The Sutton Passeys Conservation Area

Character Appraisal and Management Plan



February 2011

Nottingham City Council

Contents

Sutton Passeys Conservation Area Character Appraisal 1

1. Introduction 3
2 Summary of Special Interest 3
LOCATION AND SETTING 4
3. Location and Topography 4
4. General Character and Plan Form 4
5. Landscape Setting 8
HISTORIC DEVELOPMENT OF THE CONSERVATION AREA 9
6. Origins and development 9
SPATIAL ANALYSIS 14
7. Character and relationship of spaces 14
8. Key Views and Vistas 15
CHARACTER ANALYSIS 16
9. Definition of Character Areas 16.
10.Prevailing Uses of the Buildings 18
ARCHITECTURAL AND HISTORIC QUALITIES OF BUILDINGS AND THEIR CONTRIBUTION TO THE AREA 19
11. The importance of the Housing Estate 19
12. Prevalent and Traditional Building Materials 20
13. Public Realm 21
14. Contribution made by Green Spaces and Trees 23
EXTENT OF LOSS, DAMAGE OR INTRUSION 23
15. Negative Factors: Extent of damage or intrusion 23
16. General Condition 25
17. Problems, Pressures and Opportunities for Change 26

Map of the Conservation Area 27

Bibliography 28

Sutton Passeys Conservation Area Character Appraisal

1. Introduction

1.1 The Sutton Passeys Conservation Area was initially designated by Nottingham City Council on 18th August 2010.

1.2 The houses within the Sutton Passeys Conservation Area were built on woodland known as 'Lenton Woods' which once formed part of the Wollaton Park Estate. This area of land on the eastern fringe of the park was identified as a site for new working class housing following the sale of 800 acres of parkland to Nottingham City council in 1924. The houses are an interesting example of social housing built using alternative methods of construction in order to reduce costs at a time when building materials and skilled labour were in short supply but when demand for homes for the working class was high.

1.3 The appraisal has been prepared in accordance with guidance produced by English Heritage (2006) and is supported by the policies in the adopted Nottingham Local Plan (2005). Its purpose is to examine the historical development of the Area and to describe its present form and appearance in order to assess the special architectural and historic interest of the Conservation Area, particularly for the consideration of planning applications to ensure that any new development preserves or enhances the character or appearance of the Area.

2. Summary of Special Interest

2.1 The Conservation Area's special interest is related directly to the unprecedented methods of construction used for the majority of houses within the estate as a result of labour shortages at the end of the First World War and to its layout and suburban character, which are linked to the Garden City Movement.

2.2 The Conservation Area lies to the north east of the Wollaton Park Conservation Area on the perimeter of the park itself and was built following the sale of this

land to Nottingham City Council in 1924. The estate is uniform in its layout but can be divided into 3 zones relating to the chronology of the development of the estate and the use of the buildings. Whilst the majority of buildings are residential properties, there is a small core of commercial properties located in the centre of the Conservation Area at Farndon Green. The 2 remaining zones are characterised by the house types from which they are made up; the bungalows known as the Crane Houses and the brick built one and two storey houses which surround them.

LOCATION AND SETTING

3. Location and Topography

3.1 The Conservation Area covers an area of about 43 hectares (106 acres) and is situated approximately 2.6 kilometres to the west of the city centre (Old Market Square) on the eastern fringe of Wollaton Park. It is bounded to the west and south west by the Wollaton Park Conservation Area, to the north west of which lies the Wollaton Village Conservation Area. Middleton Boulevard, which forms part of the Nottingham Ring Road, runs from north to south and intersects the Conservation Area, the bulk of the area being to the west of this thoroughfare.

3.2 There are no significant topographical features in the area, the land sloping down gently from the south western perimeter of the Conservation Area to the north east, from 38.7 metres to 30.1metres, allowing views out of the Conservation Area towards the University of Nottingham Jubilee Campus and the River Leen beyond. Middleton Boulevard follows this general form rising from 31.1 metres at its north end to 36.3 metres in the south..

4. General Character and Plan Form

4.1 The Conservation Area comprises a residential development located on the eastern fringe of Wollaton Park. The area was planned and developed as a single estate and this is reflected in its cohesive layout which takes a largely concentric form, with Middleton Boulevard dividing the area into two, running from north to south through the centre of the estate. Its suburban character is

reminiscent of the Garden City movement.

4.2 The majority of the housing within the Conservation Area lies to the west of Middleton Boulevard. Here the estate focuses upon Farndon Green, a small circular area of green space onto which face a number of buildings occupied by small scale local commercial uses such as a post office and a hairdresser. From this central point a series of residential roads (Toston Drive, Scalford Drive, Selston Drive and Broughton Drive) radiates out in all directions in a linear fashion. Leading off these roads and at right angles to them is a series of small culs-de-sac that penetrate the land behind the principal road frontages creating intimate clusters of housing in contrast to the linear development of housing along the larger roads. The Crescents that surround this area of development, Hawton Crescent and Sutton Passeys Crescent (which forms the perimeter of this side of the Conservation Area), follow a similar pattern, each leading to smaller culs-de-sac of housing embedded within the inner core of the estate.

4.3 On the east side of Middleton Boulevard, a similar pattern of development can be seen, although on a smaller scale. Orston Drive runs parallel to the main boulevard, from which Harby Drive, Dorket Drive and Fairham Drive extend east in a linear fashion, linking Orston Drive with Middleton Boulevard. Smaller pockets of development take the form of ‘squares’ and ‘closes’ which contrast with the linear development along Orston Drive and Middleton Boulevard.

4.4 As the area was built as a single estate there is distinct uniformity in its layout and of the style and appearance of the properties, particularly in terms of the building heights, the spacing between the properties and the building materials. Whilst the area is characterised by its uniformity, the chronology of the development is quite clear and is reflected in 2 phases of development.

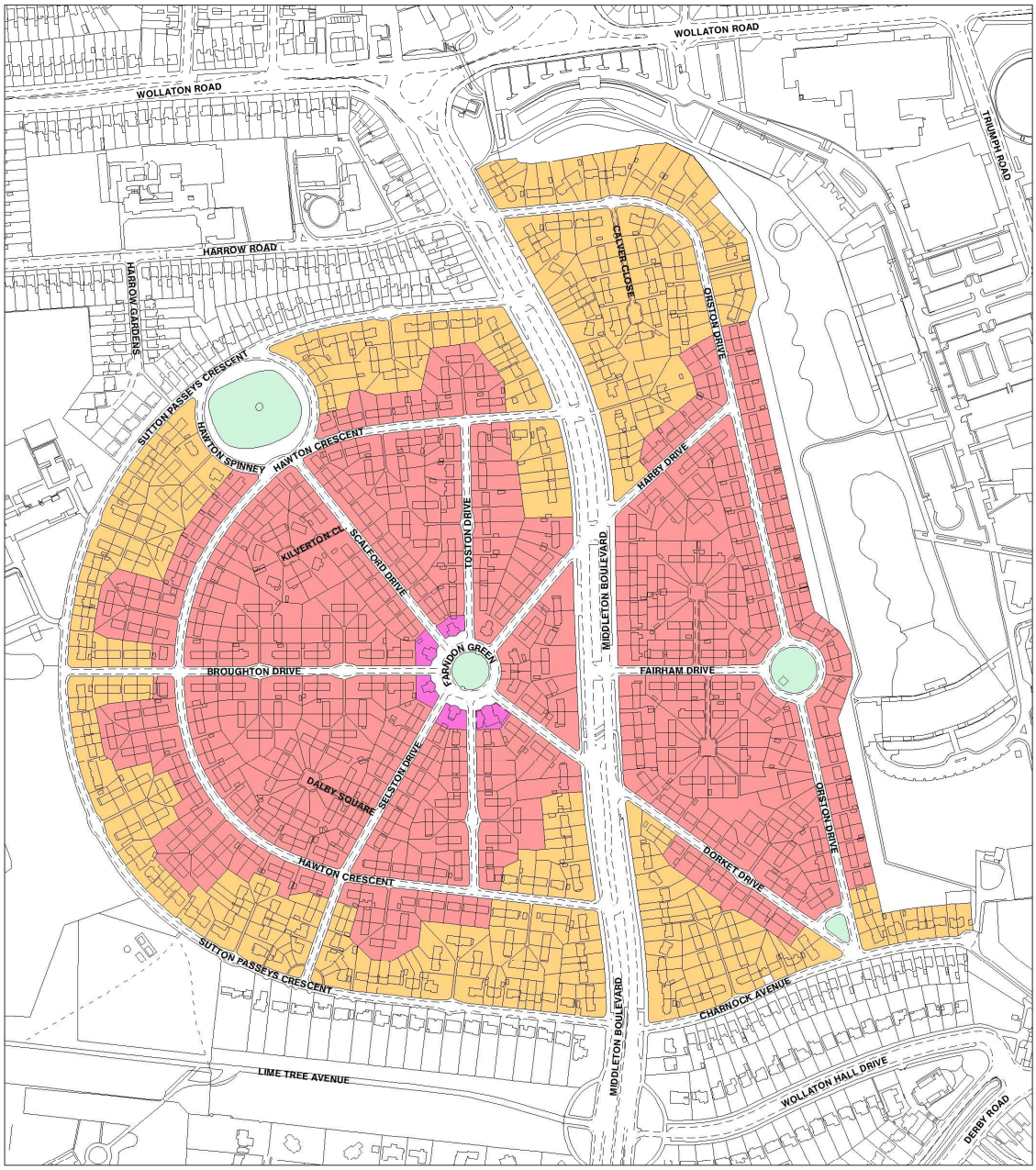
4.5 The earliest development on the estate was the erection of the bungalows known as the Crane Houses, so called due to their method of construction

which was pioneered by the builder and head of the Housing Committee at the time, William Crane. Approximately 500 of these properties were built and as can be seen on map 1, these form the central core of the estate. The majority of the bungalows are semi-detached although there is a small number of detached properties dispersed among them. The bungalows are uniform in their appearance with rough render elevations and asbestos concrete tiled hipped roofs with deep eaves. The properties on the outer side of Hawton Crescent and the eastern side of Orston Drive form the fringe of this stage of development.

4.6 The second phase of development surrounds the Crane Houses on Hawton Crescent on Orston Drive. These properties are similar in scale and form to the Crane Houses, with their hipped roofs and deep eaves but were constructed from traditional materials such as brick and clay tiles, using conventional building methods when interest in the Crane Houses and their unusual construction techniques began to fade.

4.7 Whilst these properties are predominantly single storey in height, a number of two storey houses can be seen within these parts of the estate, usually forming pairs of mid-terraced properties with single storey bungalows adjoined to either side. In most cases these properties have been built back-to back with the Crane Houses which for the most part are orientated towards the centre of the estate, reinforcing the concentric formation.

4.8 The two storey detached properties built as local commercial premises at Farndon Green also date from the second phase of development.



Sutton Passeys Conservation Area Boundary: Building Types Plan

Key

- Zone One: Original Crane Houses
- Zone Two: Later Conventional Houses
- Zone Three: Commercial Properties
- Open Space

Scale: 1:5,000

0 25 50 100 150 200 Meters

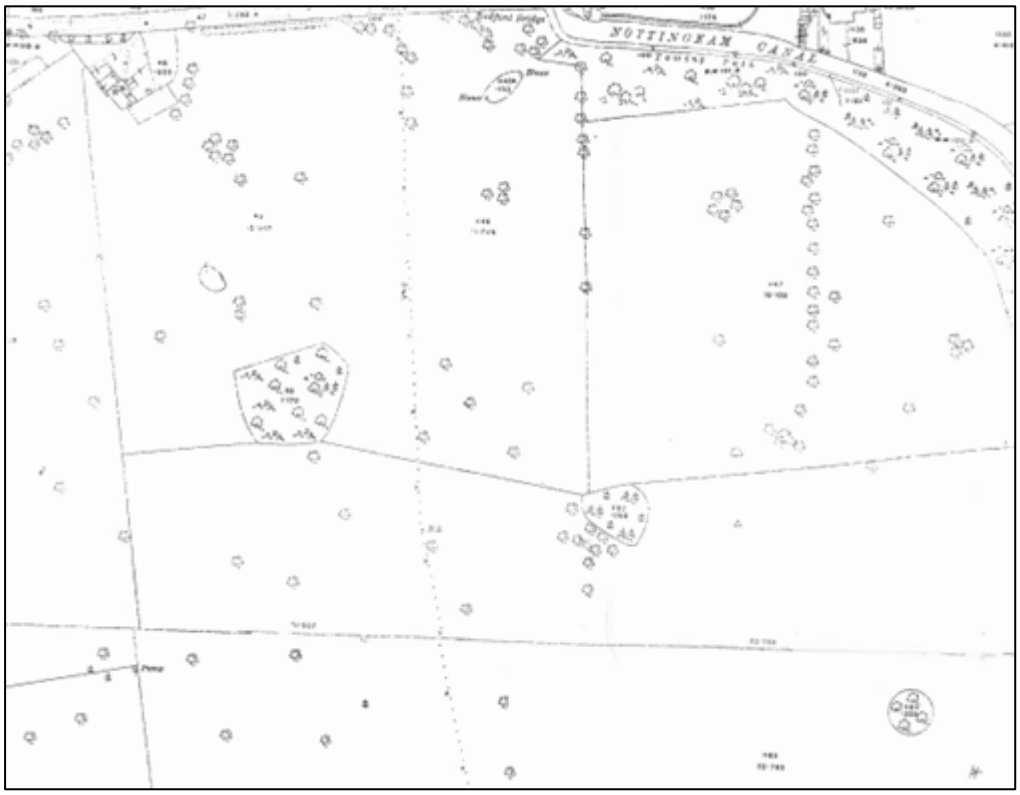
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100019317. 2010. Produced on: 26/07/10 - SI GIS Team. w\gis\projects\dc10172\sutton passeys ca\sutton passeys ca building types plan

Nottingham City Council
Development Department

5. Landscape Setting

5.1 The landscape setting of the Conservation Area is formed largely by Wollaton Park which lies to the south west. The large expanse of green space which is scattered with mature trees and other vegetation, dominates views westwards from within the Conservation Area beyond its boundaries. The properties on the east side of Sutton Passeys Crescent face directly onto the park and have uninterrupted views of this green space.

5.2 The area of green space on Hawton Spinney, which accommodates a number of mature trees, and the smaller areas at Farndon Green and along Orston Drive, also contribute to the landscape setting of the Conservation Area. Some of the mature trees on Hawton Spinney can be seen on 1915 Map 2 and as such pre-date the estate, possibly surviving the redevelopment of Lenton Woods. The hedgerows which enclose many of the property boundaries within the Wollaton Park Estate are also significant in the landscape context and add to the suburban character of the estate.



Extract from 1915 Ordnance Survey Map

HISTORIC DEVELOPMENT OF THE CONSERVATION AREA

6. Origins and Development

6.1 In 1492 an area of land to the west of Nottingham was enclosed as a park for wild deer and white cattle. A further 100 acres were included in 1510 and from then became known as Wollaton Park. Sir Francis Willoughby inherited Wollaton Park from his uncle in 1549 and in 1580 commissioned the architect Robert Smythson to design and build a house within the park. Wollaton Hall, a grand Elizabethan House, which today houses the city's Natural History Museum, was completed in 1588. Approximately 800 acres of parkland surrounding the hall were enclosed by a wall in the late seventeenth century. According to folklore, the wall is seven miles long and took seven men with seven apprentices seven years to build. By the late 18th century, following the additions of Camellia House and the stables, the Wollaton Park Estate had begun to look as it does today with avenues of trees, a lake, farmland and nursery gardens.

6.2 The origins of the development within the Conservation Area are firmly rooted in the sale of the Wollaton Park Estate in 1924. Having inherited Wollaton Park Estate from his brother in the early 1920s, the 10th Lord Middleton deemed the hall and grounds surplus to his requirements and subsequently auctioned the land off, offering approximately 800 acres and the hall to Nottingham City Council for the sum of £200,000. The Council agreed to purchase the land, completing the sale in September 1924 and almost immediately set aside an area of land on the eastern fringe of the park for housing.

6.3 It was not the first time that the park had been identified for potential development. In 1921, Jesse Boot put forward a generous offer to the then owners of the Estate, the 9th Baron Middleton and his wife, for the university he was planning. However Lord Middleton turned down the offer for the reason that Lady Middleton wanted the hall kept as a dower house for her if she were ever to be widowed. In 1922 both the 9th Baron and Lady Middleton died and the 10th Lord Middleton inherited the estate.

6.4 Soon after the sale of the park to the City Council in 1924, a further offer to purchase the land for development was put forward by Sir Lancelot Rolleston who headed a company known as the Midland Housing Association. He wanted to buy sufficient land to erect 4,000 houses but after considering the offer for several months the Council turned down the scheme, opting instead to sell off smaller areas of land along the northern and southern edges of the park to private developers and an area on the eastern fringe of the park for an estate of 'small, working class houses'. The plots developed on the northern and southern edges of the park can be seen today as properties on Wollaton Road to the north and Adams Hill to the South.

6.5 It was at this time that the Council also took the option to construct a new highway between Wollaton Road and Derby Road which after much deliberation was named after Lord Middleton himself.

6.6 Following the Housing and Town Planning Act of 1919 (also known as the Addison Act) which placed obligations upon Local Authorities to create better quality homes or 'homes fit for heroes', Nottingham committed itself to improving the quality of working class homes and outlined a number of sites around the city for development. Approximately 20 new housing developments had been completed within the city by 1924 creating around 1,500 new homes. However, the chairman of the Housing Committee at that time, William Crane, did not consider this number to be sufficient and was keen to gain further land for development. The land purchased within Wollaton Park became available shortly after and was automatically set aside as a potential development site.

6.7 However, the land on the eastern fringe of Wollaton Park became available at a time when building materials and skilled labour were in short supply. Following World War I, the building crafts labour force stood some 45 per cent below pre-war levels. Therefore new building techniques with simpler methods of construction were being sought at a national level. Neville Chamberlain, a rising Conservative politician at this time, saw the need for 'one or two mass

production schemes' to encourage the use of unskilled labour. A number of methods were proposed and tested. Steel was widely available, as were metal fabricators, prompting the arrival of the 'steel house'. This was essentially a timber framed structure with steel sheets affixed to the outside and was much cheaper and simpler to build than the traditional brick house.



Photograph 1: The demonstration Crane Bungalows, The Wells Road

6.8 The Ministry of Health showed considerable interest in the steel house and commissioned every local authority to build a steel house within their boundary which would be available for public inspection and evaluation. At the same time, the Chairman of the Housing Committee in Nottingham, William Crane, who was also the director of a building firm, had developed his own design for a 'house of special construction' and it was agreed by the Housing Committee that Mr Crane be allowed to build such a house, alongside the steel house. A pair of demonstration bungalows using the 'Crane technique', was erected alongside the steel house and can still be seen today on the Wells Road in St Ann's (see photograph 1). The key difference from the "steel house", and principal constructional characteristic of the "Crane House" was the use of a

metal framework for the walls and roof trusses, infilled with precast concrete slabs for the walls, both internal and external.

6.9 Despite the demonstration bungalows being intended for inspection by the public, no sooner were they built than the Housing Committee took the view that the Crane Houses were a suitable option for the housing development on Wollaton Park and they began to look for firms who could submit tenders for the erection of 1000 Crane houses on the site. The contract was given to Messrs. John Booth and Sons of Bolton, who had built the demonstration bungalows in St Ann's, and construction commenced on the site in 1926.

6.10 The planned layout of the Wollaton Park estate has close links with the Garden City Movement with tree lined culs-de-sac offering picturesque groupings of houses. However, like many housing developments of the 1920s and 1930s, whilst the estate adopted the visuals of the Garden City ideal, it neglected to provide the spacious plots and quality of materials for which the Garden City Movement was so-called.

6.11 By July 1926 it became apparent that several councillors had reservations about the unorthodox houses and "by the beginning of 1927 disenchantment with the Crane Houses had definitely set in" (Lenton Times, 1988). There was also rising concern that approximately 30 per cent of the remaining Crane Houses proposed, lay outside the city boundary. The houses at Wollaton Park were being built primarily for sale and it appears that the principal concern for the Council was the unpopularity of the Crane properties relative to more traditionally constructed dwellings, which were seen as a better investment. Consequently, the City Council ordered the contractors to cease building after 500 units to allow the remainder of the scheme to be taken before Full Council for approval.

6.12 When it became clear that the Crane houses were no longer viewed favorably, the contract with Messrs. John Booth and Sons was terminated and new

tenders were sought to build the remainder of the houses using traditional building techniques and materials. The tender was given to Messrs. Bosworth and Lowe of Nottingham who took some 3 years to build a further 313 houses which surround the Crane houses, as can be seen on map 1 (P. 7).

6.13 Whilst a similar design was used for the 313 additional properties, and an attempt at uniformity was made by treating the later houses with textured render, they are easily distinguishable from the Crane Houses with higher eaves and ridgelines and full chimney stacks as well as additional architectural features such as timber gable features to the front elevations, archways between attached properties and exposed brickwork on the elevations. Photograph 3 (P. 17) shows a typical Crane house.

6.14 In addition to the alternative style of houses on the outskirts of the estate, nine additional properties were also built in the centre of the estate, facing onto a circular green. Six detached properties and a terrace of three properties were built to provide facilities for the occupiers of the new houses and today offer a marked contrast in appearance to the surrounding Crane houses.

6.15 Sutton Passeys Crescent which forms the western perimeter of the Conservation Area takes its name from the small medieval village of Sutton Passeys which once stood in the vicinity. Although its exact location is not documented, it is thought that the village stood approximately at the junction of Radford Bridge Road and Wollaton Road, close to the small group of local shops at the corner of Middleton Boulevard and Wollaton Road. If this is the case, then the estate does not stand directly on the site of the village. However, the road was so named to keep the memory of the ancient village alive at the suggestion of a local historian of the time, John Holland Walker. It is the only road name to have any significant meaning within the Conservation Area with the exception of Middleton Boulevard (named after the 10th Lord Middleton who inherited the Wollaton Park Estate in 1924)

SPATIAL ANALYSIS

7. Character and Relationship of Spaces

7.1 The Conservation Area originally formed part of Wollaton Park until it was sold off for development in 1924. It is clear from the layout of the estate that it was designed as a single development and demonstrates a self-contained architectural concept rather than a development that has grown and evolved over time. The street pattern is uniform combining crescents and culs-de-sac with linear linking roads and a central focal point at Farndon Green, creating a concentric layout overall. The Conservation Area retains its historic street plan form.

7.2 There is also clear distinction between public and private realms within the Conservation Area. Many of the boundaries are enclosed by high hedging or timber fencing and there is little evidence of any open plan gardens, providing clear demarcation between the public footpaths and private gardens. However, this relationship is less distinct on Farndon Green where the properties are located at the back edge of the pavement and seating is provided on street giving the feel of a very much publicly used space.

7.3 The fact that many of the culs-de-sac do not have vehicular access provides a contrast between the wider vehicular roads and crescents and the narrow pedestrianised pathways, often lined with hedges which lead into the culs-de-sac, once again emulating characteristics of the Garden City Movement.

7.4 Although designed contemporaneously with the rest of the estate, by reason of its width and heavily trafficked nature, Middleton Boulevard creates a strong barrier through the Conservation Area and the development on its east side does not have the same geometric form and self contained suburban character that the development to the west side of Middleton Boulevard has. It does not have the focal point of the public space at Farndon Green (although the road layout was originally designed to give direct connections across Middleton Boulevard to the group of shops there) nor does it have the longer views west to

Wollaton Park or east towards the city centre. However, the residential properties are of the same age and architectural origins as those to the west and as such are considered to be integral to the essential character and appearance of the overall Conservation Area.

8. Key Views and Vistas

8.1 The principal views through the area are predominantly long and linear, the most obvious being that along Middleton Boulevard. Views of Farndon Green can be seen when approaching from each of the roads leading into the green, Toston Drive, Selston Drive, Scalford Drive and Broughton Drive. The wooded area to the north west of Scalford Drive, Hawton Spinney, takes prominence when approaching from the south east and glimpses of the trees within the Spinney can also be seen from a distance when travelling along Sutton Passeys Crescent. On the east side of Middleton Boulevard, the main views are along Orston Drive which is dominated by the small wooded area at its junction with Fairham Drive. Glimpses of the green spaces on Orston Drive and Farndon Green can be seen down the Drives from Middleton Boulevard.

8.2 In addition to the views within the Conservation Area, there are also several key views out of the area. The most significant view beyond the boundary of the Conservation Area is that of Wollaton Park and the Prospect Room turret of Wollaton Hall to the west which can be seen from much of Sutton Passeys Crescent. There has been no development on the west side of the Sutton Passeys Crescent leaving views across Wollaton Park uninterrupted. Views eastwards of the Nottingham University Jubilee Campus and the bonded warehouses of the Players tobacco business can also be seen from within the Conservation Area and are a reminder of the estate's proximity to the older parts of the city which have now undergone significant change and redevelopment.

CHARACTER ANALYSIS

9. Definition of Character Areas

9.1 The Sutton Passeys Conservation Area is clearly residential in character with only a small area of commercial use centred around Farndon Green. The layout of the estate is uniform throughout with linear and semi-circular roads giving rise to long rows of housing and smaller culs-de-sac of development which result in more intimate clusters of houses in contrast. However the estate can be divided into 3 smaller character areas, distinguishable from each other due to their chronology, use and methods of construction and materials.

Farndon Green

9.2 Farndon Green (photograph 2) is a small circular area of green space located within the centre of the Conservation Area. It emulates the character of a small village green with the surrounding buildings facing onto it. Most of these buildings are still occupied for commercial use although there is a terrace of three residential buildings facing west onto the green at the junction of Selston Drive and Scalford Drive. The central 'island' of green space is enclosed by metal railings, which appear to be original, and is not accessible to the general public. However, seating in the form of benches is provided on the pavement surrounding the green allowing increased public use of this area.

9.3 The buildings facing onto Farndon Green were built after the Crane Houses as evident in their design. The properties are two storeys and are brick built with rendered elevations and clay tiled roofs. They are characterised by long "catslide" roofs, tall chimney stacks and bay windows forming their shopfronts, some of which retain their original frames.



Photograph 2: Farndon Green



Photograph 3: A Crane House

The Crane Houses

9.4 The Crane Houses form the historic core of the conservation area. These properties are typically single storey and semi-detached although there are a number of detached examples within the estate. The Crane Houses follow a tight, planned layout with their principal elevations orientated towards the interior of the Conservation Area creating an insular development. The small culs-de-sac of development are often mirrored on each side of the larger 'drives' as can be seen clearly on Broughton Drive.

The 1930s 'brick built' Houses

9.5 The later brick built houses collectively form a further character area within the wider conservation area, enclosing the earlier Crane Houses. These properties are predominantly semi-detached and terraced and whilst the majority are single storey, there are a significant number of two storey properties among them. The houses vary in appearance but in most cases have projecting gable features to the front elevations and sprocketed eaves.

9.6 Unlike the Crane Houses, in most cases these properties are orientated towards the exterior of the conservation area, with views out of the area. The most obvious exceptions are the linear sections of development along Middleton Boulevard which face onto this highway.

10. Prevailing Uses of the Buildings

10.1 The original housing estate was developed to provide municipal dwellings on a large scale at a time when building materials and in particular, skilled labour, were in short supply. It was the intention of the City Council to rent out the properties once they were built and prior to their development there were 6,000 names on a waiting list for the houses. However following the reduction in the number of properties originally planned and the return to traditional building materials and techniques, it was decided to advertise the properties for sale. A semi-detached Crane house was on offer for £490 whilst a brick house was more expensive ranging between £530 and £675.

10.2 However, it was soon realised that many of the prospective buyers did not have access to that amount of money and so a scheme was devised whereby a deposit of £40 was paid followed by weekly payments of 14s. 6d. People who bought into this scheme became rightful owners of the properties after 20 years.

10.3 Unfortunately the houses did not sell as well as intended. The un-conventional methods of construction were in part the reason why people were not convinced that the Crane houses were good investments. Ultimately many of the properties did not sell and these were eventually added to the Council's housing stock and offered for rent.

10.4 In addition to the residential properties was a small number of buildings intended for commercial use. These were strategically built facing onto Farndon Green within the centre of the estate to provide a central retail and services facility for the occupiers of the new housing stock. This might be seen as a precursor to the small parades of local shops subsequently provided on the majority of the City's later suburban council estates.

10.5 All of the original residential properties remain within the conservation area and whilst most are in private ownership, a number of properties still remain within the City Council's housing stock. The 6 original commercial properties on Farndon Green remain in commercial use today accommodating a medical centre and a hair salon among other services. Whilst it is not known if all of the properties are still occupied by their original uses, historic photographs show the post office on Farndon Green in the 1930s which continues to trade today.

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

11. The importance of the Housing Estate

11.1 There are no Listed Buildings within the Conservation Area and it is the collective contribution of the historic qualities of the properties within this

residential development and the uniform layout of the area that define its overall character. As such it is not considered that any one specific property contributes to the character and appearance of the area more than another but a distinction can be made between those buildings which have experienced the loss of their original architectural features and historic qualities and those which have retained them. Where the former has occurred there has been a cumulative detrimental impact upon the area as a whole.

12. Prevalent and Traditional Building Materials

12.1 The Conservation Area has a distinctive and consistent appearance based on a limited number of house types and a relatively small palette of materials.

<u>The Crane Houses</u>

12.2 The Crane Houses are distinguishable from other properties in the Conservation Area due to their unusual construction techniques which have resulted in their unique appearance within the City boundaries. The external walls of the Crane houses are finished with a rough render and the deep roofs are clad with asbestos cement pantiles with a half rounded ridge and hip tile with clearly exposed rivets. The houses were built with small squat chimney stacks and clay pots which were served by cast iron pipes passing through the ceiling of the kitchen and the roof at the ridge. However, due to the replacement of many of the original asbestos roofs, some of these have been lost.

12.3 The windows traditionally had timber or metal casement frames although the vast majority of these have been replaced, many with u-PVC units. Similarly the doors were originally timber four paneled Art Deco style with three vertical lower panels and one upper panel. However, like the windows, the majority of these have been lost to modern u-PVC replacements over time.

<u>The 1930s ‘brick built’ houses</u>

12.4 Following the initial unpopularity of the Crane Houses, developers reverted to the use of more traditional construction methods and materials to build the remainder of the planned housing estate. The houses surrounding the Crane

Houses are constructed from brick as opposed to the steel and concrete used for the Crane Houses. Whilst the materials for the structure are completely different, an effort was made to maintain some consistency between the appearance of these later houses and the original Crane Houses by finishing the elevations of the brick built houses with render. However, the roofs are finished with clay tiles and have sprocketed eaves, which are clearly distinguishable from the low level eaves of the Crane Houses.

12.5 The brick built houses have tall brick chimney stacks and more architectural detailing to the front elevations. In many cases this is in the form of timber weatherboarding within the front gable whilst on some properties, particularly where it forms a focal point at the end of an alleyway into a cul-de-sac (see photograph 4) the projecting gables have timber framing. On some of the two storey properties, the first floor of the front elevation is tile hung.

13. Public Realm

13.1 The quality and character of the public realm and streetscape makes an important contribution to the overall character and appearance of the Conservation Area. The street signs in particular reinforce the suburban ‘village’ character of the area, especially when set against the high green hedgerows which enclose the front boundaries of many of the properties within the estate (see photograph 5).



Photograph 4: Timber framed gables are common on the 1930s brick houses

Photograph 5: Original street signs add to the village character of the area



13.2 The area around Farndon Green is very much a public space and is the ‘central hub’ of activity within the Estate. The green space within this area is enclosed by original steel railings and surrounded by public benches. These elements make a significant contribution to the public realm and most certainly add to the character of the area as a whole.

14. Contribution made by Green Spaces and Trees

14.1 There is a large number of mature trees within the Conservation Area all of which contribute to its overall character and appearance. The most significant green spaces are the circular areas densely planted with trees on Hawton Spinney, Farndon Green and Orston Drive. There are also a number of trees which fall under private ownership within the back gardens of properties within the estate. The pine trees which stand in the rear gardens of properties on Toston Drive and Middleton Boulevard are of particular significance and have recently been the subject of a Tree Preservation Order to give them further protection.

EXTENT OF LOSS, DAMAGE OR INTRUSION

15. Negative Factors: Extent of Intrusion or Damage

15.1 Almost all the properties within the Conservation Area are residential and many have experienced the quest for modernisation and improvement. This has resulted in the incremental loss of original architectural features of the properties, most notably the timber and metal framed windows and the Art Deco doors. The overwhelming majority of the original windows have been replaced with u-PVC units which detract from the original character of the properties and are of questionable sustainability. Similarly, most of the original Art Deco Doors have also been lost to unsympathetic replacements, many of which are also of u-PVC construction.

15.2 Although cheap and relatively straightforward to build at the time, the construction methods used for the Crane Houses have severely inhibited the extension of these properties due to the structural restrictions of the original buildings. Whilst this has served to preserve the uniformity and character of the area in one dimension, it has led to significant changes in another, insofar as a number of extensions to the roofs of properties in the form of dormer windows has been introduced because this is the only method of gaining any significant additional space within the properties. Prior to the designation of the

Conservation Area, these could be built within the side and rear roof planes without planning permission in most cases and some of these have proved to be of an inappropriate scale and design in relation to the original houses.

15.3 The original roofs were finished with asbestos concrete tiles which, due to the associated health hazards and their worn appearance and condition, have on many properties been replaced. However, the new coverings vary in age, size, design and colour across the Conservation Area giving rise to a discordant roofscape in places. This is of particular significance because the deep roofs of the single storey houses are the dominant feature of the overall townscape in the Conservation Area. Photograph 6 clearly illustrates the negative impact that replacement roofs can have upon the character and appearance of the area.

15.4 Apart from changes to the roofs, some properties within the Conservation Area have been extended laterally to the detriment of the character and appearance of the original buildings. Such extensions include porches, garages and lean-to conservatories, many of which have been built without the need for planning permission under the allowances of the planning legislaton for Permitted Development.

15.5 The loss of original boundary treatments has also had a negative impact upon area. The replacement of hedges with unsightly fencing which in some cases is much taller than the hedges, detracts from the established character of the area.



Photo 6: Altered Roof Claddings

16. General Condition

16.1 The estate is generally considered to be in good condition with no evidence of dereliction or housing market failure. The buildings, in the most part, have been well maintained and many improvements and alterations have been largely sympathetic to the character of the area.

16.2 Unfortunately some alterations to a minority of properties have eroded the character of the Conservation Area in places. However, the combination of single storey buildings with low eaves and high boundary enclosures (mainly hedging), serves to screen some of the negative factors and generally the harm is limited to roof changes.

17. Problems, Pressures and Opportunities for Change

17.1 With the exception of some minor extensions and alterations to some of the properties, the historic pattern of development has survived unchanged from the 1920's development to today. There is little opportunity for new development within the Estate due to its relatively high density and uniform layout and design and of course the construction techniques and building materials for which it is recognised.

17.2 The character of the Conservation Area is largely founded upon the unity of design and materials and where this has been lost through inappropriate extensions to properties and replacement of original features such as timber windows and doors, the architectural harmony and character of the area has been disrupted and its historic significance weakened.

17.3 The roofscape of the Wollaton Park housing estate is particularly important to the character of the area and it is unfortunate that the structural constraints of the buildings, particularly the Crane Houses, have resulted in a number of extensions to the roofs in the form of dormer windows which were built prior to designation of the area as a Conservation Area. The designation does now mean that any such extensions require planning permission and as such any further disruption of the roofscape can be controlled and, where considered appropriate, can be prevented.



Sutton Passeys Conservation Area Boundary: Site Location Plan

Key

Sutton Passeys Conservation Area Boundary

Scale: 1:5,000

0 25 50 100 150 200 Meters

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. 100019317. 2010. Produced on: 26/07/10 - SI GIS Team. w\gis\projects\dc10172\sutton passeys ca\sutton passeys ca site location plan

Nottingham City Council
Development Department

Bibliography

Department for Communities and Local Government (2010) *Planning Policy Statement 5: Planning for the Historic Environment.* Norwich: TSO

English Heritage (2006) Guidance on conservation area appraisals [on-line] Available at: www.english-heritage.org.uk (Last Accessed 1/5/08)

Hayes, N. (2000) Civic Perceptions: housing and local decision-making in English cities in the 1920s, *Urban History* 27 (2) pp: 211-233

Lenton Local Historical Society (1988) *The Lenton Times: The Crane Houses of Wollaton Park* [on-line] Available at: URL: http://www.lentontimes.co.uk/oct88_05.htm (Last accessed on 16/03/2007)

Lenton Local Historical Society (1988) *The Lenton times: Sold! One Hall and Park [on-line]* Available at: URL: http://www.lentontimes.co.uk/oct88_01.htm (Last accessed on 16/03/2007)

Nottingham City Council (2005) The Nottingham Local Plan [on-line] Available at www.plan4nottingham.com (Last Accessed on 1/5/08)

Nottinghamshire County Council and Nottingham City Council (2006) Nottinghamshire and Nottingham Joint Structure Plan 2005-2011 [on-line] Available at: www.plan4nottingham.com (Last Accessed on 1/5/08)

Minister of Health, Secretary of state for Scotland and the Minister of Works (1944) *Post War Building studies No.1: Housing Construction* London: HMSO

Strauss, S. M. (1989) *Wollaton and Wollaton Hall a short history.* Nottingham: Nottinghamshire County Council

Primary Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

The Sutton Passeys Conservation Area Management Plan

Guidance for preserving and enhancing the character and appearance of the Conservation Area

Contents

1. Introduction 31

2. Planning Policy Context 31

3. Planning Applications for New Development 32

4. Design Guidelines for New Development 33

5. Retention of Key Views 34

6. Extensions and Alterations to Existing Properties 34

7. Sustainable Development and associated alterations 36

8. Family Accommodation and the Conversion of Existing Houses 37

9. Demolition of Buildings and Structures 38

10. Satellite Dishes and Other Antennae 38

11. Car Parking 39

12. Boundary Enclosure 39

13. Trees in Private Ownership 39

14. Street Trees and Trees in Public Spaces 40

15. Streetscape 40

16. Archaeological Constraints 40

SUTTON PASSEYS 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 Sutton Passeys 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, describes the historical development of the area and its special architectural interest that warranted its designation as a Conservation Area.

1.3 The aim of the Management Plan 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 through the planning process. In particular, to address key planning issues arising from the pressures for new development.

1.4 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 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 proposed 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 The current legislation requires 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. In the context of current central government guidance, set out in Planning Policy

Statement 5, a conservation area is a “designated heritage asset”, and the assessment made herewith is part of the Council’s Historic Environment Record to which access is publicly available to facilitate a properly informed approach to proposals affecting the historic environment.

2.3 The adopted Nottingham Local Plan (November 2005) seeks to ensure that new development in any Conservation Area will preserve or enhance 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 Area (Policy BE13).

2.4 The Greater Nottingham Aligned Core Strategies consultation option, Policy 10 (“Design, the Historic Environment and Enhancing Local Identity”) notes that development will be considered acceptable where it will: “protect, conserve and enhance the historic environment, including national and local heritage assets and their settings”.

2.5 The adopted East Midlands Regional Plan (March 2009) considers historic assets such as conservation areas to be vital components of the region’s cultural heritage and seeks to avoid damage to historic assets wherever and as far as possible, recognising that such assets are usually irreplaceable (Policy 26). The plan also states that the local planning authority should identify and assess the significance of specific historic assets (Policy 27) and conservation area appraisals and management plans play an important role in this.

General Planning Policies

2.6 In addition to the above, the Local Plan also seeks to ensure that in Conservation Areas, any advertisements are of a high standard and not damaging to the fabric and detail of buildings or the character of Conservation Areas (Policy BE19)

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

Protection of Trees

2.8 The Local Plan 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”, published by the City Council.

3. Planning Applications for New Development

3.1 Within the Conservation Area all proposals for new development must preserve or enhance its character and 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 Planning Policy Statement note 1.

3.2 Therefore, in order to properly 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, in addition to any other relevant documents detailed on the Council's Validation Requirements List.

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 and access statements are essential for all developments in a Conservation Area, including those the subject of householder planning applications. Current central government guidance, as set out in Policy HE6 of Planning Policy Statement 5 ("Planning for the Historic Environment") notes that applications affecting heritage assets should be accompanied by a description of the significance of the assets affected by the proposal and the contribution of their setting to that significance. The application should also be accompanied by an assessment of the impact of the proposal upon the significance of the heritage asset.

3.4 Therefore, for most applications in the Conservation Area, applicants will be required to submit a Design and Access Statement which explains how the subject property relates to the appearance and character of the wider conservation area, in terms of its age, use, location and design, and how the proposal will affect this relationship. Where building works are proposed the statement should clearly set out the design thinking behind the application with a level of detail reflecting the complexity of the proposal to demonstrate how it responds to its local context in terms of scale, height, massing and materials.

4. Design Guidelines for New Development

4.1 Whilst there are limited opportunities for new development within the Conservation Area, it is important that any new development will improve the quality and appearance of the Area and is sympathetic to its established character and this will also be a requirement for development outside but affecting the immediate setting of the Conservation Area.

4.2 To ensure that any proposals will preserve or enhance the character of the Conservation Area new development will not normally be permitted unless it will be sympathetic to the established character of the area, taking particular account of the physical scale, form and layout of existing development in the locality, the impact in the wider street scene and any existing trees.

4.3 The Council will expect all new developments to be carefully designed having regard to their context, employing an architectural approach derived from the character of the surrounding area. Key elements to be addressed will include

scale, external materials, proportion and arrangement of openings and overall shape including roof form. Buildings should observe established building lines to reflect the traditional form of development and any existing trees and boundary enclosures which make a contribution to the visual amenities and character of the Area should be retained. New boundary enclosures facing the highway and shared footways should reflect the traditional forms of hedging.

5. Retention of Key Views

5.1 The Conservation Area Appraisal has identified a number of key views and vistas that make a positive contribution to the character and appearance of the Conservation Area and connect it with important landmarks both within and outside the area, in particular Wollaton Park and Wollaton Hall, upon the grounds of which the estate was built. Any development proposals within the Conservation Area or at its edges must ensure that these views are maintained; any intrusive development proposals in this respect will be resisted.

6. Extensions and Alterations to Existing Properties

6.1 The Conservation Area is almost wholly composed of residential dwellings of an age, form and style distinctive to the area, including the innovative single storey "Crane Houses" and the more traditionally built bungalows as well as contemporaneous two storey properties. These display an harmonious uniformity of architectural style and features which characterise the Conservation Area and are a critical element of its significance. Where planning permission is required for alterations and extensions to these existing properties, such proposals will be assessed having regard to their impact on the character and appearance of the Conservation Area.

Permitted Development

6.2 At present individual householders within the Conservation Area benefit from permitted development allowances that enable them to extend their properties to a limited degree without requiring planning permission under the provisions of the General Permitted Development Order (GPDO, as revised 1st October 2008). These allowances are quite complex and it is recommended that householders consult with the Planning Authority before embarking on any work. The permitted development allowances only relate to single dwellinghouses. Extensions and many external alterations to other buildings, including flats and commercial premises, will need planning permission. (see para. 6.13 below)

6.3 In summary, the permitted development allowances permit householders to carry out some small-scale alterations and extensions to their dwellings without the need for planning permission. In particular small, single storey extensions can be built to the rear of an existing dwelling without requiring planning permission provided it is within the specified size limitations and built of materials similar to those used in the existing dwelling. However, planning permission is required for extensions above single storey height and for any extensions to the principal elevation of the property, usually considered to be

the elevation fronting the highway, and for extensions beyond the side wall of the original dwelling.

6.4 The cladding of any part of the exterior of a dwelling with stone, artificial stone, pebble dash, render, timber, plastic or tiles also requires planning permission.

6.5 Roof extensions are also controlled by the GPDO such that permission is required for any additions or alterations to the roof which would result in the enlargement of the dwelling house. In addition the installation, alteration or replacement of a chimney, flue, soil and vent pipe on a wall or roof slope on the principal or side elevation fronting a highway also requires planning permission. **These provisions are particularly pertinent in the Sutton Passeys Conservation Area where the roofscapes formed by the single storey houses are a major aspect of the historic townscape**.

6.6 The GPDO allows householders to erect a range of ancillary buildings within their rear gardens, subject to restrictions on their size. However the erection of any ancillary buildings on land between the side elevation of the dwelling and the boundary of the property will require planning permission. The GPDO also allows the installation of equipment associated with small scale renewable technologies and this is covered in further detail in section 7.

Guidance on alterations which require planning permission

6.7 Where planning permission is required the Council will seek to ensure that extensions and alterations respect the form, fabric, setting, character and appearance of the principal building. Any extension should therefore be modest in size and sub-ordinate in scale and appearance to the original building.

Roofs

6.8 In the past, the structural constraints of some original single storey houses in the Conservation Area have prevented lateral extensions and have led to the exploitation of roofspace by means of dormer windows. The Conservation Area Appraisal identifies that such changes have often detracted from the historic form of these houses and been detrimental to the overall character of the Conservation Area. **Therefore, alterations to historic roofs which will be detrimental to the original shape and appearance of the roof will be resisted.**

6.9 At present, recovering of roofs is “permitted development” not requiring planning permission. However, such changes can have a significant impact on the appearance and character of the Conservation Area. The Council acknowledges the issue of the ageing and potentially hazardous nature of the asbestos tiles on the original houses in the area and will seek to identify alternative coverings which will preserve the uniformity of the existing treatments and be compatible with the appearance and character of the Conservation Area. These will be the subject of further detailed advice.

6.10 Rooflights do not require planning permission provided that they do not protrude more than 150mm beyond the plane of the original roof slope. However, they can have a potentially harmful impact upon the appearance of properties in the Conservation Area due to the prominence of the roof slopes which dominate views into and throughout the area. Therefore, where rooflights are considered necessary householders are encouraged to use smaller low profile versions which are specifically designed for use on historic roofs in conservation areas.

Lateral extensions

6.11 Extensions on the front of a building or its principal public elevation should be avoided; extensions at the side or rear are generally to be preferred but it should be recognised that some side and rear elevations of houses in the Conservation Area can also be prominent in the street scene.

6.12 Open breaks between detached or semi-detached properties can make a positive contribution to the open and visual character and appearance of the Conservation Area and to glimpsed views of mature trees and open spaces. Extensions that would result in the infilling of such important open breaks will be resisted where they would adversely affect the character and appearance of the Conservation Area.

Other Alterations

6.13 Alterations which materially affect the appearance of a building which is not a single dwelling house (i.e. commercial premises and buildings occupied as flats) may require planning permission. These can include replacement of doors and windows (including shopfronts), removal or reduction of chimney stacks and recovering of roofs. Where it is considered that these do require planning permission and the alterations would fail to preserve or enhance the character and appearance of the conservation area, they will be resisted.

7. Sustainable Development and associated alterations

7.1 The Council has produced a series of guidance notes to promote a range of sustainable initiatives for new and existing development, and these are available on the Council's web site. These are supported by Policy BE4 of the adopted Local Plan. The use of sustainable drainage systems (SUDS) will be sought and encouraged on all developments to reduce the amount of surface run off including water collection and recycling systems and the use of permeable and porous surfaces.

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 . 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 are located on the principal or side elevation walls and are visible from the highway. The installation of free-standing wind turbines or solar panels in the garden will require planning permission if the installation is more than 4 metres in height or would be visible from the highway or would be within 5 metres of the boundary.

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 department before embarking on any work.

8. Family Accommodation and the Conversion of Existing Houses

8.1 It is the Council's city wide policy to prevent the loss of family housing through the conversion of existing houses to forms of multiple occupation and to support the provision of family housing in new developments. However, some houses in the Conservation Area are already owned by private landlords and are let as student accommodation. Not only has this resulted in the loss of family accommodation but there have been associated physical changes which affect the character of the conservation area which need to be addressed in this management plan. Such changes include unsympathetic alterations to original houses which have detracted from their appearance and the overall architectural character of the Area. In addition there have been increased demands for on-site car parking and bin storage, which can have a significant detrimental impact on the character and appearance of the Conservation Area by radically altering the form and appearance of the residential frontages.

8.2 In response to these perceived detrimental impacts, any proposals for the change of use of existing single family residential properties to multiple occupation which need planning permission will be resisted, where they would be likely to result in unacceptable alterations to the exterior or curtilage of a building which makes a positive contribution to the character of the conservation area.

8.3 There has been a recent change in planning legislation which means that planning permission may now be needed to change the use of a single family dwelling (Use Class C3) to a house in multiple occupation (Use Class 4) defined as 3 or more unrelated people living together.

8.4 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 have to be able to demonstrate that the associated external changes will not be detrimental to the appearance of the building or its curtilage.

8.5 Schemes for conversions to flats will be also be rigorously assessed against the criteria for new development, including the provision for active street frontages to provide natural surveillance, protecting the existing amenity of any adjoining residents and adequate and accessible car and cycle parking and refuse storage, provided in suitable locations on site that are generally screened from public view so as not to adversely affect the character or appearance of the Conservation Area.

9 . Demolition of Buildings and Structures

9.1 Conservation Area Consent is required to demolish most unlisted buildings in the Conservation Area, and there is a city wide policy presumption in favour of retaining buildings and structures that make a positive contribution to the character and appearance of conservation areas as identified by the respective conservation area appraisals.

9.2 The Sutton Passeys Conservation Area has experienced little intervention by modern development and comprises the limited range of relatively modest houses associated with the original development of the Area. It is considered that, with a few exceptions occasioned by inappropriate alterations, because of their uniform architectural quality and general collective value these buildings do make a positive contribution to the appearance and character of the Conservation Area, both within the street scene and in the context of the historical development of the Area.

9.3 Therefore applications for Conservation Area Consent to demolish any of these buildings will be resisted unless a convincing case can be made in accordance with the criteria set out in Local Plan Policy BE13, and PPS.5 ,policy HE9. In the event that a case can be made, planning permission will not be granted for any replacement building unless it can be shown that it will enhance the character and appearance of the Area.

10. Satellite Dishes and Other Antennae

10.1 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 Conservation Areas, 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.

10.2 In assessing 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 be allowed in prominent locations where they are visible from a road.

10.3 New satellite dishes should blend with their surroundings by, for example, using dark dishes against brick and lighter colour dishes against render or stone.

11. Car Parking

11.1 Whilst many of the existing properties rely on on-street parking, for reasons of highway safety and security there is often a strong desire amongst local residents and occupiers to provide off-street parking. However, new parking areas can be detrimental to the appearance and character of the conservation area in terms of their visual and physical impact, in particular in the loss of boundary hedges and replacing soft landscaped gardens with areas of visually intrusive hard standing (such as tarmacadam or concrete). Accordingly, where planning permission is required for the introduction of hardstandings (i.e. (a) in the case of single houses, where they exceed five square metres in area and are constructed of non porous materials and (b) in the case of houses in flats, any hard surfaced structure), they are likely to be resisted.

12. Boundary Enclosure

12.1 Throughout the Conservation Area property boundaries are traditionally defined by privet hedges of varying heights and the Conservation Appraisal recognises that these hedges make a significant contribution to the character and appearance of the Area.

12.2 Planning permission is not required to remove hedges. However, in view of its overall contribution to the Conservation Area, the Council will encourage the retention of any original boundary hedging and in any new development proposals where alterations to any existing hedges are shown to be essential, such as to form a new vehicular access, the Council will expect that any works will be limited to the minimum necessary.

12.3 Other front boundary treatments within the Conservation Area include low Bulwell Stone walls and timber fencing, which also make some contribution to the character of the area. Planning applications to replace these with unsympathetic alternative forms of enclosure will be resisted.

13. Trees in Private Ownership

13.1 Mature trees make an important contribution to the character and appearance of the Conservation Area and most trees within the Area are protected. Anyone proposing to carry out work to any private tree(s) (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. Some of the most important trees are individually protected by Tree Preservation Orders and formal consent is required before any works can be undertaken. There will be a presumption against the loss of these trees.

13.2 To understand and minimise the impact of any new building work upon 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 building work will not be permitted in close proximity to important trees, but will be required to observe the recommended distances from the trees. The precise extent of building work in any new development will be required to take account of a Tree Constraints Plan, pursuant to a detailed tree survey and, to increase the stock of trees in the Conservation Area, planting opportunities will be assessed in future developments where space permits.

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

14. Street Trees and Trees in Public Spaces

14.1 There is limited public open space in the Conservation Area. Hawton Spinney is the largest such area and hosts a number of mature trees whilst smaller areas are found at Farndon Green and Orston Drive. These areas are attractive spaces with grass and trees and not only complement the "village" character of the area, but also provide a "green lung" for the inhabitants.

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

15. Streetscape

15.1 The Council has now adopted a city-wide Streetscape Manual which 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/planning.

15.2 The Conservation Appraisal recognises that features such as the original circular street signs and the railings enclosing open spaces make a positive contribution to the appearance of the Conservation Area and add to its "village" character. The loss of these original features and use of modern replacements would be detrimental to the character of the Conservation Area and efforts to safeguard them will be made within the relevant departments of the City Council.

16. Archaeological Constraints

16.1 The adopted Local Plan identifies an Archaeological Constraints Area which lies partially within the Conservation Area. It occupies a small area at the north end of Orston Drive and Calver Close.

16.2 Policy BE17 of the Local Plan seeks to protect archaeological resources of local significance and Policy BE16 requires developers to submit an

archaeological assessment of their site to identify the potential archaeological resource and to show how any such resources will be preserved.

16.3 Therefore, developers will be required to submit an archaeological desk based assessment with any planning applications for new development within the Archaeological Constraints Area. This should make an assessment of the archaeological potential of the site and, if appropriate, show how any archaeological resources will be preserved on site or how they can be fully investigated and recorded before their removal.