NEW LENTON CONSERVATION AREA APPRAISAL

AND

MANAGEMENT PLAN



SEPTEMBER 2010

NEW LENTON CONSERVATION AREA CHARACTER APPRAISAL

TABLE OF CONTENTS

1. Introduction 4
2. Summary of Special Interest 4
3. Location and Context 6
4. Population Profile and Demography 6
5. General Character and Plan Form 7
6. Landscape Setting 8
7. Origins and Historical Development 8
8. Character and Relationship of Spaces 15
9. Key Views and Vistas 15
10. Definition of Character Areas and Zones 16
11. Activity and Prevailing or Former Uses 16
12. Contribution Made by Listed Buildings and Key Unlisted Buildings 17
13. Prevalent and Traditional Buildings Materials 22
14. The Public Realm 23
15. Contribution Made by Green Spaces, Trees and Hedges 23
16. Negative Factors: Extent of Intrusion or Damage 24
17. Problems, Pressures and Capacity for Change 25
18. Proposed Amendments to the Conservation Area Boundary 25

NEW LENTON CONSERVATION AREA MANAGEMENT PLAN

TABLE OF CONTENTS

1. Introduction 28
2. Planning Policy Context 28
3. Planning Applications for New Development 29
4. Design Guidelines for New Development 30
5. Retention of Key Views 30
6. Extensions to Existing Properties 30
7. Article 4 Direction: Devonshire Promenade/Derby Road 32
8. Sustainable Development 32
9. Family Accommodation and the Conversion of Existing Buildings 33
10. Demolition of Buildings and Structures 34
11. Satellite Dishes and Other Antennae and External Alarm Boxes 35
12. Car Parking in New Developments 35
13. Boundary Walls 36
14. Trees in Private Ownership 36
15. Streetscape and Street Trees 36
16. Lenton Recreation Ground 36
17. Archaeological Constraints 37

1. Introduction

1.1 The New Lenton Conservation Area was designated on 15 January 1976 and it covers an area of 7.4 hectares (18.4 acres). It is located approximately 2 miles west of Nottingham city centre lying within the Dunkirk and Lenton Ward. The older village core of Lenton is situated to the southwest of the Conservation Area.

1.2 The Conservation Area includes many of the older buildings on Church Street (to the east of the railway line), Church Grove, Lenton Recreation Ground, Devonshire Promenade, Gloucester Avenue, Henry Road and the late 19th century houses flanking the northern end of Lenton Boulevard. Devonshire Promenade is also covered by an Article 4 Direction that was approved in 1988 to protect the historic fabric and appearance of these properties by removing their permitted development rights.

1.3 Most of this area was developed during the mid to late 19th century on lands belonging to the Willoughby family of Wollaton Hall. This area has considerable townscape quality, and the southern part recalls a time when Lenton was a place in its own right. Its historic buildings, together with many mature street trees, provide an important oasis within this intensely urban part of the City.

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

2. Summary of Special Interest

2.1 New Lenton Conservation Area's special interest is derived from the combination of its early village character, principally along Church Street, and the later Victorian developments alongside Lenton Boulevard, which are directly linked to Nottingham's expansion during the late 19th century. The older original village core of Lenton is situated to the south-west, and much of this is designated as the Old Lenton Conservation Area[1]. New Lenton developed alongside this earlier settlement following the release of lands after the enclosure of the open fields between Old Lenton and Nottingham.

2.2 The Conservation Area has several distinct character zones, principally: the mid-19th century zone to the south, which incorporates Holy Trinity Church, the Old Vicarage and the Schools; the Lenton Recreation Ground to the north; and the late Victorian housing along the eastern side of the Conservation Area. The juxtaposition of the rural village quality of Church Street with the landscaped recreation ground and the intense Victorian dwellings all contribute to the uniqueness of this area, especially when it is seen in contrast with the 1960s high-rise developments which enclose the Conservation Area to the east. The Victorian ambience is reinforced by the retention of many original features such as sliding sash windows, panelled front

[1] For a more detailed development history of Lenton, please see the *Old Lenton Conservation Area Character Appraisal*, 2010

doors, slate roofs and chimneys, and boundary walls and railings, particularly on Devonshire Promenade, which is protected by an Article 4 Direction.

new lenton
conservation area



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. (2008).

Key

- Conservation Area Boundary
- Listed Building
- Building of Local Interest
- Listed Wall or Railings
- Listed Memorial

Scale: 1:2,100

Map Produced on: 12/02/08 Map Produced by: SI GIS Team.
w\gis\projects\development control\dc9311\new lenton ca.mxd

Nottingham City Council

LOCATION AND SETTING

3. Location and Context

3.1 The Conservation Area is bordered by Derby Road on its northern boundary; to the west by the railway line; to the east by Lombard Close and the high-rise Lenton Flats that lie beyond and to the south by the landscaped grounds of the churchyard. The land within the Conservation Area falls gently from east to west, from 37 metres at the Lenton Boulevard and Derby Road junction to just under 30 metres alongside the railway line. The only gradients are the steep bridge crossings over the railway line on Church Street and Derby Road.

3.2 New Lenton is physically and historically linked to the older village core of Lenton, which lies to the south-west, through Church Street and the older buildings that lie along it. Church Street reflects a time when this area was principally open fields, separating the village of Lenton from Nottingham, with Georgian villas such as 34a Church Street taking advantage of the rural nature of the area. Lenton Boulevard and the adjacent streets reflect the higher density of development in the Victorian period.

4. Population Profile and Demography

4.1 At the time of the 2001 Census the Dunkirk & Lenton ward, in which the Conservation Area is situated, had a population of 9,932 persons, with a distinctive demographic structure skewed by the high numbers of students living in the ward.

4.2 The returns show that whilst some 15% of the City's population was aged between 18 and 24; this figure rises to 51% in the Dunkirk & Lenton ward, the highest in the City, with some 48% of the ward's population being students in full-time education. This by proportion is the second highest after Wollaton East & Lenton Abbey, which includes the University campus, and compares with the City average of some 12%. In all, some 24% of the households in the ward were comprised of students, the highest in the City and significantly higher than the City average of some 2%.

4.3 It is also clear from the Census returns that the Dunkirk & Lenton ward has one of the lowest proportions of owner-occupiers in the City (28% compared to 50% for the City as a whole) but with the highest proportion of households renting from private landlords (some 43% compared to 13% for the City as a whole) with a large proportion of houses in multiple occupation.

4.4 Whilst the Dunkirk & Lenton ward has a high percentage of purpose-built flats (some 25% of household spaces compared to 15% across the City) there are very few within the Conservation Area. However the ward also has a relatively low proportion of flats in converted buildings which suggests the student population generally live as single households in existing dwellings.

4.5 This particular demographic and household make-up has implications for the character and appearance of the Conservation Area and can prejudice the development and maintenance of a balanced community. A number of reports recognise that areas having large student populations can suffer from particular social and environmental problems, such as the type and quality of housing provision, their general maintenance and appearance; increased demand for car-

parking and also anti-social activities, such as noise, disturbance and high burglary rates.

5. General Character and Plan Form

5.1 Although the Church, schools and vicarage along Church Street date from an earlier period of development in the 1840's, most of the New Lenton Conservation Area dates from the late 19th and the early 20th centuries following the construction of Lenton Boulevard. As a result much of the Conservation Area is typical of the type of development of this period, displaying fine examples of late Victorian and Edwardian detailing and workmanship.

5.2 The overall plan form of the Area has been dictated by the principal routes along Derby Road, Church Street and Lenton Boulevard and the railway line. Derby Road has historically been a major east-west route passing to the north of Lenton and this provides a strong physical boundary to the northern edge of the Conservation Area. Church Street, with Holy Trinity Church and its associated schools and vicarage, appears to have been built as an extension to Old Lenton on a quiet backwater linking the original Lenton village with the later industrial area of New Lenton. These historic east-west routes were later severed by the construction of the railway line, which initially crossed Church Street by a level crossing, and then by Lenton Boulevard.

5.3 Lenton Boulevard was a later arrival and was built as part of a new ring road system that cut a north-south swathe through the open fields that separated Old and New Lenton. The construction and alignment of Lenton Boulevard left some awkward shaped building plots on both sides and accounts for the unusual pattern of street layouts. As a result of Lenton Boulevard, Gloucester Avenue, Henry Road and Devonshire Promenade were squeezed into a distinctive triangle of land between the Lenton Recreation Ground and Lenton Boulevard, while Gregory Avenue, Willoughby Avenue and Arthur Avenue were squeezed between Lenton Boulevard and the existing street network of the earlier New Lenton. Whilst the Conservation Area retains this historic street plan, the older streets of the industrial settlement to the east and north (outside the conservation Area boundary) were swept away in the 1960s.

5.4 The relative density of development also changed over the course of the mid to late 19th century. The 1840s buildings along Church Street originally had generous building plots and grounds when compared to the later developments. Such grounds allow for the accommodation of trees in addition to boundary walls and railings. The street trees of south-west Church Street now enhance the landscape character of the Area and provide a distinctive rural village character to this part of the Conservation Area.

5.5 In contrast, the later Victorian developments were more regimented, with detached and semi-detached villas, mainly three storeys, occupying smaller building plots and constructed close to the back of the pavement. The numerous junctions, particularly that at Derby Road and Lenton Boulevard, allowed for the construction of prominent corner buildings providing distinctive set-pieces within the townscape.

5.6 There is very little room for any tree planting within these plots but the tall street trees on Derby Road and Lenton Boulevard provide some welcome greenery and

serve to emphasize the relative height of these buildings. This, combined with interesting details at roof level and some striking corner buildings including 243 Derby Road, 259 Derby Road / 115 Lenton Boulevard and 2 Willoughby Avenue, adds immensely to the distinctive character of this part of the Area.

6. Landscape Setting

6.1 The Conservation Area occupies an area of relatively flat land that slopes gently from east to west. Derby Road to the north and the railway line to the west provide strong physical boundaries, but the southern boundary (along the rear of the churchyard and former vicarage) and eastern boundary (along Lombard Close) are less well defined.

6.2 The landscape setting of New Lenton is very much split between the urban landscape characterised by the dense Victorian and Edwardian development along Lenton Boulevard and Derby Road, and the mature historic landscapes of Lenton Recreation Ground and the Holy Trinity churchyard. The latter two provide valuable open green spaces, contributing significantly to the visual amenities of the area. There is a direct relationship between Devonshire Promenade and Lenton Recreation Ground, these houses having been laid out facing the park to take advantage of views over the open space.

6.3 The Area is also very much dominated in scale by the Lenton high-rise flats that stand immediately to the east.

HISTORIC DEVELOPMENT OF THE CONSERVATION AREA

7. Origins and Historical Development

7.1 From the late 17th century, first hosiery and then lace manufacture developed significantly in Nottingham. However its physical expansion was frustrated by the complex land ownership of its common fields. As a result new industrial and housing development sprang up in new satellite villages close to the boundary with Nottingham in the adjoining Parishes where following the Inclosure Awards the land was available for development.

7.2 In the parish of Lenton and Radford the Inclosure Awards of 1768 and 1799 freed up land that enabled the industrial satellite village of New Lenton to be established on land owned by the Willoughby family of Wollaton on the east side of the Parish, pressed up against the boundary with Nottingham, and somewhat removed from the historic village core of Lenton. A remnant of this ‘new’ industrial development can still be seen on Park Street where the former Beehives Cotton Mill has been converted to student accommodation.

19th Century

7.3 The 1883 and 1884 Ordnance Survey maps pre-date the construction of the Lenton Boulevard. These maps illustrate the two settlements of Old and New Lenton and the relatively undeveloped nature of the land in between, which is now occupied by the New Lenton Conservation Area. These maps also show the earliest finger of development along Church Street that linked the two settlements.

7.4 The earliest buildings in the Conservation Area were built in the 1840s: the Church School (dated 1841, now the Sikh temple), Holy Trinity Church (1842) and its associated Vicarage (1842). The Church School was for boys and girls, while the infant's school (now demolished) was located to the west on the other side of the railway line.

7.5 At this time there was little residential development aside from 34a Church Street (the 'Lodge', later part of the Conservative Club). The Lodge was a substantial Georgian residence, most likely built in the 1820s or 30s, making it the oldest building in the Conservation Area. Its western facing bay window would have afforded residents a view of the gardens. The siting of the building, at a right angle to the road, is characteristic of many of the older buildings in the Old Lenton Conservation Area.

7.6 The railway line was opened in 1849 not long after the completion of these buildings, and it cut across Church Street restricting the access to Old Lenton by means of a level crossing, which was served by the now redundant, short spur road that sits in front of the churchyard. The original alignment of Church Street can be seen on the 1884 map, where it angles past Holy Trinity Church and now forms part of the church car-park, bordered to the south-east by the original cast iron railings to the churchyard. Located to the west of today's car park was a railway crossing keeper's cottage, now gone.

7.7 Another interesting building shown on the 1884 map is located to the extreme north-west of Lenton Recreation Ground. This single storey utilitarian building is likely to have had associations with local farming or the movement of cattle into the city market, suggested by the pathway leading to a field over the railway to the south-west.

7.8 Significant changes however followed the incorporation of Lenton into the Borough of Nottingham in 1877 and the construction of Lenton Boulevard, opened in 1884, which in turn brought about the Victorian development of this Area during the late 19th century, and this is illustrated by the 1901 Ordnance Survey.

7.9 New Lenton Recreation Ground was subsequently laid out in 1887. In 1926 the author Robert Mellors described it as 'the nearest approach to a village green that we have'. To the north it fronts Derby Road, and originally Lenton Station was located on the opposite side of the road. To the north-east it is bounded by Devonshire Promenade, and to the south by the older buildings of Church Street.

7.10 Devonshire Promenade was developed to take advantage of the aspect over the recreation ground. Albert Ball, a local businessman and property developer, Lord Mayor of Nottingham and later Sir Albert Ball, and his brother Frederick were responsible for much of the late Victorian residential development in New Lenton. Albert purchased land adjacent to Derby Road and Lenton Boulevard in 1896 and created Devonshire Promenade, Henry Road and Gloucester Avenue[2]. The houses on the Promenade were exclusive developments, being served by a gated private road and overlooking the Recreation Ground, and were sold by the Ball brothers at

[2] See *The Lenton Listener* Issue 50, March - April 1988 on the Lenton Times Website: www.lentontimes.co.uk

a higher price than properties on Henry Road and Gloucester Avenue. Frederick's architectural practice was involved in designing many of the dwellings. But the southern section of the Promenade was designed by J.H. Cooper, and the difference in designer is apparent in the architectural decoration and plot sizes.

7.11 The Recreation Ground, Devonshire Promenade, Church Grove, and the houses at the north end of Lenton Boulevard were developed from 1884 to the end of the 19th century, and these are illustrated on the 1901 Ordnance Survey.



Extract from 1883 Ordnance Survey[3]

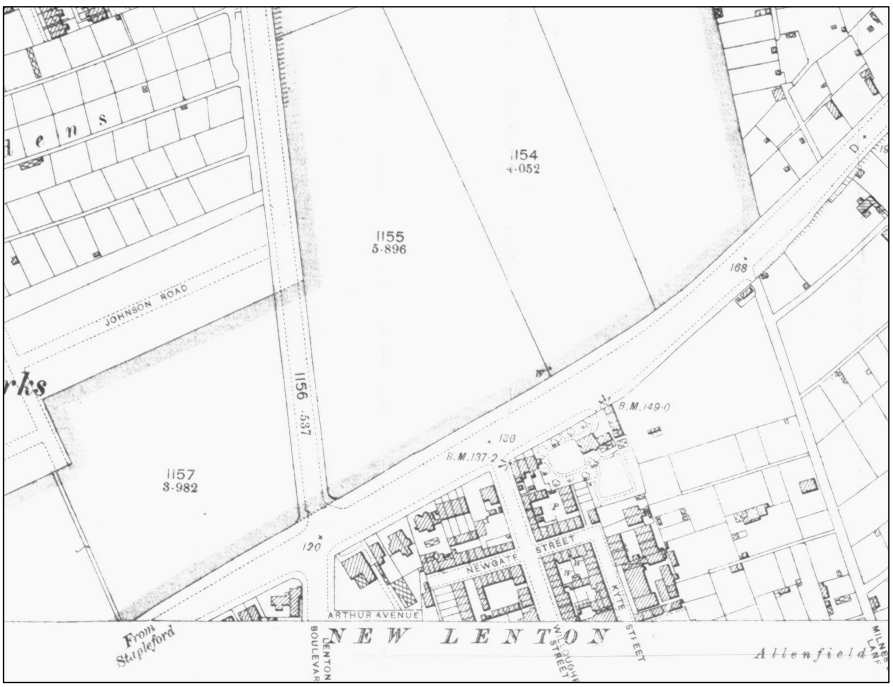
Extract from 1884 Ordnance Survey

[3] The Ordnance Survey for the New Lenton Area is spread over two sheets: the following maps illustrate the north and south maps respectively.

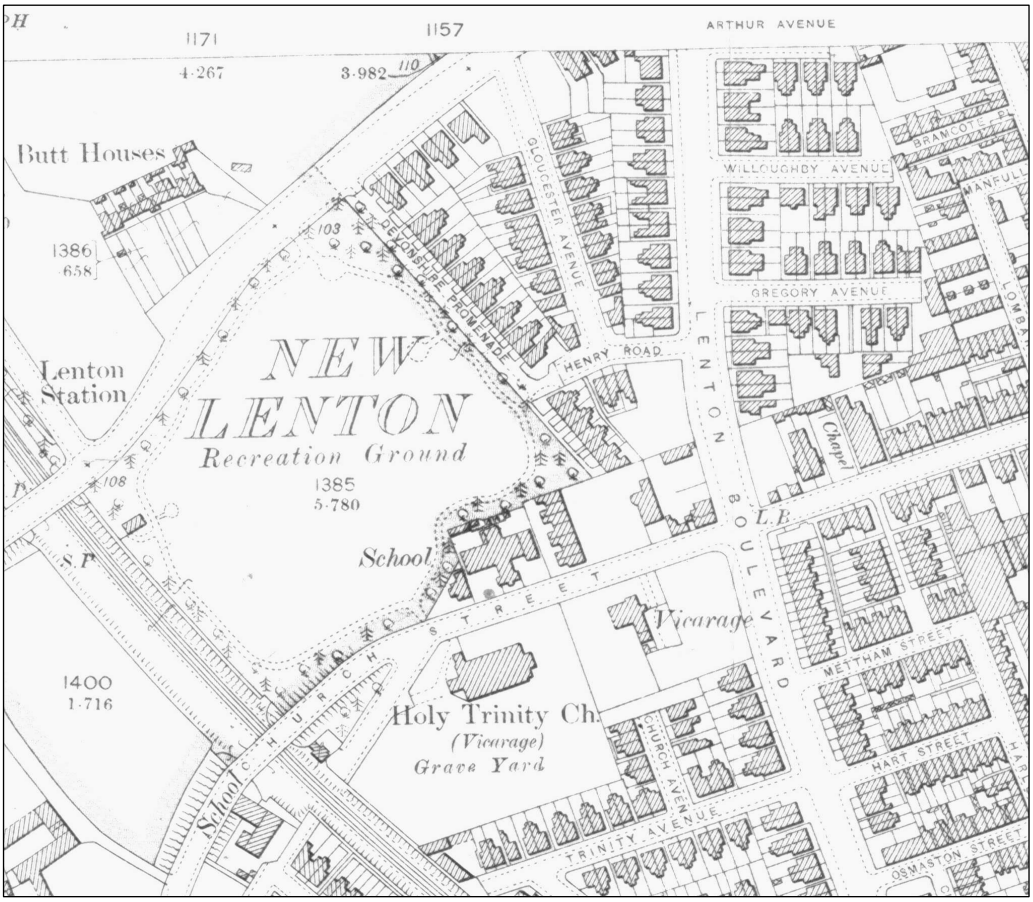
1901

7.12 The sheer scale of the late 19th century development of New Lenton is best illustrated on the 1901 Ordnance Survey map. Most of the villas on the south side of Derby Road had been constructed by this time, as well as Arthur Avenue, Willoughby Avenue, Gregory Avenue, Gloucester Avenue, Devonshire Promenade and most of Henry Road and Lenton Boulevard. Church Grove had not yet been completed, only the western terrace is shown on the map. The majority of the houses were constructed as semi-detached villas, with a narrow alley running between and built at a lesser density than those dwellings to the south, outside of the Conservation Area boundary. Most of the houses have a narrow front plot, with the exception being no. 243 Derby Road on the corner of Lenton Boulevard which had a large garden to the south-west.

7.13 The construction of a bridge over the railway line just north of the original Church Street replaced the original level crossing. This development created an island between the old Church Street and the new, with the crossing keeper's cottage located on this and the termination of old Church Street adjacent to the Holy Trinity's churchyard.



Extract from 1901 Ordnance Survey



Extract from 1901 Ordnance Survey

1915

7.14 By the time of the 1915 Ordnance Survey the plan form of the area was very much completed: the west being predominately green, and the east intensively developed with Victorian villas.

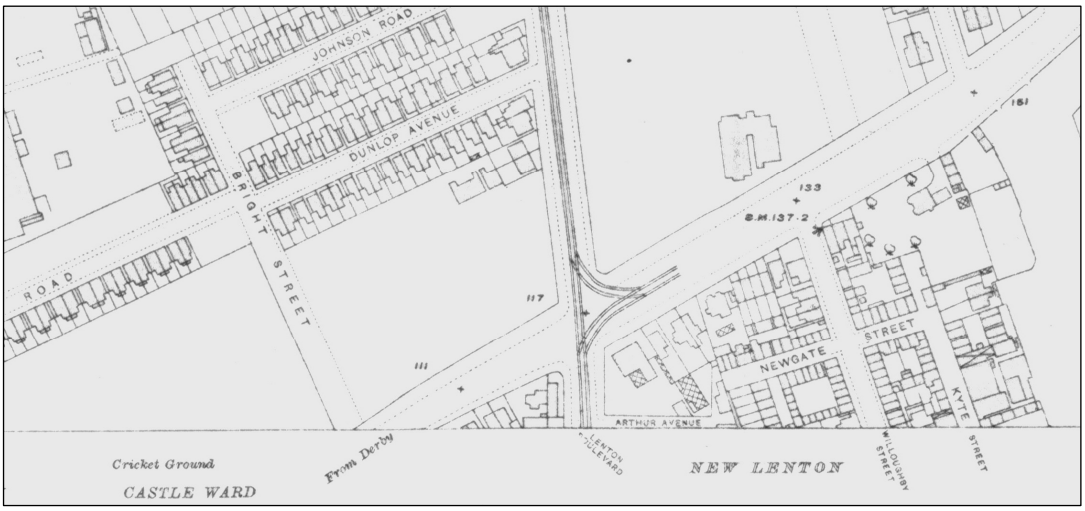
7.15 Lenton was served by two electric tram routes; the first line was constructed in 1901 and ran the length of Lenton Boulevard, joining Castle Boulevard to the south-east with Radford Boulevard, Hartley Road and Alfreton Road to the north; the second, which ran along Derby Road to Gregory Street and later Lenton Lodge, was constructed in 1914.

7.16 The eastern terrace of Church Grove was also completed, with the distinctive narrow footpath between the two rows of properties indicative of a more intensive form of residential development that was common practice in Nottingham.

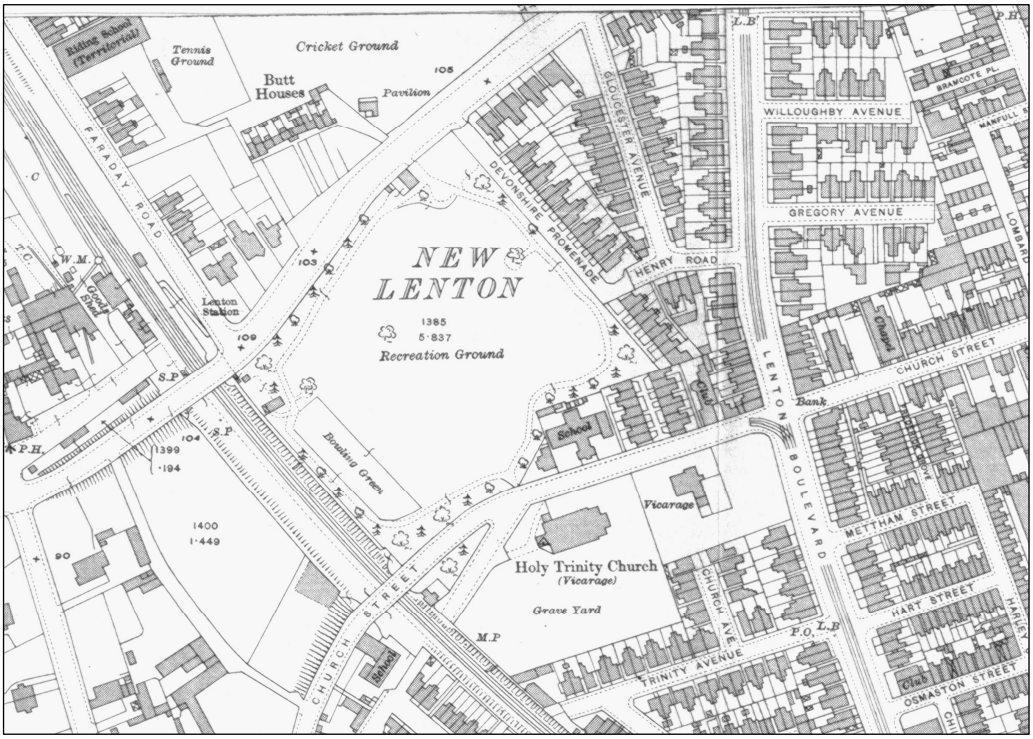
7.17 Directly to the north of 34a Church Street, and to the south of Henry Road, a building appears on the 1915 Ordnance Survey map. This building (1 Henry Road) is accessed through an alleyway behind Devonshire Promenade and a wider service access on Henry Road. It appears to have been constructed for an industrial rather than a residential use.

7.18 The development of the junction between Lenton Boulevard and Church Street was also completed. These three-storey buildings may well have been constructed as

dwellings, but the lower ground floors were converted to serve commercial concerns, as can be seen from the remnants of bay windows on some of the ground floor shop fronts.



Extract from 1915 Ordnance Survey



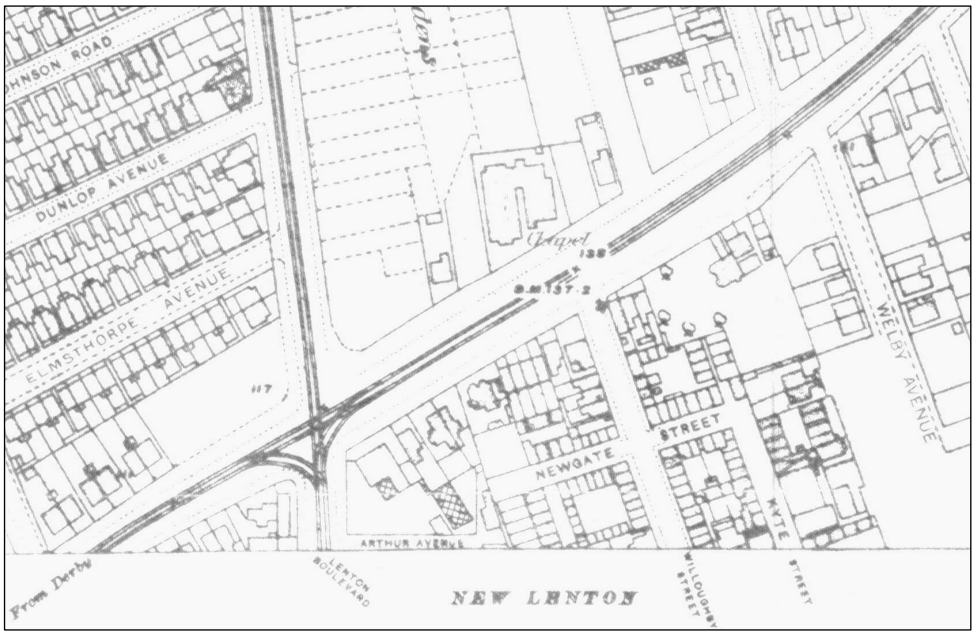
Extract from 1915 Ordnance Survey

7.19 Despite this intensive development, the 1840s buildings (the church, vicarage and schools) remained largely unaltered. The most notable changes were the completion of Church Grove and a red brick extension appended to the Church Street elevation of 34a Church Street, used then as a Conservative Club.

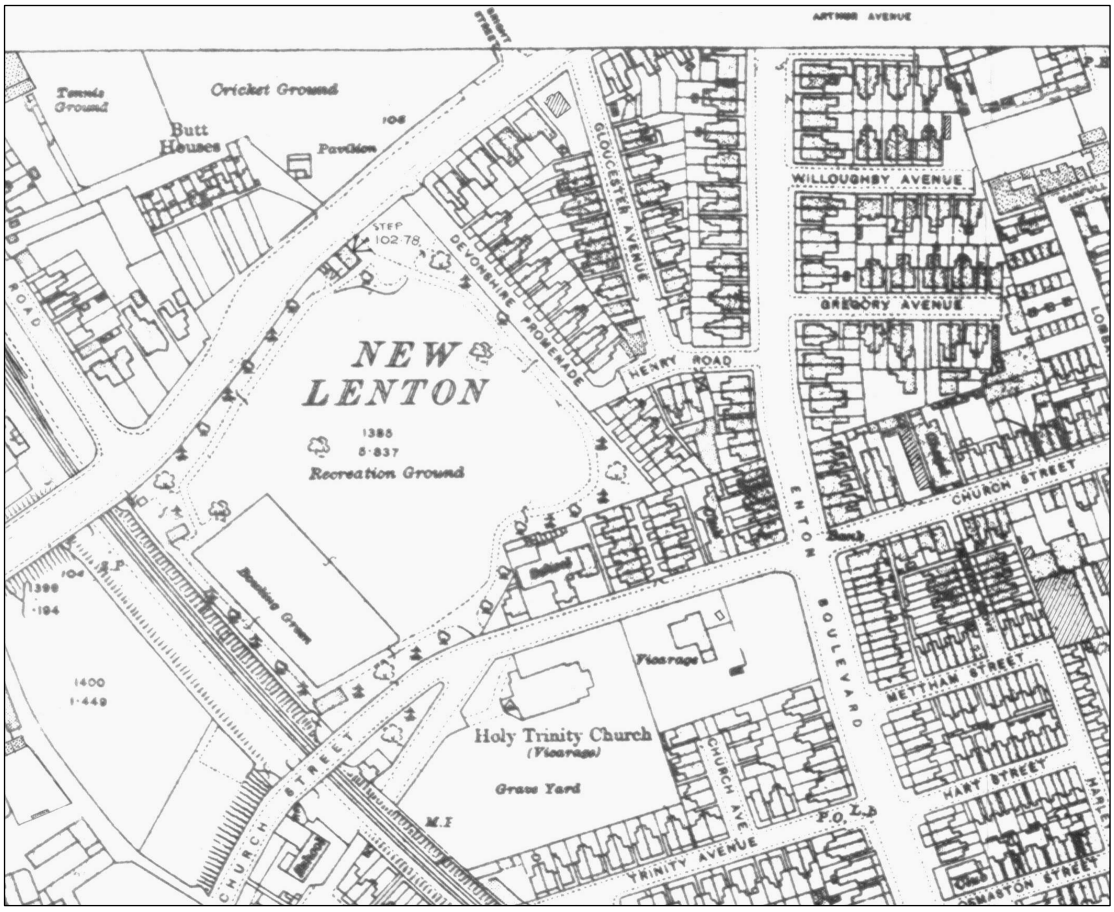
7.20 There were also some modest changes in the Lenton Recreation Ground with the addition of a bowling green in the south-west corner and a new lodge house built on the Derby Road frontage. The lodge is in Arts and Crafts style, with a red brick ground storey, rough cast render on the first, and a plain tile gabled roof.

1930 - 1949

7.21 The 1930 Ordnance Survey shows that the development in the Area was virtually complete. The most notable change by this time was the construction of houses on the opposite side of Derby Road, increasing the enclosure of the New Lenton Conservation Area within the urban fabric.



▲▼ Extracts from 1930's Ordnance Survey Plans



Late 20th Century Developments

7.22 The consistency of the plan form of New Lenton from the late 19th and early 20th century is what contributes to the uniqueness of this area. There are few late 20th century developments, but the following are noteworthy: the unfortunate construction of an office block in the former garden of 243 Derby Road (more recently converted to student accommodation); the construction of a dwelling on a triangular plot between Gloucester Avenue and Derby Road; and a relatively new Vicarage at 35a Church Street.

7.23 Perhaps the most significant new developments took place outside the Conservation Area with the construction of the Lenton Flats in the 1960s. These five blocks of high-rise dwellings stand outside the Conservation Area boundary, but tower over the domestic scale of the buildings within the Area and dominate many outward views to the east.

SPATIAL ANALYSIS

8. Character and Relationship of Spaces

8.1 Whilst the nature of the historic built environment has resulted in an intensive form of development along the eastern side of the Conservation Area, there are two key areas of public open space that define the western side, namely the church-yard and Lenton Recreation Ground. Whilst historically and functionally unconnected, these zones of open space provide an extensive area of mature landscaping that contributes to the setting of the Conservation Area and both have played a part in its historical development.

9. Key Views and Vistas

9.1 The distinctive dark tower of Holy Trinity Church is the key focal point of the Conservation Area. This can be easily seen from Derby Road to the north and from the Old Lenton Conservation Area to the south-west. It is the highest structure in the Conservation Area, and contributes to its character through its immediate sense of place.

9.2 The eastern side of Conservation Area is dominated by the high-rise Lenton Flats. Although these are located outside the Conservation Area boundary, they crowd the skyline through their sheer mass and verticality and they close the vista along many streets, including Gregory Avenue, Willoughby Avenue and Arthur Avenue. While this clash of scale and building style could be viewed as detrimental to the visual amenity of the area, these high-rise flats effectively delineate the boundary of the Conservation Area and the sharp contrast reinforces its special and distinctive character.

9.3 The view along Church Street, towards Old Lenton, is obstructed by the elevated railway bridge, while in the opposite direction, the view is focussed on the Lenton Flats, which offer a sharp contrast to the distinctly rural atmosphere created by the mid 19th century buildings in their settings of mature trees.

9.4 Views along many of the terraced streets are defined by the prevailing grid pattern, which offers tight linear prospects that are often terminated by buildings that lie beyond the Conservation Area. Views along Gregory Avenue, Willoughby Avenue and Arthur Avenue are terminated to the west by the frontage development along Lenton Boulevard but to the east open out into Lombard Close with views dominated by the Lenton Flats. While views along Henry Road and Gloucester Avenue are similarly restricted, Devonshire Promenade shares a long and reasonably open frontage with the Recreation Ground and benefits from the views across it.

9.5 Derby Road also has a long and open frontage with the Recreation Ground, providing unobstructed views across a verdant landscape towards the Church and Devonshire Promenade. Linear views along Derby Road are however somewhat restricted by its broad curvature that provides distinct visual markers, such as 287 and 289 Derby Road on the corner of Devonshire Promenade and 243 Derby Road on the corner with Lenton Boulevard. These act as important focal points along the road.

9.6 Linear views along Lenton Boulevard are also somewhat restricted by its cranked alignment and these are framed by mature street trees. When these trees are in full foliage, they contrast pleasingly with the red brick of the villas.

CHARACTER ANALYSIS

10. Definition of Character Areas and Zones

10.1 As already described, the Conservation Area has a number of distinctive character areas that are largely distinguished by their relative chronological development and the nature of their predominant land use.

10.2 The most distinctive zone is the large area of open space which defines the western half of the Conservation Area provided by the church-yard and Lenton Recreation Ground that is verdant with mature trees and open grassland.

10.3 The remainder of the Area is predominantly built up, with two distinct zones, one around Church Street and the second encompassing the Victorian housing along Lenton Boulevard and Derby Road. The Church Street zone was the first area to be developed and includes a range of buildings with a mix of community and residential uses. This zone is also a more tranquil area, away from the major thoroughfares of Lenton Boulevard and Derby Road, and benefits from the mature trees in the churchyard and the Recreation Ground.

10.4 The remaining zone is defined by the busy thoroughfares and activity of Lenton Boulevard and Derby Road, and the late 19th and early 20th Victorian housing developments that are sited alongside these roads. This area is primarily residential in character area with a broad uniformity in appearance and scale.

11. Activity and Prevailing or Former Uses

11.1 Until the end of the 18th century the Conservation Area was largely made up of open fields situated between Old Lenton and New Lenton. The first developments to take place were along Church Street, an important route between the two settlements. This involved a mix of uses, primarily community, in the form of Holy Trinity and

School but also with some private housing.

11.2 The most significant influence on the Area's prevailing character and appearance has been the extensive residential development that took place in the late 19th and early 20th following the construction of the Lenton Boulevard. The area appears to have first developed as a middle class suburb with its collection of detached and semi-detached villas. This phase of development has defined the principal land-use in the Area and whilst it still has a primarily residential character its social status has declined.

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

12. Contribution Made by Listed Buildings and Key Unlisted Buildings

Early - Mid 19th century buildings

12.1 Most of the buildings in the Conservation Area are post 1840, the earliest buildings being situated on Church Street. Buildings of this period have some interesting details, typical of early Victorian architecture. The 1840s buildings are all listed, except for 34a Church Street which is potentially older but has been much altered.

34a Church Street

12.2 This unlisted building is annotated on the 1884 Ordnance Survey as *The Lodge*, and later became a Conservative Club. It was most likely built in the 1820s or 30s. This is a substantial two-storey Georgian property, rendered with overhanging eaves. The western facing bay window would have originally overlooked its gardens, although Church Grove appears to have been developed on part of its original grounds leaving the original building hemmed in on all sides by late 19th and early 20th century developments.

12.3 The original property was extended with the addition of a red brick annex to the north of the property in the late 19th century, and an early 20th century red brick extension built to the south, on the street elevation. This obscures much of the front elevation from Church Street. The building is presently unoccupied and in a very dilapidated condition. Planning permission has recently been granted for its conversion to flats. The current state of this building is unfortunate as it is possibly the oldest building in the Conservation Area.

36 Church Street - Grade II Listed Building

12.4 This was originally built as the Church School and is now used as a Sikh Temple following its sale by the Diocese of Southwell in the 1970s. It is dated 1841 and was probably designed by the Derby architect Henry Isaac Stevens, one of a group of local buildings by the same architect, including the Holy Trinity Church.

12.5 It has a cross plan with a central hall and is built in a Tudor Revival style, with ashlar dressings. Much of the street frontage is dominated by the former school mistress's house with the school's main rooms to the rear. The Flemish bond red brick has recently been painted red, adversely affecting the appearance of the building. The roof is patterned tile, with two square ridge stacks and multiple flues.

Other decorative effects include moulded eaves, coped gables with kneelers and finials. The windows are mainly casements, with stone mullions, transoms and surrounds.

12.6 Planning permission and listed building consent have recently been given for the renovation of the building and for the erection of a rear extension.

38 Church Street - Grade ll Listed Building

12.7 38 Church Street was the school master's house and is a typical solidly built, early Victorian lodge house constructed mainly in brick with stone mullions, transoms, lintels, corbels and apex stones and a tiled roof. There is also a substantial central chimney, each of the four flues having its own brick structure and all capped by stone.

12.8 The garden wall fronting Church Street is a low brick structure with stone coping surmounted by iron railings with conical finials and round posts. These railings, and those in front of 36 Church Street, are contemporary with the 1841 date of the properties and are also Grade ll listed. The railings to the right of 36 Church Street were recently knocked over by a fallen tree.

12.9 Both 36 and 38 Church Street back onto the Recreation Ground, and combined with some good trees and their associated listed railings, are an important part of the street scene.

Holy Trinity Church - Grade ll* Listed Building

12.10 The Church forms an important part of the Conservation Area, with its blackened tower acting as a distinctive landmark in New Lenton. Built in 1841-42 to the design by Henry Isaac Stevens, it is a large building designed in a Gothic – Early English style with lancet windows and a large west tower, all of a dark grey stone. The interior is notable for the very fine Norman Font that dates to the mid-12th century and is reputed to have come from Lenton Priory.

The Churchyard - Walls, Gates and Railings - Grade ll Listed

12.11 The churchyard walls, gates and railings date to 1842 and are cast-iron with a brick plinth and chamfered ashlar coping, and are Grade ll listed. The posts are round, surmounted with conical finials similar in style to those at 36 and 38 Church Street. The railings run along the north side of the churchyard, and then angle southwards to the churchyard entrance. They also run along the east side of the cemetery.

12.12 The churchyard also contains the memorial to the Shaw family, which is dated 1869 and is also Grade ll listed. It is of ashlar construction, with a square pedestal on a stepped base and on each side are lozenge-shaped inscribed tablets. It is topped with an interrupted octagonal spire, with four traceried gables, traceried band, and crocket finial.

The Old Vicarage, Church Street - Grade ll Listed Building

12.13 This two to three storey house (now converted into flats in the late 20th century) is dated to 1842 and was also probably designed by Henry Isaac Stevens. The

building is somewhat severe in appearance, built of red brick with stone dressings and has a patterned tile roof with two partly rendered side wall stacks. At the base is a plinth, and also coped gables with kneelers. The windows are multi-pane sashes with stone surrounds and mullions.

12.14 The boundary wall and gate are dated to the mid-19th century and are Grade ll listed. The wall is of brick with ashlar copings and dressings and the original panelled wooden gate has recently been replaced with a metal gate.

12.15 Taken together with the Church, 36 and 38 Church Street, this group of buildings makes a significant contribution to the townscape quality of this part of Church Street. As with the other buildings, the Vicarage grounds contain some very fine trees.

Late 19th and early 20th century buildings

12.16 Many of the key unlisted buildings in the Conservation Area date to the late 19th century. Those of particular interest are highlighted below.

243 Derby Road

12.17 This substantial building is dated to 1898 and was designed by the architect, Watson Fothergill, one of the leading local architects practising in the Nottingham area from about 1870 to 1906. Fothergill worked in the Gothic revival and Old English vernacular styles, and 243 Derby Road is no exception.

12.18 It is a three-storey attic gabled dwelling (now converted to student housing), built of red brick in Flemish bond, with stone dressings. Originally it was accompanied by a large garden to the south, which was overlooked by bay windows. Unfortunately an inappropriate three storey block, of brown brick and glass, was constructed in the 1960s, infilling the garden and connected to the original property by an annex.

12.19 243 Derby Road is a significant building in the Conservation Area, and, as befits a corner property, it is finished with much detail. The Derby Road doorway has an arched architrave with two columenettes with foliated capitals and jambs, a semi-circular fanlight with lancet arch type lights. On both sides are bay windows with splayed stone cills, and a central oriel window. Additional decoration includes a Gothic style serpent with foliations and a fan-shaped sea shell. The jettied gable is half-timbered and is supported by wooden corbels. On the corner closest to the road junction is a pyramidal tower, which was finished with a Gothic stone animal shaped finial, now missing.

12.20 The Lenton Boulevard elevation is equal to the front in terms of decorative effects, including stone window frames and flat stone plinths.

12.21 The plot is enclosed with walls of roughly hewn Bulwell stone and an original wooden gate, located on the road junction corner, has recently been lost.

12.22 This building is certainly of local interest given its architect and its aesthetics. Taken with 115 Lenton Boulevard, the building is significant in accentuating the junction between Derby Road and Lenton Boulevard.

259 Derby Road and 115 Lenton Boulevard

12.23 These late-19th century three-storey red brick buildings are also of considerable importance in the Derby Road part of the Conservation Area. Combined with 243 Derby Road, they frame Lenton Boulevard as it crosses Derby Road, assisted principally by the three storey corner octagonal tower. The tower is finished with an octagonal roof, complete with finial. The window surrounds are of stone, and the ground and first floor are separated with a string course and decorative brick eaves.

12.24 On the Lenton Boulevard elevation, the building steps down to one storey, while on the Derby Road elevations, 259 gradually steps back from the road. The two properties are enclosed with wall of roughly hewn Bulwell stone, but unlike 243 Derby Road, the gates are located further away from the corner.

12.25 The high status of these properties is demonstrated by the quality of the architectural detailing. The properties retain their original doors to their respective Derby Road and Lenton Boulevard frontages and the detailing includes nail-head brick string courses in the bays and floral motifs and moulded, projecting heads in the lintels. However the original windows have now been replaced by uPVC windows.

Paired Villas

12.26 The east side of the Conservation Area is characterised by substantial late-19th century and early-20th century housing with some notable frontages on individual buildings.

12.27 The principal layout of this area is that of paired, semi-detached villas. The east side of Lenton Boulevard is particularly good, displaying interesting detail: 84-86; 88-90; 96 Lenton Boulevard - 2 Willoughby Avenue; 104-106, 108 Lenton Boulevard – 2 Arthur Avenue. These paired villas are mainly red brick, two-storey, with a further attic storey. Bay windows are a prominent feature, with subtle variations in their overall design and architectural detailing, which includes the use of terracotta moulded panels between floors and decorative brick eaves. The boundaries to the street are formed by a mix of Bulwell stone and red brick walls, many of which are now rendered. 2 Willoughby Avenue is particularly interesting with a jettied half timber second floor, supported by wooden consoles; while the Dutch gables of 104-106 Lenton Boulevard add variety to the street scene. These villas accentuate the corners to Gregory, Willoughby and Arthur Avenues. Simpler and plainer paired villas also populate the secondary streets of Gregory, Willoughby and Arthur Avenues

Devonshire Promenade

12.28 Devonshire Promenade is a private road with gated access to Derby Road and Henry Road, leading to Lenton Boulevard and is one of the finest features of the Conservation Area. The properties are subject to an Article 4 Direction which removes the normal permitted development rights for external alterations, extensions, construction of hardstandings and alterations to boundaries to the front and side. The Promenade, which is divided into two distinct parts, consists of a range of two storey semi-detached and terraced houses built near the turn of the 19th century, fronting onto the east side of Lenton Recreation Ground. This is a

particularly attractive and important part of the Conservation Area for its design, detailing, layout and the quality of the workmanship.

12.29 2-13 (consecutive) Devonshire Promenade are semi-detached houses, built in brick and slate with attic rooms and sash windows. They have recessed porches within arched entrances. On most houses, arched sash windows of the same proportion are located immediately above the doorway. The three sided bays are two storey and have stone cills, piers and lintels with sliding sash windows. Some properties have terracotta panels inserted between the ground and first floor bays. Blue bricks have been inserted as string courses or underneath the eaves. On the whole, the external elevations retain many original features, although some have had new doors, lost iron finials on the bay roofs, and some chimneys have either lost their pots or have been reduced in height.

12.30 15-22 Devonshire Promenade are squeezed into narrow space between Henry Road and Church Grove and are served only by a footpath to the front. These houses provide a secluded terrace of two storey properties, built in brick and tile terrace with stone cills, lintels and brick string courses.

12.31 The Promenade is terminated at the Derby Road end by 287 and 289 Derby Road, a three storey semi-detached property with a prominent tower capped by a pointed octagonal roof that forms a fine feature on the corner of the Promenade and Derby Road.

289a Derby Road

12.32 289a Derby Road is a small lodge situated within the Lenton Recreation Ground built in the early 20th century: it first appears on the 1915 OS map. The two storey property has an attractive mix of red brick ground floor with a roughcast render first floor and a plain tile roof and is very much typical of the Edwardian style. Whilst most of the windows have been replaced, a pair of timber casement windows (in a transom and mullion frame) still survive on the ground floor.

Church Grove

12.33 Church Grove consists of two rows of two storey, terraced properties built at right angles to the road and facing each other across a narrow private path. The properties date to around 1900 and were built within the former garden of 34a Church Street. These houses are built in brick with slate roofs and with some interesting architectural detailing including prominent bay windows, moulded panels with floral motifs within the bays and neat shouldered arches over the main entrance doors.

1 Henry Road

12.34 1 Henry Road is one storey in height, constructed with red brick, and roofed with slate, and later partly re-roofed with concrete tiles. It does not have a strong presence in the Conservation Area, being lower than the surrounding residential developments, and enclosed by these. However, it does contribute to the overall character of the Area through its red brick walling, and architectural form occupying a distinctive plot in the Area.

Group Value

12.35 While the buildings described above have particular architectural qualities which mark them out from the general townscape of the conservation area, there is a broader architectural affinity amongst the vast majority of the historic properties which make up the areas flanking Lenton Boulevard and Derby Road to which they all make a positive contribution. This is rooted in their development over a relatively short period as good quality mostly semi detached residential properties, resulting in shared architectural forms and features such as red brickwork with stone features, substantial bay windows, gabled and hipped roof forms and a pleasing symmetry of vertically proportioned frontages. While many such buildings have lost original doors and windows, these more fundamental elements of their common architectural form remain generally untouched to the extent that all the historic buildings are considered to make a positive contribution to the character and appearance of the conservation area.

13. Prevalent and Traditional Buildings Materials

13.1 Given the overtly Victorian nature of the Conservation Area, red-orange brick laid in a Flemish bond is the prevalent building material with either slate or tile roofs. This relatively small palette of materials results in a pleasing, consistent appearance within the Conservation Area.

13.2 Brickwork is also used for decorative effect on the eaves of many buildings; blue bricks creating diamond patterns on the front and side elevations of some properties, and forming plinths; and red brick in the construction of low walls which front many properties. Many of these walls were originally topped with iron railings.

13.3 There are a few instances of properties being finished, either in whole or in part, in render. 34a Church Street is finished with a smooth stucco render, but the dilapidated state of the building means this is falling away in patches. The use of stucco in this instance highlights the influence of the Regency period in the early 19th century and would have distinguished it from more modest vernacular brick buildings in Old Lenton. The lodge within the Lenton Recreation ground has a roughcast rendered first floor over a brick ground floor and this was typical of Edwardian properties in the early 20th century. Arts and Crafts influences can also be seen in some villas along Lenton Boulevard where sham timber framing and plaster infill is used to decorate the upper floors and gables.

13.4 Stone is not a common building material and Holy Trinity Church is the only building in the area to be entirely finished in that material. Stone is however used extensively in the construction of boundary walls, with roughly hewn Bulwell stone walls being an important feature in many street scenes. The vast majority of buildings in the Conservation Area also employ ashlar stone to accentuate door and window openings.

13.5 Aside from its use for joinery details, timber is not a principal building material, although it is found on Lenton Boulevard where jettied floors are half timbered for late Victorian decoration.

13.6 The traditional roofing materials in the Conservation Area are either slate, which is typically found on the late Victorian buildings, or plain tiles, characteristically found

on the older buildings with shaped tiles provide patterned effects. However, some of the late 20th century buildings have been re-roofed with concrete tiles and cheaper varieties of slate that look out of place and are visually intrusive.

13.7 Terracotta is an important decorative material in the Victorian developments. Numerous instances of terracotta panels, especially between ground and first floors, can be found in the Conservation Area, in additional to individual rosettes on front elevations.

13.8 The boundaries of the older buildings on Church Street are of cast and wrought iron railings, atop brick walls, and associated gates. As is typical of Victorian developments, iron would have been a characteristic feature but most domestic railings were removed during World War ll and not replaced. However, an original run of wrought iron railings can be seen at 283, 285 and 289 Derby Road.

14. The Public Realm

14.1 Within the public realm, most of the streets have lost their traditional paving materials. These have been replaced by tarmac pavements with concrete kerbstones. As a result, the most important features in the street scene are the large street trees and swan neck street lights on Gloucester Avenue.

14.2 Walls of brick or Bulwell stone and iron railings are strong townscape features that help to define the boundaries between the public street and semi-private front gardens or the public open spaces of the Recreation Ground and the churchyard.

15. Contribution Made by Green Spaces, Trees and Hedges

15.1 The Conservation Area divides naturally into two distinct parts. The eastern side of the Area is largely built over and the only trees of any significance are the London planes on Lenton Boulevard and Derby Road. These make a positive contribution to the streetscape of the Conservation Area.

15.2 In contrast the western side of the Area is mostly public open space split between the Lenton Recreation Ground and the churchyard. In this area the overall tree cover makes a significant contribution and there are some outstanding individual specimens as well as several tree species which if not rare are certainly unusual.

15.3 The beech tree in the grounds of Unity House, Church Street, which is subject to a Tree Preservation Order (TPO 341), is very large, and appears to be in good health. A lime tree in the front of the 36 Church Street is also subject to a Tree Preservation Order (TPO044:T2). Other notable specimens include the several semi evergreen oaks, most likely Lucombe oaks, beside the western entrance of the churchyard.

15.4 Lenton Recreation Ground was opened in 1887 and is typical of the late Victorian recreation grounds laid out in Britain. There are some very fine trees and shrubs in the park, as well as formal gardens, a playground and a bowling green. In particular the Recreation Ground contains six large plane trees that are probably contemporary with those on the Boulevard. These have been permitted to grow naturally with the benefit of plenty of space, and will become increasingly

prominent. Plane trees arguably look their best in winter, with sinuous branching, variegated bark and hanging fruit.

EXTENT OF INTRUSION OR DAMAGE

16. Negative Factors: Extent of Intrusion or Damage

16.1 Whilst the Area's historical building stock has survived remarkably well and with it, its Victorian character, the fabric of many of the properties has been seriously diminished. Many properties in the Area have been affected by changes to their original fabric and fittings, particularly the installation of new uPVC doors and windows that make little attempt to reflect the original designs. Not only has this resulted in the loss of traditional details but it has also disrupted the visual uniformity of the original properties. Many properties have been re-roofed with concrete tiles, which are a particularly discordant visual feature.

16.2 It is clearly evident that many properties are used as rented accommodation by students and the general maintenance and adaptations can be particularly harmful to their appearance. In particular rubbish and overgrown front gardens give an air of neglect and the provision of metal fire escapes to the side and rear of multiple occupancy properties has a harmful impact on the visual amenity of the area. In some instances front boundary walls have also been removed to provide car parking areas within the front gardens and these open breaks at the back of the footpath have a harmful impact on the visual amenity of the Area. Devonshire Promenade has fared particularly badly from this gradual change from privately owned family housing to rented accommodation: the private road (although still gated) has suffered from lack of maintenance, the grassed area between the road and the Recreation Ground is now given over to parking and there is pressure for hardstandings in the front gardens.

16.3 A number of buildings also detract from the Area, in particular the modern development along the north side of Arthur Avenue. The garage workshop at the head of Arthur Avenue is a relatively benign two storey building with flat roof and built in brick and whilst it is not in keeping with the other buildings in the area its relative scale and unobtrusive position ensures that it does not have a significant impact on the wider Conservation Area. However the building that perhaps has the greatest adverse impact on the Area is the former office block attached to the rear of 243 Derby Road. This three storey block of brown brick and a high level of glazing occupies a prominent position on the corner of Lenton Boulevard and Arthur Avenue and it sits behind one of the finest Victorian houses in the Conservation Area. Its overall design, scale and appearance is totally incongruous in this Conservation Area and it seriously detracts from the character and appearance of the Conservation Area.

16.4 There are also two sites on Gloucester Avenue that detract from the Area, a small lock-up garage adjacent to 30 Gloucester Avenue presents a poor appearance to the street with its frontage adorned with razor wire and its shallow forecourt used for open storage; while on the opposite of the road the original boundary treatment to 27 Gloucester Avenue has been replaced by mesh fencing, leaving prominent views of its rear yard and parking area.

16.5 The Area also suffers from the problems of refuse bins that are often not taken in after collection, but left on the pavement. These bins, as well as presenting a hazard for pedestrians, particularly those with visual impairments, or wheelchair users and parents with prams/buggies, do have a significant harmful impact on the visual amenity of New Lenton, particularly on the avenues.

16.6 The Area is also affected by heavy vehicular traffic, which is particularly evident at the junction between Derby Road and Lenton Boulevard. The high level of traffic and its noise, along with the large number of road signs, has a significant impact on the appearance and amenity of the Area.

Neutral Areas

16.7 The transition between the Victorian quarter containing Arthur Avenue, Willoughby Avenue and Gregory Avenue, which is terminated by Lombard Close, and the high rise Lenton Flats and associated buildings is particularly indistinct, lacking any significant landscaping or a definite physical boundary.

General Condition

16.8 Whilst this is a vibrant and active area its general condition varies between the high quality of original architectural detailing along Devonshire Promenade and Church Street, where there are greater planning controls, and the unsympathetic alterations and the lack of basic maintenance of properties elsewhere in the Area largely as a result of the numbers of private rented, student houses. Such occupation typically results in the neglect of these properties through absent landlords and short term residents who do not have a vested interest in the area.

16.9 Despite these problems most of the historic buildings are in a fair to good condition, are occupied and have a long term economic use. Although 34a Church Street appears to be an unlisted building at risk, there is a current planning permission for its conversion into flats.

17. Problems, Pressures and Capacity for Change

17.1 The historical pattern of development, characterised by relatively high-density terraced housing development, and the high survival rate of the original stock of Victorian buildings would appear to offer few opportunities for any significant future changes. There are no large vacant sites awaiting redevelopment and only a few buildings are considered to detract from the Area such that they would offer opportunities for demolition and redevelopment. There are pressures for extensions, particularly for dormers, from student landlords looking to maximise their rental income.

17.2 The opportunities for redevelopment are restricted to the north side of Arthur Avenue where the modern office block, particularly, and the garage workshops would seem to offer the greatest potential for redevelopment with buildings that would make a more positive contribution to the Conservation Area.

18. Proposed Amendments to the Conservation Area Boundary

18.1 In compiling this appraisal, the City Council is required to review the boundaries of the Conservation Area and in the light of this appraisal it is proposed to extend the

original boundary to include numbers 53 to 67(odds) and 60 to 72 (evens) Lenton Boulevard and 30/32 and 34 Church Street.

18.2 This area is a particularly distinctive and public zone, occupied by blocks of three storey properties on each side of Lenton Boulevard, built up to the back-edge of the footpath. These properties have commercial uses on the ground floor with residential above and form a distinctive gateway to the Conservation Area from the south and clearly impact positively on its character and appearance. Nos. 30/32 Church Street are a pair of subdivided houses which are amongst the earliest buildings in the conservation area, albeit much altered, but recommended for inclusion on account of their age.

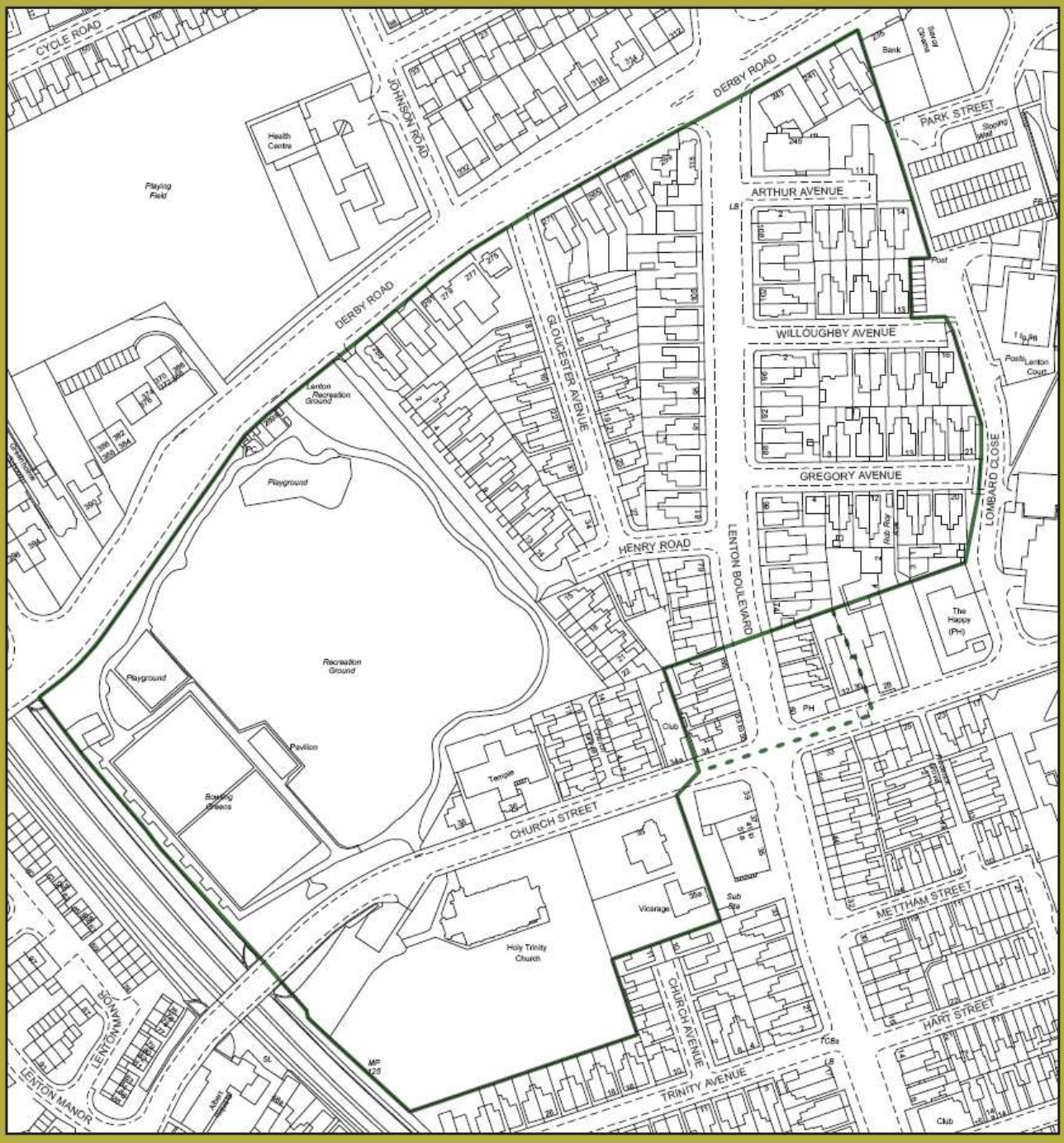
18.3 Within this group of buildings the former Lenton and Nottingham Co-operative Society, 55 Lenton Boulevard, is a particularly fine corner building. The Church Street elevation displays some fine stone detailing with a date stone that reads 1899 and on the Boulevard elevation the first and second floors display ashlar detailing around openings, with Dutch gables on the second floor, although there is an unfortunate modern ground floor shop front that disrupts the façade.

18.4 On the opposite side of Lenton Boulevard at the corner with the east side of Church Street, no. 60 Lenton Boulevard is a red brick two storey former bank, now converted to a bar, with a hipped slate roof, stone window surrounds, ornate gabled chimney stack and pedimented doorway set into an angled bay directly facing the road junction.

conservation area

new lenton

proposed extension



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.

Key Roads

Conservation Area Boundary

Proposed Extension

0 12.5 25 50 75 100 Meters

Map Produced on: 07/06/10 Map Produced by: SI GIS Team.
w\gis\projects\development control\dc9311\new lenton ca proposed extension.mxd

Nottingham City Council

NEW LENTON 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 New Lenton 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 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).

2.4 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.

Protection of Trees

2.6. 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.

General Planning Policies

2.7 In addition, 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)

2.8 More general Local Plan policies relating to Layout and Community Safety (Policy BE2); Building Design (Policy BE3); Landscape Design (Policy BE5); Demolition of Listed Buildings (Policy BE9); Archaeology (Policy BE16 and Policy BE17) and the Siting of Telecommunications Equipment (Policy BE18) are also relevant with respect to development in the Conservation Area.

3. Planning Applications for New Development

3.1 Within the Conservation Area all proposals for new development must preserve or enhance 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.

3.3 The Council's '*Design Statements with Planning Applications*' (originally published in November 2003 as Supplementary Planning Guidance and now carried forward as planning guidance to the saved Local Plan) states that design statements are essential for all developments in a Conservation Area. In addition, most planning

applications must now be accompanied by a Design and Access Statement. These statements should clearly set out the design thinking behind an application and its local context, and show that the applicant has thought carefully about how everyone will be able to use the places they want to build.

4. Design Guidelines for New Development

4.1 Whilst there are limited opportunities for new development within the Conservation Area, it is important that any new development improves the quality and appearance of the Area, and is sympathetic to its established character.

4.2 To ensure that any proposals for new development are in keeping with the character of the Area; new development will not normally be permitted unless it is sympathetic to the established character of the Area, taking into account the physical scale and form 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 be set close to the back edge of the footpath to reflect the traditional form of development and any existing trees and boundary walls which make a contribution to the visual amenities of the Area should be retained. New boundary enclosures facing the highway should normally be constructed of rock-faced Bulwell stone or brick.

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 Conservation Area. Any development proposals within the Conservation Area must ensure that these views are maintained; any intrusive development proposals in this respect will be resisted.

6. Extensions to Existing Properties

6.1 There are a number of residential properties within the Conservation Area, many of which are traditional terraced and semi-detached properties, and 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.

6.2 Except for the properties on Devonshire Promenade that are covered by an Article 4 Direction (see Section 7), 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. These permitted development allowances only relate to single dwellinghouses.

Extensions and alterations to other buildings, including flats, will need planning permission.

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 and for the installation of rooflights within the roof of a principal or side elevation. 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.

6.6 The GPDO also 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.

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.

6.8 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 many side and rear elevations of houses in the Conservation Area can also be prominent in the street scene.

6.9 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. 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.

6.10 Alterations which materially affect the appearance of a building (not a single dwelling house) can include replacement of doors and windows, removal or reduction of chimney stacks and recladding 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. Article 4 Direction: Devonshire Promenade/Derby Road

7.1 The Victorian character and appearance of Devonshire Promenade[4] has largely been protected by the Article 4 Direction that was made by Nottingham City Council on 27 January 1988. This removed permitted development allowances normally enjoyed by householders, requiring householders to apply for planning permission before extending or altering their properties. Whilst this Article 4 has placed additional planning controls over these properties it has had the effect of preventing inappropriate improvement works, such as the replacement of original doors and windows, and unsympathetic extensions.

7.2 As this Article 4 Direction has been reasonably successful in its objectives, there are no proposals to make any amendments to it.

8. Sustainable Development

8.1 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 supported by Policy BE4 of the adopted Local Plan.

8.2 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 and Building Regulations approval. There is a need to strike a balance between the protection of the Area's character and appearance and the adoption of renewable technologies and in assessing applications for such installations the Council will seek to ensure that these are not prominent within the street scene, so as to minimise their visual impact. In the case of any new developments in the Conservation Area, the Council will seek to ensure that any sustainable measures are built into the design from the outset so that they form an integral part of the development's overall design and appearance.

8.3 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.

8.4 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 Planning Services before embarking on any work.

[4] Properties affected by the Article 4 Direction are as follows:

Devonshire Promenade: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22;

Derby Road: 287 and 289.

9. Family Accommodation and the Conversion of Existing Buildings

9.1 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, many 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 increased demands for on-site car parking and bin storage, which can have significant detrimental impact on the character and appearance of the Conservation Area by radically altering the form and appearance of the residential frontages in the street scene. In addition such occupation often entails minor alterations which are not sympathetic to the original qualities and character of the historic buildings.

9.2 In response to these perceived detrimental impacts, any proposals for the change of use of existing single family residential properties to flatted accommodation will be resisted, where it would be likely to result in unacceptable alterations to the exterior or curtilage of an historic building which makes a positive contribution to the character of the conservation area.

9.3 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.

9.4 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.

9.5 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.

10 Listed Buildings

10.1 There is a small group of listed buildings in the New Lenton Conservation Area**,** namely the former school and school house at 36 and 38 Church Street and the Holy Trinity Church and associated vicarage on the opposite side of Church Street. They define the oldest part of the conservation area and in their verdant settings confer a quite distinct architectural and townscape quality upon this part of the area.

10.2 Listed building consent is required for the demolition of a listed building or for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. It is a criminal offence to carry out such works without consent.

10.3 Controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular part affected is specifically mentioned in the list description. Consent is not normally required for repairs, but where repairs involve alterations which would affect the character of the listed building consent is required. Fixtures, and curtilage buildings dating from before July 1948, are treated as part of the building for the purposes of listed building control.

10.4 There is a city wide and national presumption in favour of the preservation of listed buildings, and PPS 5 notes that only in exceptional circumstances will a case be able to be made for demolition or substantial alteration. While this does not prevent all changes any proposals will be assessed against the statutory requirement to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses". In the New Lenton Conservation Area, the listed buildings form a distinct group of high architectural and townscape quality and any proposals for their demolition or significant detrimental alteration will be strenuously resisted.

10.5 Related applications for planning permission and listed building consent must be submitted at the same time. Such applications must be accompanied by a full justification for the proposals and must show why any works which would affect the character of the listed building are desirable or necessary.

10.6 The local planning authority has a duty to consider the impact of any development on the setting of a listed building. This applies equally to proposals within the curtilage of the building as well as to the development of other land where this would affect the setting, for example, by impacting on key views of the listed building. As the listed buildings in New Lenton form such a distinctive part of the conservation area there will be a presumption against any development which will be detrimental to their settings in the wider context of the character and appearance of the conservation area.

11. Demolition of Buildings and Structures

11.1 Conservation Area Consent is required to demolish most unlisted buildings and boundary walls 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.

11.2 The New Lenton Conservation Area has experienced relatively little intervention by modern development and comprises an extensive range of good quality Victorian and Edwardian buildings associated with the original development of the Area. It is considered that because of their individual 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.

11.3 Therefore applications for Conservation Area Consent to demolish any of these historic 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.

12. Satellite Dishes and Other Antennae and External Alarm Boxes

12.1 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.

12.2 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, other than in exceptional circumstances, antennae will not allowed in prominent locations where they are visible from a road.

12.3 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 any flat developments in the Conservation Area, the Council will encourage the 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.

12.4 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.

12.5 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. Property owners are therefore encouraged to consider carefully the location and colour 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.

13. Car Parking

13.1 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 walls and mature trees and replacing 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 marerials and (b) in the case of houses in flats, any hard surfaced structure), they are likely to be resisted.

13.2 To minimise the impact of on-site car parking for any new development the Council will seek to ensure that no more than the minimum level of off-street car parking is provided and developers will be required to investigate opportunities to provide informal car parking layouts, set within the existing or a redesigned landscape,

giving adequate protection to trees and their roots, and to avoid the use of tarmacadam or similar hard surfacing (and white lining).

14. Boundary Walls

14.1 Throughout the Conservation Area boundaries are traditionally defined by walls, predominantly of Bulwell stone but also of brick, occasionally surmounted by metal railings. These range in height from relatively low walls identifying boundaries (up to 1 metre) to higher structures designed to protect garden privacy (over 1.6 metres) and make a significant contribution to the character and appearance of the Area.

14.2 In view of their overall contribution to the Conservation Area, the Council will resist the demolition of any historic boundary wall or railing and in any new development proposals, where alterations to any existing boundary walls are shown to be necessary, such as to form a new vehicular access, the Council will expect that any works will be limited to the minimum necessary and that any new openings are defined by gate piers. Where it is necessary to repair or replace damaged historic walls, traditional materials and methods of masonry work should be used.

15. Trees in Private Ownership

15.1 Trees make an important contribution to the character and appearance of the Conservation Area and trees within the Area are protected. Anyone proposing to carry out work to any 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.

15.2 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 and, to increase stock of trees in the Conservation Area, planting opportunities will be assessed in future developments where space permits.

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

16. Streetscape and Street Trees

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

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

17. Lenton Recreation Ground

17.1 The Lenton Recreation Ground, which lies at the heart of the Conservation Area, is an important historic area in its own right, and a valuable community and natural

resource, contributing to the biodiversity of the City. The Recreation Ground is actively managed by the City Council's Park Manager and maintenance team, guided by the Consultation Group of the Dunkirk and Lenton Partnership Forum. After a period of decline, the park is now enjoying a renaissance and once again fulfilling its function as the neighbourhood's own village green. Its two bowling greens remain well used by three clubs and a new children's play area was erected in 2005.

17.2 The adopted Local Plan has identified the Recreation Ground as one of the City's Historic Landscape Areas and it seeks to protect such areas from any development that would damage or detract form their overall character or appearance (Policy NE7). To support the objectives of the City Council's management plan and to protect the Park's historic and ecological importance, and the Conservation Area as a whole, any development proposals that are detrimental to the character, setting or appearance of the Park will be resisted.

18. Archaeological Constraints

18.1 The adopted Local Plan identifies an Archaeological Constraints Area within the Conservation Area, principally along Derby Road and Devonshire Promenade.

18.2 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.

18.3 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.