Hine Hall Conservation Area

Character Appraisal and Management Plan



March 2007

Foreword

The Hine Hall Conservation Area Character Appraisal and Management Plan were approved for public consultation by the Development Control Committee on 22 November September 2006.

Following a period of public consultation between December 2006 and January 2007, including a public meeting held on 29 January, the Development Control on 21 March 2007 noted the consultation responses and proposed revisions to the Character Appraisal and approved the revised Management Plan.

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HINE HALL CONSERVATION AREA CHARACTER APPRAISAL

1. Introduction

1.1 The Hine Hall Conservation Area was designated in March 1989 and centres upon the former mental asylum designed by T. C. Hine. Originally known as the Coppice Hospital it is now called Hine Hall following its conversion to residential use in the late 1980's. The designated Conservation Area occupies some 4.5 ha on a ridge above St Ann's and, in addition to the Hall, it also includes the historic landscape setting that was an integral part of the original asylum.

1.2 As an example of a surviving historic asylum and its designed landscape setting; Hine Hall Conservation Area is an important asset to the City. That a significant number of the trees are protected by tree preservation orders and the site designated as a Conservation Area, is recognition of its high environmental quality and historic status. This appraisal identifies the particular historic significance of the former hospital and its landscape setting which is a paramount consideration in achieving the appropriate and sensitive re-use of the grounds as an allocated housing site in the Nottingham Local Plan.

1.3 Following the recent adoption of the Nottingham Local Plan, a planning brief has been produced to guide future development within the Hine Hall Conservation Area. This appraisal therefore seeks to inform the revised design brief.

2. Summary of Special Interest

2.1 The Coppice Hospital was constructed between 1857 and 1859 by T. C. Hine, a prominent Nottingham architect, to accommodate private patients of the middle classes from all over the country in varying degrees of comfort. The site occupies a prominent spur at the southern end of a ridge and this imposing building is clearly visible for miles around.

2.2 The Hall is of significant architectural quality and its historic landscape setting is equally important. From its prominent position the Hall, which faces south, provides panoramic views over the City, the Trent Valley and hills beyond. Mature trees on the site have been used in both a formal composition as well as more naturalistic woodland planting. Woodland species comprise principally beech, yew and holly and more recent plantings of rowan. The grounds still retain the ambience of their origins as a 'therapeutic landscape', a key historic feature of Victorian hospitals and asylums. As well as this, the Hall, together with the trees in its grounds, also makes a special contribution to the Nottingham skyline.

2.3 The Conservation Area is allocated as a residential development site in the Nottingham City Local Plan. It is fundamentally important that the location of any new development acknowledges the historic importance and special character of the area.

LOCATION AND SETTING

3. Setting and Topography

3.1 Much of the character of this Conservation Area derives from its setting is a result of the localised topography. The Hall is situated at the head of a relatively narrow spur of land that falls away from the Hall on three sides, increasing the drama of its situation.

3.2 The Hall itself is built on a relatively flat site, marginally above the 110m contour and the land to the rear (north) of the Hall, now used for car parking, runs along the top of the spur and offers relatively level approach to the Hall along Ransom Drive.

3.3 The full drama of the setting is only revealed on the southern side of the Hall. Immediately to the south of the Hall is a relatively flat expanse of lawn before the land slopes falls comparatively gently towards properties on Brandreth Avenue, a fall of about 5 metres. Brandreth Avenue is part of a larger area of modern (late twentieth century) development that has encroached into the original grounds of the hospital.

3.4 To the east, the land falls more steeply, falling some 10m from the edge of the lawn towards the residential properties on Stonepit Close, which are built on the 95m contour.

3.5 The most dramatic change of land levels however lies to the west of the Hall, where the land falls over 15 metres in height from the edge of the lawn to Ransom Road that runs along the western boundary of the Conservation Area. This slope is heavily planted with trees and the original main drive winds up its way through the trees and up the slope from the Lodge House to emerge on the west side of the Hall.

4. General Character and Plan Form

4.1 The boundary of the Conservation Area has been drawn to include the remaining extent of the original site of the Coppice Hospital, including the landscaped gardens to immediately to the south of the building and the wider parkland that surrounds it on all sides.

4.2 Originally the grounds of the Hospital appear to have extended some further to the south than the existing southern boundary of the Conservation Area, as can be seen on contemporary Ordnance Survey plans. However development in the late 20th century has resulted in the construction of new housing estates to the south taking in part of the original hospital site and leaving a southern linear boundary to the Conservation Area that does not appear to relate to any historical boundary.

4.3 The remaining boundaries of the Conservation Area appear to follow the original boundaries of the Hospital, although the northern boundary extends to take in land at the head of Ransom Drive that does not appear to have been part of the original Hospital but which now provides an important view of the Hall.

5. Landscape Setting

5.1 The principal historic setting of the Hall comprises the formal lawns and gardens immediately to the south and the surrounding mature parkland and woodland to the west and east. The contemporary Ordnance Survey plans show that this woodland originally wrapped around the whole of the western side of the Hospital and extended along the rear of the site. However this area to the north of the Hall is somewhat diminished following the siting of ancillary buildings for the Hospital and later the more intensive use of this part of the site as the main access and now car parking following the conversion scheme in the 1980's. These changes provide a relatively poor setting for the Hall and its main approach.

6. Therapeutic Landscapes

6.1 The surviving landscape around the Hall however is typical of the Victorian lunatic asylum and is a most significant landscape type that developed from the end of the eighteenth century based on the aristocratic landscaped park with the intention of providing a landscape for therapeutic purposes.

6.2 Purpose-built asylum sites such as the Coppice hospital were typically and deliberately set away from busy urban areas, and provided with landscapes that were designed to help cure their patients conditions. Whether the asylum did help effect cures or not is another matter, nevertheless there was a very strong movement in the 19th century towards the use of the therapeutic landscape.

6.3 By the mid-nineteenth century the landscape elements of the standard asylum had been formulated. The formula was largely based on the landscape park; though adapted to fit therapeutic needs. The typical 19th-century asylum landscape would include ornamental drives, avenues, parkland, lodges, a home farm, kitchen gardens and glasshouses and estate walls. The male patients who were fit and able worked on the farm and in the parkland, and the pleasure grounds/parkland were used for supervised recreational activities such as games, picnics and walks.

6.4 One of the main differences between the landscape park and the asylum estate was the presence next to the asylum building of enclosed exercise yards, or airing courts, located where the typical Victorian Country House would have had its formal terrace. Male and female patients were, as always, segregated, and in the larger asylums for each sex there were several airing courts allocated to different medical classes of patients. The airing courts were laid out ornamentally, usually to enhance a pleasant, elevated view out which was perceived to calm and cheer the patients, and contained benches and shelters, and perhaps privies. Occasionally some of the boundary structures survive, but more likely remnants are attractive small shelters (sometimes even thatched), path systems and planting.

6.5 To the south of the Hall are two lawns on each side of a central axis, beyond which the land slopes down to the southern boundary. These two spacious lawns at the same level set off the garden front of the building. It is likely that these two lawns were originally the 'airing courts' (one for males the other for females) providing a place for informal exercise and reflection of the wider landscape. The ornamental layout still enhances the natural elevated view, a key feature of the original design. That this was

perceived to calm and cheer the patients is still palpable today; the ambience of the space is calming and the views uplifting. The central axis is marked by a path and lined with cherry and weeping willow with steps down the embankment towards the surrounding woodland.

6.6 Within Hine Hall, any structures associated with the airing courts do not appear to have survived but a short stretch of the original estate wall survives along the northern boundary of the site next to the aerial mast.

6.7 Though now engulfed by suburban development from the late 20th century, the Coppice hospital has managed to avoid large-scale development within its grounds. In so doing so the landscaped grounds now provide essential green lungs within the urban environment and an attractive wildlife habitat; and thereby still fulfilling a therapeutic role.

HISTORIC DEVELOPMENT

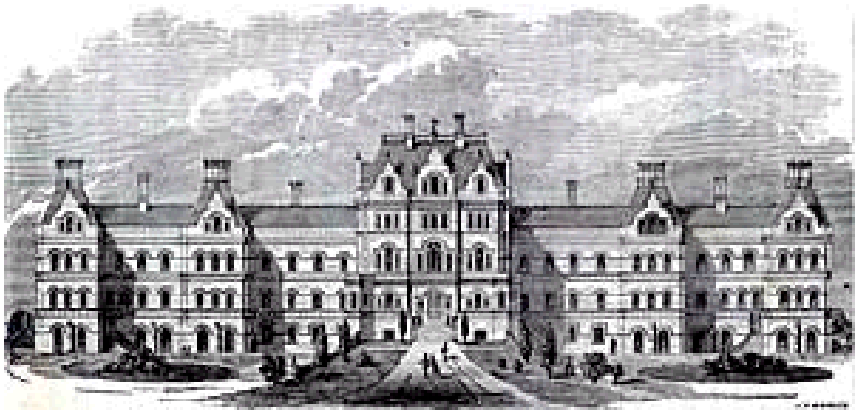
7. Origins and Development

7.1 The earliest reference to 'The Coppice' dates back to 1335. The Coppice was a great wood stretching from the Hunger Hills westwards, which according to Robert Mellors, was given to the Corporation as a mark favour by King James I in 1615.

7.2 The Coppice Hospital was the second asylum to be built in Nottingham, built 47 years after the first, the General Lunatic Asylum which had been built at Sneinton Fields off Carlton Road and officially opened in February 1812. Initially the General Asylum accommodated 72 patients but these numbers increased as the Asylum grew to 240 patients by 1846.

7.3 To address the rising demand it was proposed to build a new. separate institution, a new hospital on a more eligible site for private patients. A committee, under the guidance of T. C. Hine (the local Nottingham architect), was set up for this purpose and in late 1856 the committee agreed to the purchase of 17 acres at Coppice Farm, in the Parish of St Mary Nottingham. The generosity of the Town Council was noted; the site was offered at £100/acre with the right of an additional carriage road 21 feet wide from the Mapperley Plains Road to the site along the summit of Coppice Farm (Ransome Drive).

7.4 T. C. Hine was instructed to prepare a plan with specifications and drawings of the buildings required and in 1857 building began, the foundation stone being laid by the Duke of Newcastle on October 30th. The hospital was opened for the reception of patients on August 1st 1859. It was constructed to accommodate 60 patients and by November of that year there were 35 in residence. By 1863 the numbers had increased to such an extent that the commissioners advised the construction of an additional wing. This was not adopted and instead a minor structural alteration was carried out which gave 4 extra beds on each side.



THE COPPICE HOSPITAL – South Facing Elevation
From: Allen's Illustrated Guide to Nottingham by J Potter Briscoe (1888)
At: www.nottshistory.org.uk/allen1888/guidep9.htm

7.5 T. C. Hine built this hospital as one of his most prestigious projects at a time when as one of the most substantial of Nottingham's Victorian architects he had already established his name. Hine had by the mid-1850's a considerable number of commissions behind him, including several splendid factory buildings in the Lace Market, schools, houses for rich and poor, a music hall and a hospital extension.

7.6 The need for further accommodation became so pressing that by 1874 only a proportion of the applications for admission could be accepted and in 1880 plans for two new wings each of 20 beds and designed by G. T. Hine (son of T. C. Hine) were adopted. The improvements also included a new wash house and boiler house, together with a new boiler and engine.

7.7 Up until 1948 the hospital was a self contained unit following the 'model' of the period with the Medical Superintendent living on the premises, its own farms and piggeries, power plants and laundry. The Coppice did not have a particular catchment area, admission was determined by the Physician Superintendent on recommendation from physicians anywhere in the country. This reputedly gave a 'uniqueness and particular character' to the hospital.

7.8 By the 1970's the Coppice had 120 beds and four main wards, two for males and two for females. Following the 1948 Act, and continuing the philosophy of its beginnings, 90 percent of the beds were for paying patients with 10 percent free under the Welfare State.

SPATIAL ANALYSIS

8. Key Views and Vistas

8.1 The siting of the Hall and its local topography is a key feature of this Conservation Area, with limited close-up views of the Hall, the impressive and key views to the south overlooking the City centre and similarly the distant views of the Hall from afar.

8.2 Close-up views are relatively restricted. The principal public view is that along Ransom Drive on the approach to the rear of the Hall, although the setting of the Hall behind expansive area of car parking is not particularly attractive. From within the site the best views of the Hall are those of its garden (south facing) elevation as viewed across the lawns.

8.3 The landscape setting can however surpass even the buildings in drama and value in terms of the views, both out of and into the site. The woodland spur faces south providing panoramic views across the City Centre and the Trent Valley and hills beyond. The views west across to Alexandra Park and east to Porchester Road are also equally dramatic.

8.4 However, to the south and east, whilst the setting has been enhanced overall with the maturing of principally beech, horse chestnut, oak together with recent plantings of Rowan, late 20th century housing developments at a lower level of indifferent townscape value have diminished or obscured vistas. At the eastern side of the site there is a steep bank, beyond which the land undulates from north to south and also slopes toward the boundary with the rear of houses on Brewsters Road. A modern single storey building accommodating a private health clinic adjoins the south-western comer of the site.

8.5 Views into the site include distant views; important as those closer to hand. The most important are from Porchester Road to the east, and Albert Road to the west but the topography is such that Hine Hall and its associated parkland can be glimpsed from almost any point within a mile or less to the east, south and west.

8.6 The Lodge on Ransom Road , is the second original building on the site, but which because of its original function as a gatehouse is somewhat divorced from the main Hall and is not seen in relation to it. The Lodge stands against an attractive backdrop of trees that rise up behind it and makes an important open break in what is a generally built-up street frontage.

8.7 A piece written by a patient in 1962 describes the particular contribution of its setting;

> *"...because of the structure of the building surrounded by lawns and flowers, closely resembles the Palace of Versailles....it beholds a view that many a Yorkshire city could not boast of, standing as the hospital does, on the edge of a fairly steep slope surmounted by clumps of extremely tall trees - the slope to the west giving a view across the whole of the "Queen of the Midlands" and to the south and east, across the Vale of Belvoir, which for scores of miles lies before one like a patchwork quilt.*
>
> *From the hospital one can see the River Trent glistening as it winds its way via Trent Bridge and the Test Cricket Ground, and also from here one can even look down on what remains of Nottingham's famous castle...standing high as it does on Castle Rock. Also in view is Wollaton Hall, standing in Wollaton Park near the modern,*

American-style University...(and) not forgetting the Nottingham city-centre domed Council House..."

CHARACTER ANALYSIS

9. Definition of Character Areas

9.1 As already described the area has three distinctive character areas.

9.2 Firstly, are the elements of built development. The principal building is the former hospital which appears as a substantial building in its wider landscape setting. The Lodge on Ransom Road is a second area of built development, this has a domestic scale that is dwarfed by the surrounding wooded hillside.

9.3 The second distinctive area is the expansive car parking area on the relatively flat area to the north of the site. This area provides a poor visual environment with little merit.

9.4 The third character area is the surviving wider historic landscape that makes up the majority of the Conservation Area. This landscape offers the contrast of the open formal lawns immediately to the south of the Hall with the parkland and woodland areas that wrap around the outer boundary of the site. These also provide a natural physical and visual link with the Hungerhill Gardens allotment site, a Grade II* registered Park and Garden situated to the west of Ransom Road.

10. Prevailing or Former Uses of the Buildings

10.1 The former Coppice Hospital was originally built as an asylum and continued in such use until it was closed in 1985 and sold into private ownership by the Nottingham Health Authority in 1987. In anticipation of likely residential development proposals for the Hospital buildings and its grounds the City Planning Officer produced a design brief for the site, endorsed in December 1985.

10.2 Following the sale of the Hospital a number of planning approvals followed for the conversion of the Hospital buildings to form apartments and for the erection of new dwellings in the grounds. This culminated in the 1980's in the conversion of the Hall to 83 self-contained flats. Ancillary structures were demolished and the area to the north of the Hall surfaced for parking. No new buildings were constructed within the site.

ARCHITECTURAL AND HISTORIC QUALITIES OF BUILDINGS AND THEIR CONTRIBUTION TO THE AREA

11. Contribution Made by Key Unlisted Buildings

11.1 The Coppice Hospital in Ransom Road, known then as the County Lunatic Asylum, was well placed chronologically to give expression to T. C. Hine's well developed style. The main building, constructed in the 1850's is a fine example of his work: a long symmetrical building of mainly 4 storeys in red brick and slate, punctuated with projections and pavilions sporting tall Dutch gables, which from some viewpoints gives the impression of a row of individual large houses. The roof is topped off with ornate

chimney-stacks and ‘bed-end' finials to the pitched grey slate roof that add to the skyline interest of the building.

11.2 Italianate windows abound, and walls are decorated at each floor with Maltese Crosses within bands of cream brick. The central block features Venetian stone windows on the garden front and contrasting Elizabethan stone windows with mullions on the entrance front. The total effect is impressive: a grand composition, but one managed in domestic scale. It has all the Hine trademarks and is a good example of his carefully thought out Anglo-Italianate style.

11.3 Two additional wings in a matching style were added in 1883, and this contract was supervised by G. T. Hine, the son of T. C. Hine, who worked in partnership with his father between 1867 to 1890, and which led to him branching out as a hospital building expert in his own right.

11.4 Utilitarian lift shafts and other latter-day hospital extrusions now litter the main elevations, placed with function in mind rather than aesthetics.

11.5 On the eastern side of the lawn and covered over by the existing garden area to the side of the lawn is a subterranean coach house. The structure is constructed of brick with brick vaulted ceiling and brick piers and its overall quality and age would indicate that it was built as part of the original hospital. It is therefore of some architectural and historic interest and the future development of the site offers opportunities for it to be retained and re-used.

11.6 In addition to the Hospital, a Lodge was also built at the entrance to the site off Ransom Road. This detached property is somewhat remote from the main hospital but it provides an interesting example of a dwelling in a Gothic style. It is of brick and tile construction with steep pitched gables and trefoil window surrounds.

11.7 These surviving original buildings are considered to make a positive contribution to the character and appearance of the Conservation Area.

12. Prevalent and Traditional Building Materials

12.1 The quality of building materials is a significant feature of the original buildings within the Conservation Area and these are drawn from a relatively small palette, principally Bulwell stone, smooth red brick, with a contrasting cream brick, and Welsh slate. This results in a pleasing, consistent appearance within the Conservation Area and contributes to a sense of place.

Brick and Terracotta

12.2 The principal brick used in the construction of Hine Hall and the Lodge is a typical Nottinghamshire brick which has a characteristically red/orange colour and is predominantly laid in a distinctive Flemish bond.

12.3 To add decorative detailing to the buildings, a contrasting cream brick has been used, either in the form of a simple horizontal string course, which in some cases wraps over the round headed window openings to emphasise their shape, or in more elabaorate horizontal bands with repeating cross or rectangular motifs.

Stone

12.4 Stone is used both as a principal building material, to provide a rock faced Bulwell stone base course on the ground floor of the main hospital, and to articulate openings around windows and doors, where ashalr stone is widely used to provide mullions, lintels and cills, and in some areas horizontal banding.

Slate and tile

12.5 The roofs are covered in blue/grey Welsh slate, a popular building material from the 19th century onwards. Thinner and smoother than most other slates its proliferation on buildings was due to the fact that it is a relatively light material and that its structure enables it to be trimmed into standard unit sizes, characteristically uniform in size and colour.

12.6 To maintain this character and appearance of the Conservation Area new development, whether extensions or new build, should use these traditional materials.

13. Local Details

13.1 The Hall and the Lodge are two distinctive Victorian buildings built in contrasting an Italianate with the Gothic styles**.** However there are common design details that could be adopted by any building within the Conservation Area. Most notable are the use of steep pitched gables and soaring chimneys adds to the character to each building and the use of a contrasting cream brick against a predominant red brick adds a strong decorative and visual feature that links the two buildings.

14. The Public Realm

14.1 The main vehicular access is now from Ransom Drive but there is also a secondary access adjoining the recently renovated former Lodge at the western edge of the site. Ransom Drive is an unadopted road, which also serves the Springwood Centre, an adult training and special care unit, and the Elliott Durham secondary school. It arrives at the rear of the Hall where the original landscape has been decimated through later hospital related development.

14.2 At the western side of the site the land slopes very steeply down to Ransom Road with the original access road winding through mature woodland from the Hall to the Lodge. This ornamental drive now appears to be largely overgrown.

14.3 The many paths that ran thorough the parkland have also long since been overgrown. From historic maps it can be seen that they followed a combination of informal and formal routes through the grounds recreating the feeling of being out in nature whilst also allowing enjoyment in a safe and more ordered (though informally) environment nearer the asylum.

15. Contribution Made by Green Spaces, Trees and Hedges

15.1 It is documented that this area of Nottingham was wooded from at least the 14th century, however from the available evidence it is unlikely that the existing parkland could be classed as ancient in origin. Historic maps c.1870 show over half of the grounds as woodland; the remainder, formal grounds with individual trees. Secondary woodland has since established throughout the area, on ground that was previously formal, and also on the land to the north east of the site, up to 164 Ransom Road.

15.2 This present woodland has a high landscape value and provides an important natural habitat. The trees appear to be in good condition with a life expectance in excess of 30 years.

15.3 The parkland to the west of the site is particularly fine, complemented by the drive winding down to the lodge at the Ransom Road entrance. This part of the site comprises 3 large groups of mainly holly (26) and laurel (22), together with some yew (18), beech (18) mountain ash (7) and cherry (6) and a variety of other species, less in number. To the east of the site concentrated along the site boundary are three groups; to the north comprising mainly cherry (8) and holly (4) with sycamore, ash and Scots pine. To the south, both groups are mainly sycamore (13 and 10).

15.4 Abutting the formal landscaped setting at the southwest corner of the lawn area is a group consisting mainly of holly (12) and at the southeast corner a group of beech (12) with one oak. Between these, the trees to the south of the landscaped gardens are not classified as a group. They comprise: beech (5), mountain ash (2), lime (2), Norway maple (1) and cherry (1) together with one sycamore with an identified group of four holly trees in its midst.

15.5 Most of the groups of trees and the significant individual trees are protected by Tree Preservation Orders.

15.6 A series of paths winds through the woodlands enabling a series of circular walks of varying lengths. The sloping terrain and the informal nature of the routes would have created a parkland landscape capable of giving infinite interest and pleasure to the former patients. Once within the woodland, though not far from the Hall, the density of the planting, and the variety of the tree cover would have created the feeling of truly being in nature; remote from civilisation, and yet safely near refuge. Though the paths have long since grown over those innate qualities of the woodland are still very much a feature of the site.

15.7 The ambient quality of the landscape setting is a key component of the character of the conservation area. The original concept of the therapeutic landscape is very much a tangible component in the subtle formality of the gardens played against the variety, quality and enclosure of the trees, the natural slope of the terrain and the views out of the site from its elevated position. Where houses have intruded on the view albeit on a lower level at the southernmost extent of the former parkland it jars and undermines that stillness of the space.

16. General Condition

16.1 On the whole this is an active residential area, the conversion to apartments has given the building a new lease of life and an economically viable future use. The Lodge has also been refurbished to provide a family home and therefore it also has a viable future use.

16.2 However the principal area of concern is the wider landscape areas that require active maintenance and management if the surviving historic therapeutic landscape is to survive. Of particular concern is the evidence of rubbish being dumped in the grounds, insecure access on the west side of the area to Ransom Road, with the consequent litter, damage to trees and anti-social behaviour, and the poor arrangements for the storage of rubbish bins that detracts from the area.

17. Problems, Pressures and Capacity for Change

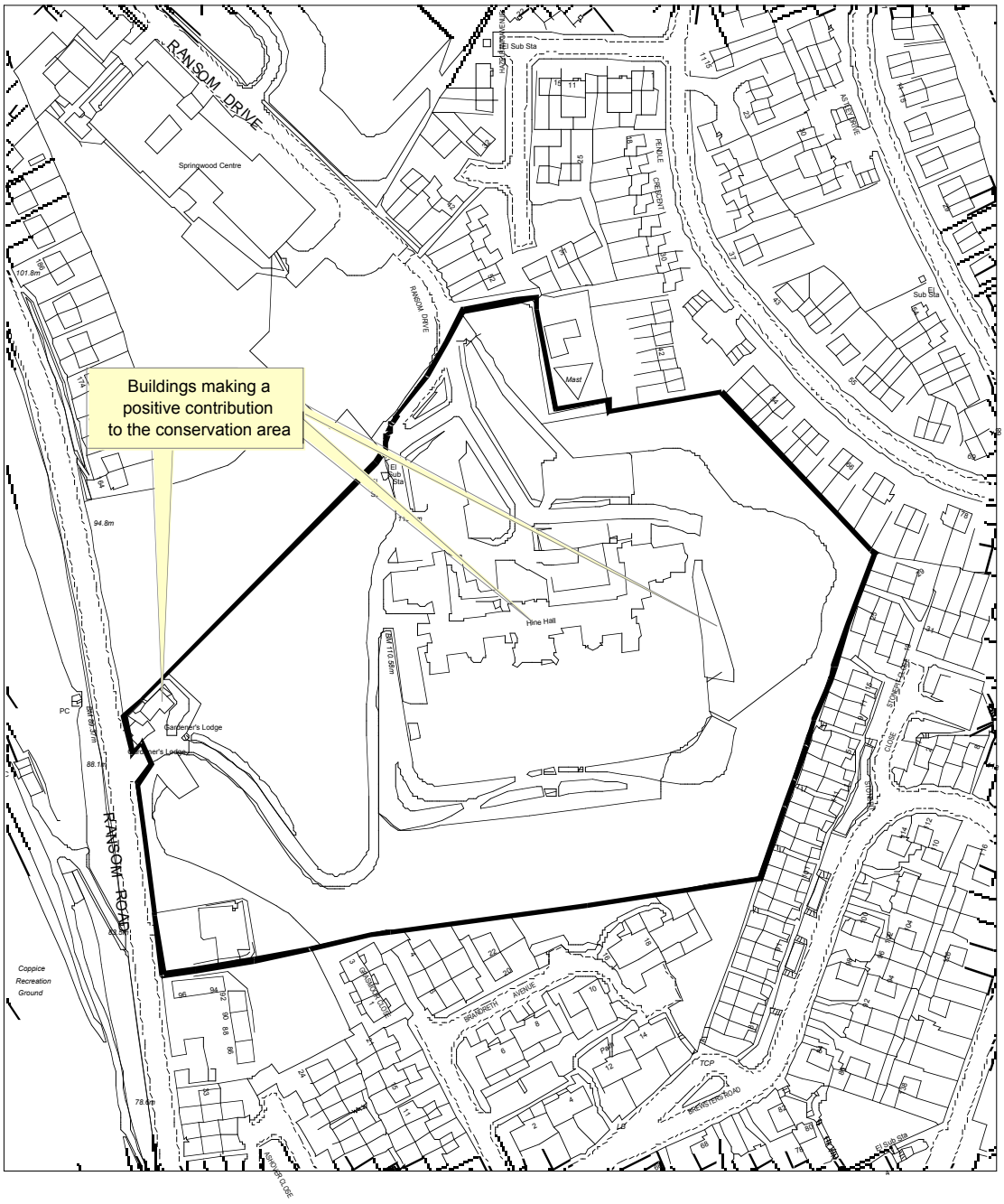
17.1 Following the conversion of the Hall to 83 self-contained flats, the site has been allocated in the Nottingham City Local Plan for a small residential development.

17.2 It is therefore recognised that there is an opportunity for limited residential development on certain parts of the site. Any new development must demonstrate high standards of design, in accordance with the Built Environment and Conservation Area policies of the Local Plan to ensure that any scheme is integrated into the grounds of Hine Hall while maintaining the special character of the area.

17.3 In order to best protect the site's considerable landscape value it has always been intended that the highest quality woodland on the relatively steep slopes on the western side of the site remains intact and that a landscape management plan is developed for its long-term survival.

17.4 Outside of this area, it is considered that the best opportunities for new development lie within the car parking areas to the north of the Hall and the landscaped areas to the south and east of the Hall, where the topography of the site appears more favourable for new development and the tree cover is less dense.

17.5 The challenge to locate any new development within this woodland setting is to minimise damage to the mature trees by the considered location of any new housing and the associated access roads and parking areas. To achieve this the Council will expect a detailed tree survey and constraints plan produced by an arboriculturalist in accordance with the latest British Standards (BS5837 (2005)) to accompany all development proposals.



Title: Hine Hall, Ransom Drive.

Key

Boundary of Hine Hall Conservation Area

Map produced for: Development Control Committee

Map produced by: Planning Applications & Advice Section

City of NOTTINGHAM
City Development

Scale in Metres
0 5 10 20 30 40

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HINE HALL CONSERVATION AREA MANAGEMENT PLAN

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

1. Introduction

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

1.2 The character appraisal, covered in the first part of this document, 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 the Management Plan and Development Brief is to establish the means by which the objectives of preserving and enhancing the unique character and appearance of the conservation area can be pursued alongside the introduction of a sensitively designed residential development as proposed by the adopted Local Plan and supported by the wider local and national policy framework.

2. Planning Policy Context

2.1 A conservation area is defined as '*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'* (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). In making decisions on 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 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 **Regional Spatial Strategy for the East Midlands (RSS)** (March 2005) states that policies will seek to protect and where possible enhance the quality of the environment (**Policy 1 Regional Core Objectives**). In particular it advises local authorities to develop strategies that avoid damage to the region's natural and cultural assets, which

by definition includes conservation areas (**Policy 27: Protecting and Enhancing The Region's Natural and Cultural Assets**).

2.4 The adopted **Nottinghamshire And Nottingham Joint Structure Plan** (February, 2006) seeks to protect, and enhance the historic or architectural character and appearance of the landscape of the Plan Area. It proposes to resist the loss of trees or woodlands unless it can be demonstrated that there is an overriding need for the new development that outweighs their loss (**Policy 2/8**). It also goes on to state that permission will not be granted for development within areas designated for special protection except where it demonstrably conserves and enhances the characteristics of these areas. The protection and enhancement of the historic character will be achieved through the designation, enhancement and preservation of Conservation Areas and their settings and by the informed design of new development **(Policy 2/12).**

2.5 The adopted **Nottingham Local Plan** (adopted 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**).

2.6 The Local Plan also seeks to protect existing trees (**Policy NE5**) and to prevent unnecessary works to or loss of trees protected by a Tree Preservation Order (TPO) (**Policy NE6**) and reference is made to guidance contained in '*Trees in Development Sites*' published by the City Council.

2.7 More general Local Plan policies relating to Layout and Community Safety (**Policy BE2**); Building Design (**Policy BE3**); Landscape Design (**Policy BE5**); and the Siting of Telecommunications Equipment (**Policy BE18**), are also relevant with respect to development in the Conservation Area.

Local Plan Development Proposals

2.8 The application of these policies is particularly relevant as the Hine Hall Conservation Area has also been allocated as a Housing Site within the adopted Local Plan (**Policy H1.8**). This policy notes that because the Hall has already been converted to residential use, and the whole of the curtilage is sensitive in terms of its valuable trees and the contribution it makes to the historic built environment, housing development will only be appropriate on part of the site, and the extent of development will be determined in a development brief to be prepared for the site.

2.9 In considering this site at the Local Plan Inquiry, the Inspector concluded that it was an appropriate housing allocation, able to contribute to the range and choice of sites for housing development including family housing, but that it was not appropriate for the whole area of the curtilage to be re-developed. The Inspector accepted that, given the characteristics of the site, there was no need for a larger area of development at Hine Hall and that a lower density scheme was most appropriate.

2.10 Having accepted that this was a suitable housing allocation, the Inspector went onto note that any housing development would be expected to meet high standards of design, in accordance with the policies of the Built Environment, and in particular those

relating to Conservation Areas, including the requirement to demonstrate high standards of design appropriate to the historic environment, to enable any scheme to be integrated into the grounds of Hine Hall while maintaining its special character of the area.

2.11 This appraisal has been prepared in the light of these policies, to provide a better understanding of the Hine Hall Conservation Area, both its buildings and landscape, and to inform the consideration of development proposals within it.

3. Planning Applications for New Development

3.1 Within the Conservation Area all proposals for new development must preserve or enhance the character and appearance of the conservation area. In addition the Council is likely to take the opportunity to ensure that all new development makes a positive contribution to the area in accordance with advice in Planning Policy Statement note 1.

3.2 Therefore in order to fully assess the impact of new proposals, the Council will not accept outline planning applications, all planning applications must be made in full and be accompanied by detailed plans, sections, elevations 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 a Design and Access Statement must now accompany most planning applications. 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 To ensure that new development proposals are in keeping with the character of the Area and minimise damage to the existing mature landscape, all new development will be restricted to the potential development areas identified by the Hine Hall Planning Brief.

4.2 The Council expects that any new development will be carefully designed having regard to its context, using good quality materials and architectural detailing and that it will provide a range and choice of housing development, including family housing and the provision of affordable and accessible housing.

5. Trees

5.1 Trees make an important contribution to the character and appearance of the Conservation Area and most trees within the Area are protected by a range of Tree Preservation Orders. The Council will generally resist unnecessary works to trees within the Conservation Area.

5.2 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. The precise extent and scale of development of any new development will be dictated by the results of a detailed tree survey and the preparation of a Tree Constraints Plan. Guidance for developers is contained in '*Trees in Development Sites*' published by the City Council.

5.3 In addition, any new development within the grounds of Hine Hall will be expected to make provision for a Landscape Management Plan, which amongst other things should include for the proper management of the trees within the site, the maintenance of the western slope to reduce the opportunity for criminal and anti-social behaviour and improvements to the security of the site on the Ransom Road frontage.

6. Car Parking

6.1 For reasons of highway safety and security there is a strong desire to provide off-street parking. However, new parking provision can give rise to a number of problems in terms of its visual and physical impact, in particular the impact on neighbouring mature trees.

6.2 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 any new development 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 of trees and their roots, and avoiding the extensive use of tarmacadam or similar hard surfacing.

7. Removal of Permitted Development Rights

7.1 The designation of a conservation area does not prevent individual householders from making changes to their houses without the need for planning permission. Under the provisions of the General Permitted Development Order (GPDO), small-scale alterations and extensions to dwellinghouses can still be carried out without the need for planning permission. These works can include the erection of ancillary buildings, the provision of hard surfaces and alterations to boundary structures. It should be noted however that permitted development allowances do not apply to flats.

7.2 Whilst these permitted alterations in themselves are generally small scale, the cumulative effect can seriously damage the special character and appearance of the Conservation Area and in some cases could seriously damage the health of trees within the Conservation Area.

7.3 Therefore in granting planning permission for any new development in the Conservation Area, the Council will, by a planning condition, remove these normal householder

permitted rights in order to protect the character and appearance of the Conservation Area.

8. Extensions

8.1 Where planning permission is sought for alterations and extensions, such proposals will be assessed having regard to their impact on the character or appearance of the Conservation Area. The Council will seek to ensure that all extensions respect the form, fabric, setting, character and appearance of the principal building. Extensions must be modest in size and sub-ordinate the original house existing building, leaving it visually distinct and predominant over any subsequent additions.

8.2 In particular any extensions on the front or principal elevations of the existing buildings or on any new buildings should be avoided as these elevations are open to public view. Extensions to the existing flats or the addition of balconies have the potential to disrupt the architecture of the existing building and could potentially overlook adjoining flats to the detriment of the amenities of the occupants of these flats or result in domestic paraphernalia being displayed which would further undermine the building's character. Extensions to any of the future dwellinghouses should be confined to the side or rear elevations.

8.3 The Council will also seek to resist extensions that are overly large, in comparison to the existing building, in a prominent location, or are otherwise detrimental to the character and appearance of the Conservation Area.

9. Satellite Dishes and Other Antennae and External Alarm Boxes

9.1 The widespread erection of satellite dishes and other telecommunication equipment on buildings can have a detrimental impact on the appearance of the Conservation Area. Under the present General Permitted development allowances up to two dishes and other antennae may be fixed to a house without consent; while for Hine Hall, a building in excess of 15 metres, up to four dishes may be fixed without consent. However 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 or where they exceed the highest part of the roof of the building. 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.

9.2 In assessing any such applications consideration will be given to the visual impact on the property and the Conservation Area as a whole but there will be a presumption that antennae will not allowed in prominent locations where they are visible from road other than in exceptional circumstances.

9.3 New satellite dishes should blend with their surroundings by, for example, using dark dishes against brick and lighter colour dishes against render or stone. In the case of 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.

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

9.5 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.

10. Sustainable Development

10.1 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.

10.2 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. The installation of such micro renewables on Hine Hall will require planning permission and Building Regulations approval and in certain circumstances planning permission will also be required to install micro renewables on dwellings within the Conservation Area. 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, 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.

10.3 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.

10.4 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.