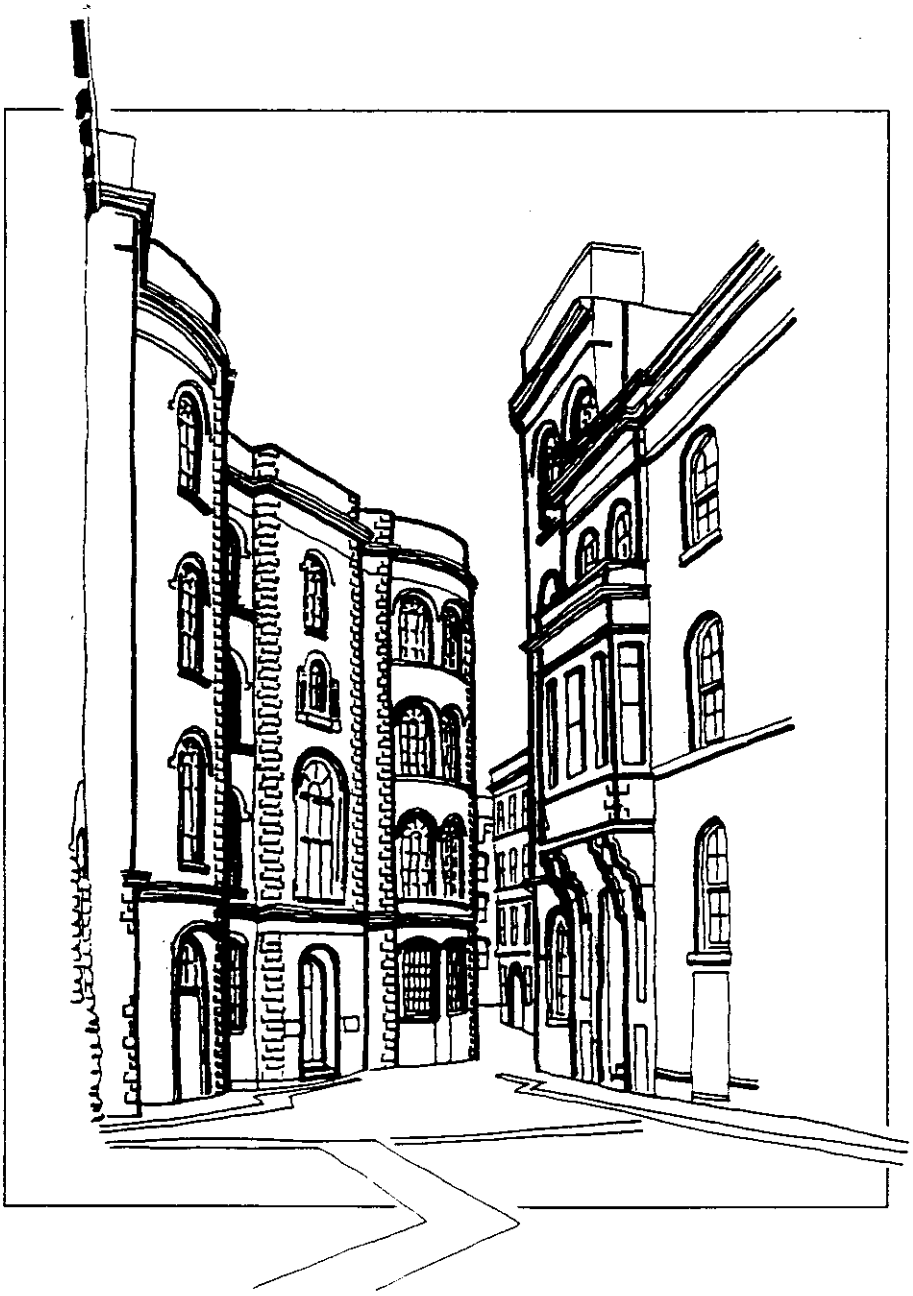
City of NOTTINGHAM



LACE MARKET

Conservation Policy

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THE LACE MARKET

Introduction

This document identifies and describes the unique qualities of the Lace Market which have led to its designation as a Conservation Area. It sets down guidelines for the sensitive restoration or extension of older buildings and the design of new buildings.

The City Council has other programmes to assist with the economic regeneration of the Lace Market, including grant aid for the restoration of buildings and a programme of environmental enhancement. These programmes will be pursued with proper regard for the need to protect or enhance the character of the area, individual buildings and archaeological features.

Description

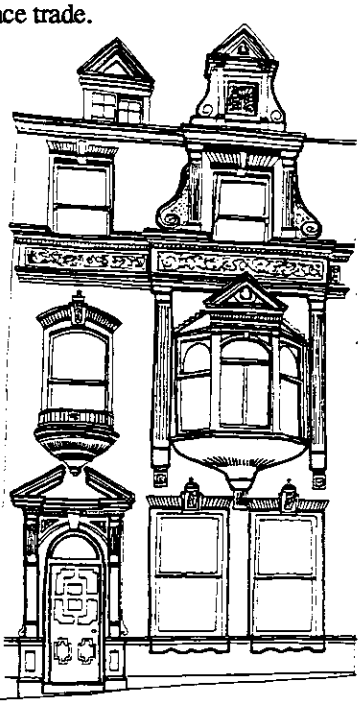
History

The character of the area is inextricably linked to its historical development.

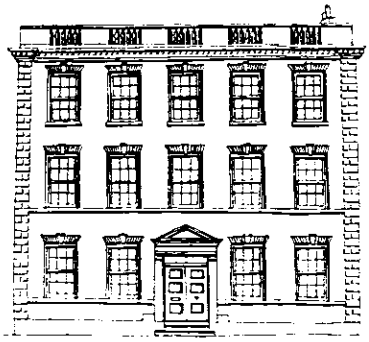
The Lace Market is the site of the original town of Nottingham, established in the 6th Century. There is evidence of isolated iron age farmsteads before that, but not of continuous occupation.

The town was fortified by Danish invaders in the 9th Century and remained a thriving commercial and administrative centre, even after the establishment of the Norman borough around the Castle and the coalescence of the two settlements. Much of the pre conquest street pattern remains.

During the 17th and 18th Centuries, the Lace Market was also a prime residential area, with large houses, some with extensive grounds. Towards the end of the 18th Century however the change to a predominantly commercial area began with the development of the lace trade.



Late 19th century commercial architecture in the north area - former Spanish consulate, with elaborately detailed brickwork. 1883



Former Georgian townhouse, on High Pavement - a brick facade with carefully proportioned small paned sash windows

In the 19th Century the lace trade developed into a thriving international industry. Warehouses and showrooms of the best architectural quality were constructed to a very high density mainly on the original street pattern. Interestingly, most of the lace was manufactured elsewhere, being brought here for finishing, sale and distribution.



Late 19th Century Lace Warehouse showing the key features of stone plinth, basement windows and imposing archway leading to an inner courtyard

The area is still important for the lace trade as well as for other clothing and textile industries although now on a very much reduced scale. It has also developed as an important area for leisure and cultural activities, business and residential uses.

Topography

The land form also contributes to the townscape character. The area is located on a ridge between Sneinton and the Market Square, which slopes southwards, terminating in an abrupt cliff face dropping down to the Trent Valley, between High Pavement and Cliff Road. As a result, the views into the Lace Market from the east, south and southwest in particular are frequent and spectacular.

Archaeology

The Lace Market falls within a defined Area of Archaeological Interest , on the sites and monuments record maintained by the County Council.

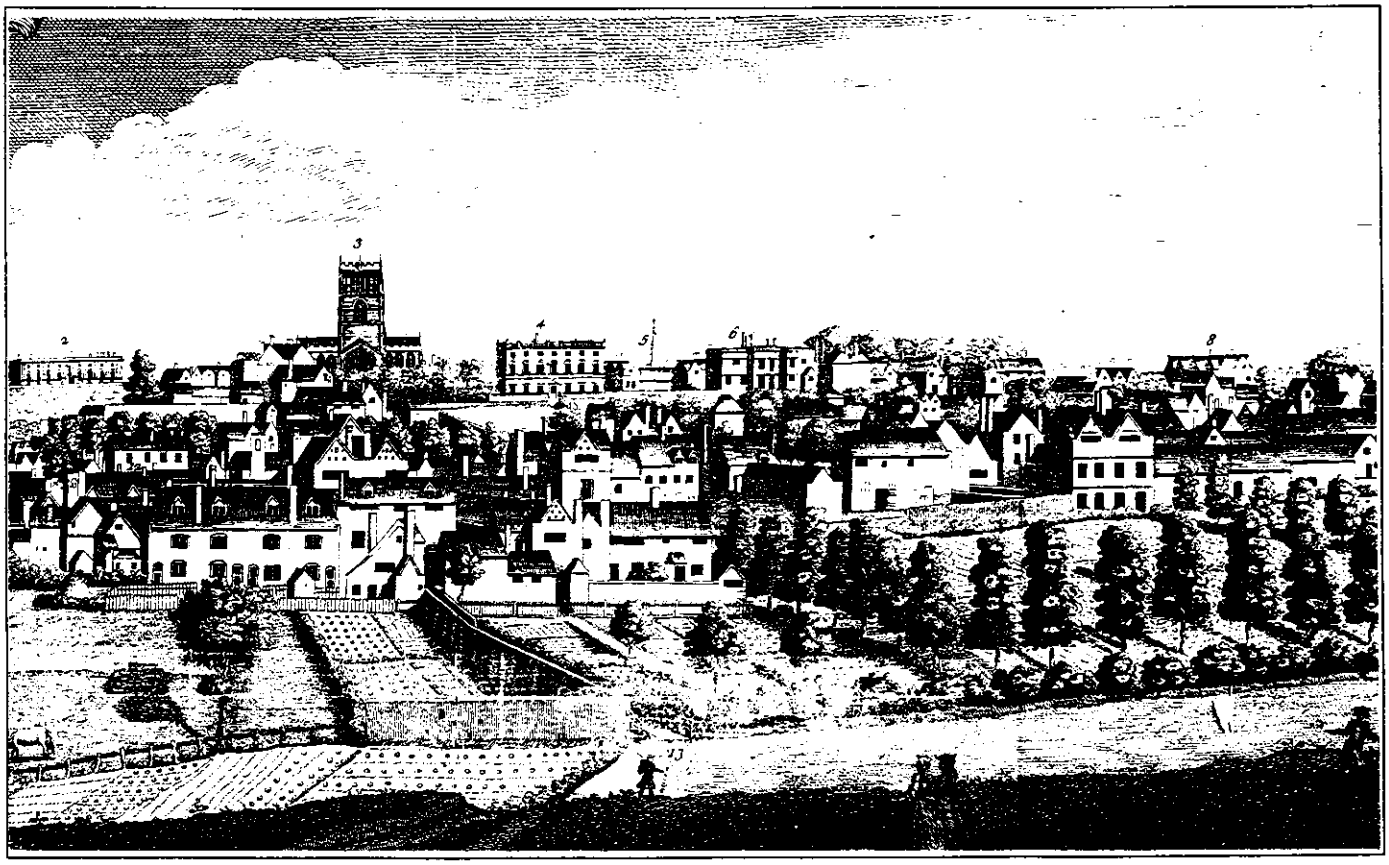
The sandstone which underlies most of the area is relatively easily excavated and Nottingham is unique in Britain for the number and age of man-made caves, many of which exist within the Lace Market.

There is documentary evidence of caves dating back to the 10th Century although the earliest still in existence are thought to date from around 1300. Some were inhabited but they were more usually rock cut cellars, used for storage, malt kilns, brewing or tanning.Many are of archaeological importance.

Local Plan policies exist to preserve in situ sites of known or suspected archaeological importance. Any development proposal which breaks ground will be likely to require an archaeological evaluation before being determined.

Character

Generally, the area comprises tightly developed streets with few open spaces. In a few instances buildings are grouped around small squares or courtyards. In much of the area, tall Victorian warehouses on the tight medieval street pattern give a strongly enclosed canyon like character.



The Lace Market from the East about 1740

These Guidlines seek to ensure that development preserves or enhances the character of the Conservation Area.. They cover general principles for the design of new buildings ,as well as restoration, repair or extension of existing buildings.They are not intended to stifle high quality contemporary design.

More specific guidance for each area is given in the sections that follow. Development briefs containing design advice are prepared for specific sites where necessary. Further information can be obtained from the Development Dept.

Design of New Buildings

It is important that new building work respects the historic character, scale, massing and urban form of the area in which it is to be located.

Some parts of the Lace Market have been subject to destructive change through road widening or insensitive redevelopment in the past. In these, the re-creation of the historic urban form is a priority.

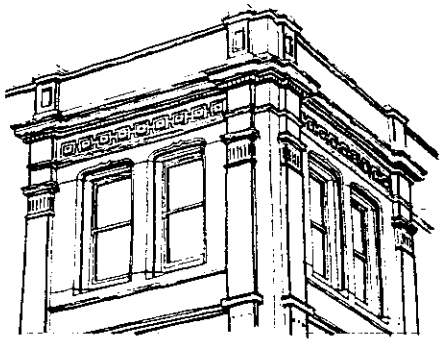
Community Safety

The Council is committed to the provision of safe environments in all areas. In general, blind spots should be eliminated or made inaccessible. Informal supervision of spaces from within buildings or well used streets should be encouraged and lighting of spaces improved. An increase in the range and level of activities in the Lace Market will encourage use of the area for the widest possible number of hours per day and help to reduce opportunities for antisocial behaviour.

Elevational Treatment

Elevations should normally be flat fronted and at, or very close to ,the back of pavement line.

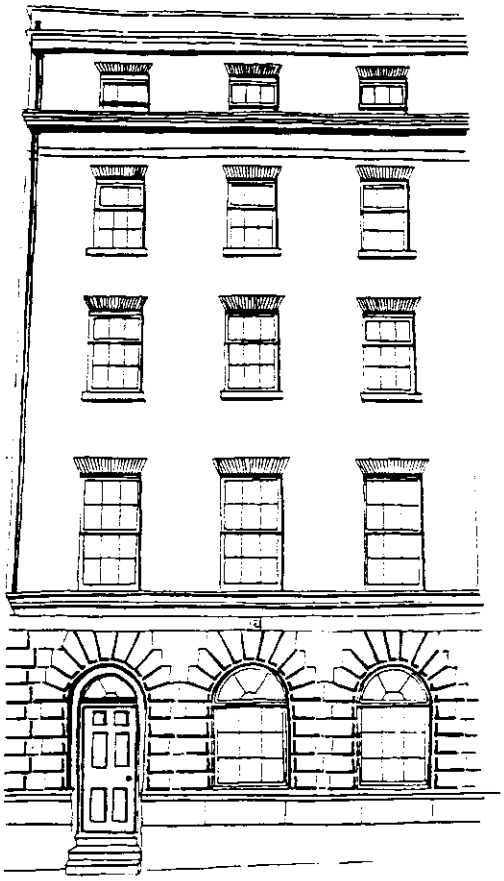
Facades should display a vertical emphasis in the proportions of windows and other key features, reflecting the traditional hierarchy of storeys, which gives visual importance to ground floors. This should be counterbalanced by horizontal elements such as string courses, with cornices to provide a definite visual termination to the elevation.
Principal facades, entrances and rooms should front the public street, with interesting detailing at eye level. Blind walls must be avoided.



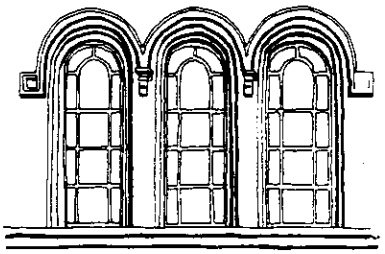
High quality brick detailing forming pilasters, frieze, cornice and parapet

Detailing

High quality detailing achieves variety and interest. Decorative work, including brick detailing, relief carving moulding, paving, iron work or sculpture will be encouraged ,and could form part of a contribution towards the "Percent for Art" initiative.



A typical Victorian Lace warehouse showing the classical proportions of the facade with stone plinth, projecting cornice and a hierarchy of windows rising up the elevation



An example of decorative windows with metal framing characteristic of buildings designed by T.C.Hine

Materials

The following materials, matching these traditionally found in the area will generally be appropriate.In some circumstances the use of other materials may be justified.

Roofs - natural slate, or in certain circumstances reconstituted slate of natural appearance.

Walls - orange/red Nottingham type brick with natural or reconstituted stone dressings. In some cases, smooth render or stucco will be acceptable.

Window frames - painted timber or metal of suitable design.

Principles for Building Repair and Restoration

Inappropriate repair techniques can be harmful to building structures. Repair and restoration work requires attention to detail if it is not to appear obtrusive. This involves the matching of materials and techniques as closely as possible, particularly on important buildings.

Brickwork

Match the colour and texture of existing brickwork as closely as possible. If bonding in to existing work, it is important to match brick size as well.In some instances it will be necessary to reproduce bonding patterns.

Repointing

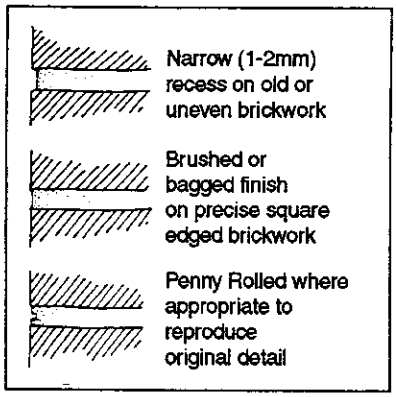
Do not repoint unless necessary. Rake out joints by hand and match the tone and finish of existing mortar, using a cement/lime/sand mix, (usually 1:2:9).Normally, finish with a slightly recessed joint, pressed home with a narrow pointing tool.

Windows

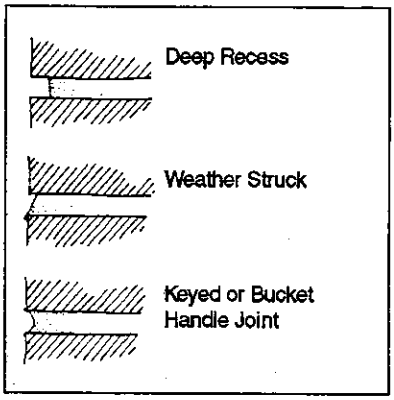
Wherever possible, repair rather than replace. Carefully match the proportions, detail and mouldings of glazing bars, frames, mullions etc. and avoid unnecessary alterations to window openings. Most replacements should be vertical sliding sash and case windows set in a reveal, with or without horns, depending on the age of the building. Horns are not found on windows before about 1850.

Stonework

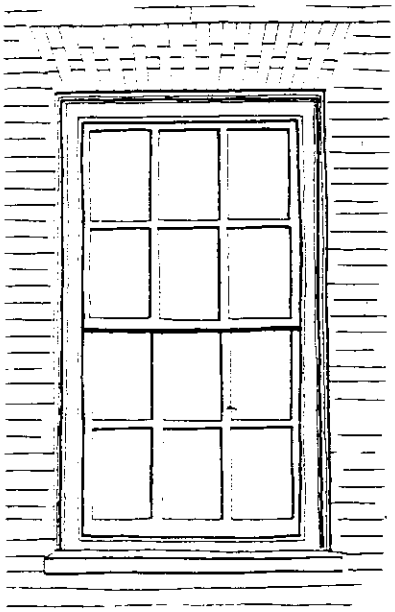
As a general rule, only repair if an important weathering detail has been lost or a significant part of the feature is missing. Wherever possible piece in a new matching section of stone



Acceptable repointing methods for historic buildings



Unacceptable repointing methods for historic buildings



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

Roofs

Reuse serviceable slates or tiles where possible. Avoid old and new slates on the same slope; roof complete slopes with one or the other. Replicate features or patterns, including ridge details, as exactly as possible.

Rainwater Goods

Replace defective with cast iron in profiles to match the existing. Match the materials and detailing of leaded gutters and valleys.

Chimneys

Rebuild to the original size and detail including the use of appropriate clay pots. Cap if not in use, or fit clay gas flue terminals where necessary.

Render and Stucco

Spalled, cracked or blown smooth render or stucco should be patch repaired but take care to match the original mix and method of application to ensure the repair is not conspicuous.

Cleaning

Inappropriate cleaning techniques can be very damaging, particularly to older buildings. Abrasive methods should be avoided and chemicals used with caution, only after taking expert advice.

Further Information

on repair and restoration tachniques is available from :
The Conservation and Design Section,
The Developmeny Department,
Address on page 12

AREA GUIDANCE

For the purposes of these guidelines, the Lace Market has been divided into sectors. These are not uniform in character but are sufficiently homogeneous to be considered separately.

NORTHERN AREA

Character

This area was never subject to the intensive development found elsewhere in the Lace Market and the street pattern is largely pre-victorian. Although many streets have been widened, narrow building plots indicate original buildings of considerable age. There is a wide variety of buildings, from some of the earliest surviving houses in the City to large and exuberant Victorian commercial buildings. An interesting feature is the number of public buildings, chapels and halls which reflect this area's importance for social provision for the expanding Victorian city.

Buildings are generally 3-4 storeys with a mixture of styles. Although there are examples of poor design and insensitive extension, or repair, the general high quality gives a richness and interest. Many buildings, apart from the earlier houses, have classical elements with a wide use of materials such as stone, render and terracotta as well as brick.

There are classical facades of Georgian town houses, with vertically proportioned, small paned, sash windows. Some are plain, in brick, others more decorative in stucco with pedimented windows, porticos and strong cornice lines. The small groups of older more modest houses are brick with slate roofs and vertical sashes. Some have the characteristic horizontal frame knitters windows on the upper floors.



Heathcote Street showing some of the late Victorian commercial buildings found in the Northern area

There are late Victorian buildings with Tudor style half timbering and elaborate chimneys, Edwardian buildings with ornate terracotta detail as well as some later simplified classical buildings.

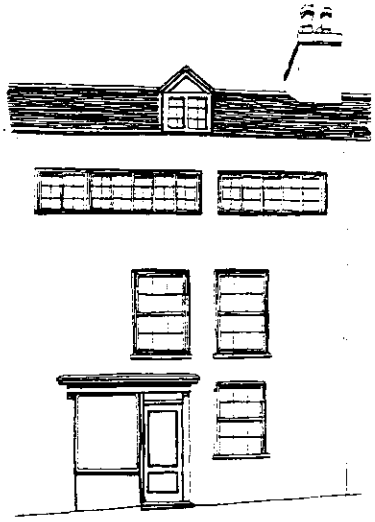
Rooflines are not consistent, with decorative gables, pediments and dormers. Window form also varies. There are round arched, combined windows with stone mullions, bays and oriel windows.

Design Guidelines for new Building

The frontage of larger developments should be visually broken down to reflect the traditional narrow to medium plot widths (5-15 metres) and create interest and rhythm. Buildings should not exceed 3-4 storeys.

The basic principles of facade and window proportion found on existing buildings should normally be adhered to, but high quality individual designs will be acceptable. There is also scope for a variety of materials, such as brick, stone, render or terracotta.

Wherever possible ground floor uses which provide activity, interest and informal supervision of streets will be encouraged.



Early 19th century house on Broad Street with lacemakers workshop windows on the upper floor

PELHAM STREET/HOCKLEY SHOPPING STREET

Character

This is an important and ancient route running just outside and parallel to the line of the northern ditch and ramparts of the Saxon burgh. It largely escaped the industrial development of the Victorian period and the distinctive narrow Georgian plots and frontages are still evident. There is variation of building heights with a regular rhythm of smaller scale buildings broken by a few larger and grander Victorian commercial buildings around the Broad Street/Stoney Street junction.

Buildings are predominantly brick with stone detailing, slate roofs and timber shopfronts. A few have been rendered and some have decorative stone facades. Many are Georgian or early Victorian with simple well proportioned facades, quality brickwork and sliding sash windows, arranged in a vertical hierarchy, with smaller windows below a moulded cornice.

The commercial uses create a vibrant atmosphere in contrast to the rest of the Lace Market and the shopfronts, many of which are original, show a great deal of individuality in design resulting in a richness and diversity in the townscape.

Shopfronts are generally simple, with pilasters supporting a fascia and moulded cornice above. Later Victorian examples are more exuberant with rich detail. Facades retain the vertical emphasis and hierarchy but there is much variety in form, detailing and materials with stone and cast iron as well as timber.

The sloping and curving nature of the street gives prominence to the roofscape and emphasises variety in height and form. It provides a series of changing views and the sense of identity continues eastwards into Hockley, beyond Belward Street, towards Sneinton Market.

Design Guidelines for New Building

Maintain the appearance of narrow plot widths in new elevations. Building heights may vary between 2 and 4 storeys, depending on the location.

Vibrant active shopfronts are essential for the character of the street. Traditional shopfronts should be well proportioned, richly detailed and colourful. Imaginative modern interpretations will also be encouraged.

Keep elevations above shopfronts simple, with vertically proportioned windows, terminated by a strong cornice, parapet wall or built up gutter. Materials should normally be red brick, but stone or stucco will be considered.



Carlton Street and Goosegate showing former Georgian townhouses and Victorian commercial buildings

Use slate roofs with simple pitches. Well detailed dormers will be considered but false mansards are not acceptable.



Modern shopfronts designed in a traditional style on Goosegate. These incorporate pilasters, console brackets, fascias, stallrisers and cornices but retain their own identity

BRIDLESMITH GATE/VICTORIA STREET

Character

The area between Bridlesmith Gate and Fletcher Gate contains the best example of Medieval street pattern and building plots remaining in the City. It is very densely developed with small lanes, alleys and yards of domestic scale buildings in red brick with a little stone detailing, sliding sash windows and slated pitched roofs. The main street frontages consist mainly of later Victorian commercial buildings.

There is a distinct change in level between the two streets, derived from the defensive ditch and ramparts surrounding the Saxon and Danish settlement. Fletcher Gate evolved from the original 'street' on the inside of the defences and Bridlesmith Gate was a corresponding route on the outside.

Building heights on the main streets vary, from two to five storeys with a great variety of styles and materials. There is some regularity and rhythm in the classically detailed elevations on Fletcher Gate, which is set up by the rectangular windows and large scale pilasters. Materials include brick, render, stone and terracotta. Slate roofs and brick chimneys are visible with some timber pitched roof dormers.

Fletcher Gate was widened in the 1960's. The east side is much altered and includes a multi storey car park. The re-establishment of the character of this side of the street is an important long term objective, to be pursued as opportunities arise.

Victoria Street originates from a Victorian commercial redevelopment involving the widening of the street and erection of buildings of impressive monumental scale, on larger plots. On the south side, facades are in stone with strong classical proportions and detailing. On the north side, facades are



Victorian buildings on one of the medieval alleyways between Fletcher Gate and Bridlesmith Gate



Late 19th century commercial buildings on Fletcher Gate with a variety of materials and details but unified by the scale and the strong rhythm of their facades

predominantly brick with ornate stone detailing around windows and in some cases, stone ground floors.

Design Guidelines for NewBuilding

New developments should retain the scale of the historic urban form, with narrow frontages, alleys and yards except on Victoria Street where larger scale imposing buildings are appropriate. Buildings should be 3-4 storey on main frontages, lower behind.

On Fletcher Gate, facades should respect the strong vertical rhythm in red brick, stone, terracotta or render. on Victoria Street, reflect the detail and scale of the classical facades, using stone or red brick.

There is scope for greater variety in form and style on Bridlesmith Gate but good detailing and articulation is essential.

Use slate roofs throughout. Dormers behind parapets are acceptable but not clerestorey windows and false mansard roofs.

LACE MARKET CORE

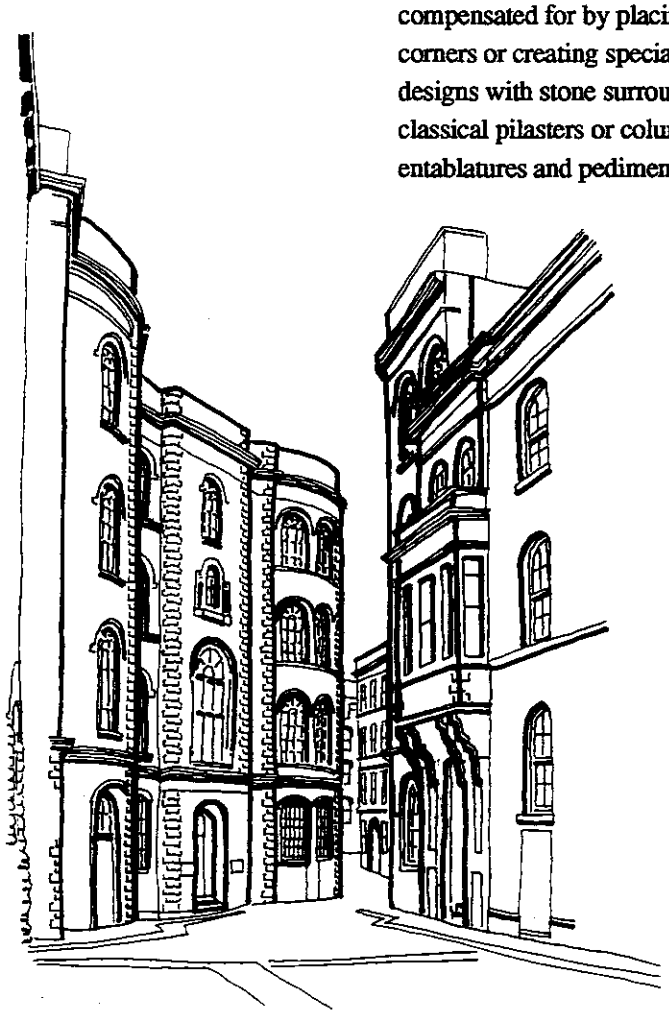
Character

This area forms the bulk of the Lace Market. Its strong identity results from its unique historical evolution. The street pattern of the old Saxon burgh is largely intact and the imposition of tall and imposing Victorian brick warehouses and factories on narrow streets creates a canyon like effect, occasionally relieved by glimpses down alleys and side streets or of the few open spaces. A few Georgian domestic scale buildings remain, converted to commercial use.

Almost all buildings in this area are built up to the back of pavement. Their facades are unified through the common use of materials and the strong repetition of design elements. The classically based detailing and the strong vertical rhythm of the large rectangular windows is balanced by key horizontal features such as stringcourses, stone lower storeys and prominent cornices terminating the facades.

Windows are usually arranged in a vertical hierarchy with smaller, deeply recessed basement windows set within a stone faced lower storey, larger windows with decorative stone surrounds at the raised ground floor level and windows of successively higher storeys reducing in size and decoration. Window heads are square on the simpler facades but may be round on the more important elevations. Timber and steel frames are both used, invariably split into small panes.

The roofscape is barely visible within the area itself due to the tight street plan but the simple slated pitched roof forms are recognisable from outside. The same restricted vision reduces the prominence of entrances, which is frequently compensated for by placing them on corners or creating special set piece designs with stone surrounds, having classical pilasters or columns, entablatures and pediments.



Broadway - a set piece architectural design by T.C.Hine c.1855 showing the strong vertical hierarchy and variation in the facades to maximise their impact

Service yard entrances are frequently arched, closed with iron gates. Other openings are infrequent, shopfronts almost non existent.

Signage is limited to entrance plaques, or carved lettering in the stonework of door surrounds with some signwriting to windows.

Eastern Fringe

The eastern fringe forms an edge to the Lace Market and has been much affected by demolition associated with the widening of Barker Gate, Bellar Gate and Belward Street. This has created an open character with exposed parking/service areas and rear or side elevations. The re-creation of the historic urban form and visual improvement of this area is an important objective.

Design Guidelines for New Building

New buildings should respect the scale of existing plot widths (15-40 metres), be 4-6 storeys high depending on those adjoining and built up to the back of pavement with narrow openings to internal courtyards if required.

Facades should be balanced by using the key characteristics of a hierarchy of vertically proportioned windows, occasional horizontal divisions and a strong plinth and cornice.

Elevations should be balanced and symmetrical, avoiding random variation, except at entrances or prominent corners where appropriate emphasis could be given.

Entrances can be emphasised by more prominent design, as can feature windows above entrances or on corners.



An elaborate entrance to a Victorian warehouse with stone consoles and pediment, located on a prominent curved corner

Clerestorey lights will be considered provided they are not too dominant in long views. Dormers are normally acceptable on smaller buildings. False mansard roofs are not acceptable.

Materials should match the surroundings as closely as possible. Use red brick and slate roofs, stone detailing with limited use of reconstituted stone or render.

Windows should be in proportion with those around, usually vertically hung timber sliding sash and case windows with or without subsidiary glazing bars

HIGH PAVEMENT

Character

For the most part this street has retained its strong Georgian character. Many of its buildings were originally townhouses, on this important road linking the two historic burghs with its prestigious setting and magnificent views over the cliff to the south. The older medieval plots can still be discerned here, the frontage widths being generally much narrower than elsewhere in the Lace Market.



High Pavement with former Georgian Townhouses facing the landmark of St. Mary's Church

Generally there is a continuous building line with facades at the back of the pavement. Where this is broken it is by important buildings, such as the former High Pavement Chapel, the Shire Hall and St. Mary's Church. Small alleyways lead off from the street, formerly giving access to the rear of the deep plots and down the cliff face itself.

A progression of interesting views unfolds along the curving street as some of the more important features are revealed, such as the Lace Hall spire, Shire Hall facade and steps as well as the parish church with its war memorial. It is this combination of the preserved Georgian residential street and the monumental architectural features that give the area its special character.

St. Mary's Church is set back from the road at a higher level but the churchyard wall continues the dominant building line giving enclosure to the street.

The townhouses are smaller in scale than the nearby warehouses, often with simple elevations in brick, stone or render with vertically proportioned windows. The simplified classical detailing is of high quality, with fine jointed brickwork, rubbed brick, decorative stone lintels and simple entrances having panelled doors with fanlights above and moulded cornices in timber or stone. The simple slated pitched roofscape is more visible on this street than elsewhere and the roofline varies in height.

Design Guidelines for New Building

Maintain the characteristic grain of the area with the appearance of narrow plot widths, and narrow accessways to courtyards if required.

Buildings should be 3/4 storeys, and should respect the quality, symmetry, and dignified proportions of the Georgian street, not competing with the more monumental public buildings.

Use well proportioned elevations with simple, quality detailing of doors and windows. Arrange windows in a vertical hierarchy with a cornice or parapet at eaves level to give good termination to the elevation.

Orange/red Nottingham brick is the predominant material although stone and limited use of smooth render will be considered. Roofs should be of slate. False mansard roofs or lantern storeys will not be acceptable.

THE CLIFF

Character

The Cliff is located immediately south of the buildings on High Pavement. Here the land drops abruptly approximately 15 metres to Cliff Road and the buildings on and stepping down the cliff form a vertical extension to the Cliff face, giving it a dramatic emphasis. The unplanned informality of the buildings and roofscape leads the eye to notable features such as the tower of St. Mary's Church. The views of this area from the south southwest and east are amongst the most important in the City.

Design Guidelines for New Building

Any development on the south side of High Pavement or below the Cliff will affect views into the Lace Market and must have regard to the unique and prominent nature of the site.



View of the cliff face showing the important skyline above the dense but informal development on the southern edge of the Lace Market

New buildings or extensions should be of a scale and massing which complements this character and does not screen or reduce the impact of the Cliff or the key visual features. Buildings should normally be simple in form, uncluttered by unnecessary detail such as dominant feature windows, lift towers or external staircases. They should have symmetrical well balanced red brick elevations with a regular rhythm of vertically proportioned windows and steep double pitched slate roofs with cornices. Dormers and clerestoreys will not normally be accepted.

Large developments will need to be visually broken down into discrete components to reflect the informality of the view.

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The Conservation and Design Section is responsible for:-

The protection and enchancement of Conservation areas.

Advice and assistance relating to the protection and restoration of listed buildings, including grant aid.

Urban Design, building and landscape design advice.

The Development Dept. also offers the following services:

Development Control and Building Control, including access and mobility facilities advice and grant aid.

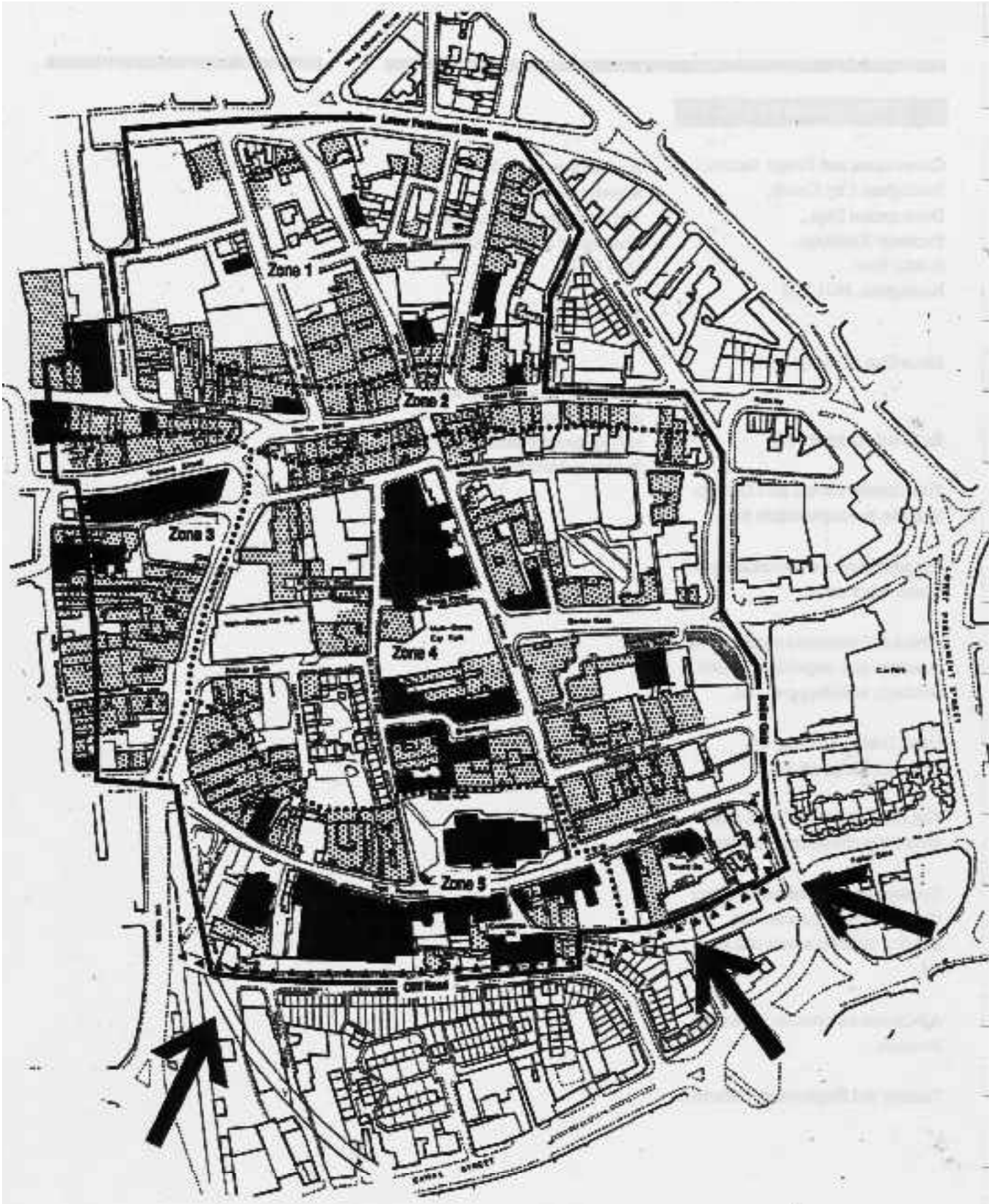
Advice and information for Inward Investors.

Training and Employment Initiatives.

A wide range of business support initiatives, including:-
The Nottingham Fashion Centre
Huntingdon Street, Nottingham,
NG1 3LH

Tel: 0115 915 3800

Which provides business and technical advice and resources as well as starter workshop units for the fashion and textile sector.



LACE MARKET CONSERVATION POLICY

- Conservation Area Boundary
- Zone Boundary
- The Cliff
- Listed Buildings
- Buildings and Structures of Local Significance or Townscape Value
- Important Long Views

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CITY OF NOTTINGHAM
J.P.Taylor
Director of Development