons of highway safety and security there is a strong desire from residents to provide off-street parking for both proposed and existing properties. However, new parking provision can give rise to a number of problems in terms of its visual and physical impact, in particular the loss of boundary walls, gardens and mature trees replaced by areas of visually intrusive hard standing (such as tarmacadam or concrete). Many respondents to the public consultation exercise generally supported the need for off-road car parking but considered that it should be kept to a minimum and be better integrated into gardens areas.

11.2 Therefore in order to secure on-site parking but with the minimum impact the Council will seek to ensure that no more than the minimum level of off-street car parking necessary to serve the development is provided for all new developments and, to minimise its impact, developers will be required to investigate opportunities to provide informal car parking layouts, set within the existing or a redesigned landscape, giving adequate protection to trees and their roots, and avoiding the use of tarmacadam (and white lining) for the surfacing.

12. Boundary Walls

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

12.2 These walls range from relatively low boundary walls, (those less than 1 metre high in front of semi-detached and terraced properties), to larger garden walls (at about 1.8 metres) providing a greater degree of privacy and security, to the substantial retaining walls, some in excess of 4 metres, which result from the marked changes in land levels across the Conservation Area.

12.3 In view of their overall visual contribution to the Conservation Area, the Council will resist the demolition of any historic Bulwell stone or brick boundary walls.

12.4 In new development proposals, where alterations to any existing boundary walls are shown to be necessary, such as to form a new vehicular access, the Council will expect that any works will be limited to the minimum necessary and that any new openings are defined by gate piers.

12.5 Many walls provide privacy and security, particularly where rear gardens adjoin road frontages. However, the Council will oppose the raising of the height of existing walls at the back of the footpaths where it would be out of character with the remainder of the street. Formidable walls surrounding properties can create a visually harmful impact on the area,

dominating the street scene, and can be counter-productive in the prevention of crime as they can prevent passive surveillance between the street and the adjoining houses and vice versa.

13. Trees in Private Ownership

13.1 Trees make an important contribution to the character and appearance of the Conservation Area and trees within the Area are protected. Anyone proposing to carry out work to any tree (such as cutting down, topping or lopping) must give at least 6 weeks notice to the Council on the appropriate forms. The Council will generally resist unnecessary works to trees within the Conservation Area.

13.2 To understand and minimise the impact of any new buildings on established trees, the Council will require developers to provide a tree survey report prepared by approved arboricultural consultants in accordance with the latest British Standards (BS5837 (2005)). New buildings will not be permitted in close proximity to important trees, they will be required to respect the recommended distances from the trees.

13.3 Guidance for developers is contained in '*Trees in Development Sites*' published by the City Council.

14. Streetscape and Street Trees

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

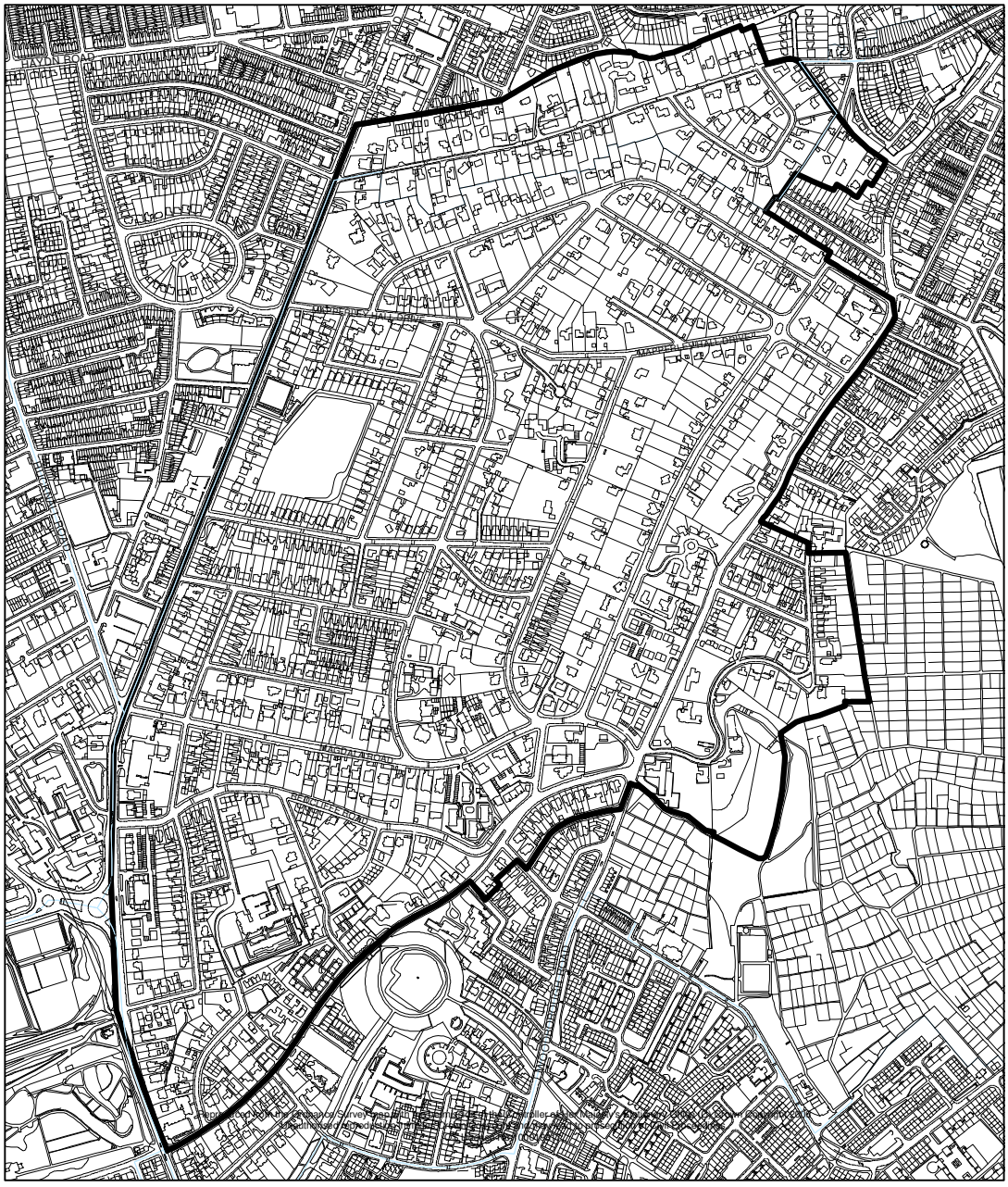
14.2 Nottingham City Council will manage essential appropriate pruning of street trees where health and safety or community safety issues arise and street trees will be replaced, in appropriate locations, following the removal of dead or dying trees.

15. Open Spaces

15.1 There is limited open space in the Conservation Area, this being restricted to the tennis courts off Ebury Road and Magdala Road and the playing fields off Mansfield Road. The respondents to the public consultation exercise were unanimous in their support for the retention of these open spaces.

15.2 The adopted Local Plan has allocated the Mansfield Road playing fields as part of the City's Open Space Network (OSN) and seeks to safeguard identified open spaces and sports and recreational facilities that are of particular value to the local community (**Policies R1 & R5**).

APPENDIX 1
MAP OF THE CONSERVATION AREA



Title: Mapperley Park & Alexandra Park Conservation Area.

Key

Conservation Area Boundary.

Map produced for: Development Control Committee

Map produced by: Planning Applications & Advice Section

City of NOTTINGHAM
City Development

Scale in Metres
0 30 60 120 180 240

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Nottingham City Council 100019317. 2006.

path name H:users/des/dc/dccomsiteplan/the committee date and the site address

APPENDIX 2
CHANGES TO THE CONSERVATION AREA BOUNDARY

Following a favourable response from the public consultation to the proposed Conservation Area extensions, it was resolved at the Development Control Committee of 21 June 2006 that the boundaries to the Mapperley Park and Alexandra Park Conservation Area be revised as follows:

Area A: to continue the boundary line of the Conservation Area along the centre-line of Mansfield Road between Magdala Road and St Andrew's Road.

Area B: to divert the Conservation Area boundary line along the rear of boundaries of nos. 30a and 34 Mapperley Road, between Park Avenue and Vickers Street, and along the centre-line of Fowler Street to Woodborough Road to the rear of nos. 36 - 72 Mapperley Road, so as to include these properties within the Conservation Area.

Area C: to extend the boundary of the Conservation Area along the rear of the properties on the east side of Albert Road (from Wesco to Sunnybank, inclusive) and then along the northern (side) boundary of Sunnybank, to Albert Road, crossing Albert Road to the north eastern corner of 0021 Albert Road and along the northern (side) boundary of 21 Albert Road and rear boundaries of nos 3 and 1 Dagmar Road and along the northern boundary of 428 Woodborough Road to rejoin the present Conservation Area, so as to include those properties on Albert Road, Denmark Grove and Dagmar Grove and the Woodborough Road frontage within the Conservation Area.

These changes were subsequently advertised in the Nottingham Evening Post of 22 July 2006 and the London Gazette of 24 August 2006.