Star Buildings Conservation Area

Character Appraisal and Management Plan



March 2007

Foreword

The Star Buildings Conservation Area Character Appraisal and Management Plan were approved for public consultation by the Development Control Committee on 20 September 2006.

Following a period of public consultation between December 2006 and January 2007, including a public meeting held on 31 January, the Development Control on 21 March 2007 noted the consultation responses and approved the revised Management Plan.

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STAR BUILDINGS CONSERVATION AREA CHARACTER APPRAISAL

1. Introduction

1.1 The Star Buildings Conservation Area was designated in October 1993, covering an area of about 10 ha (24 acres) it lies 2 miles north west of the city centre. The Conservation Area boundary has been drawn to include the industrial development of the brewery site and much of the associated housing and social facilities that grew around it in the 19th and early 20th century. It also includes other industrial buildings of significant quality that developed alongside the brewery. Large areas of the designated Area have experienced a range of interventions in the latter half of the 20th century, mainly in the form of the demolition of original housing stock and the development of large modern prefabricated industrial units.

1.2 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 The wider New Basford area first developed as an industrial suburb in the early and mid-nineteenth century on the outskirts of Nottingham for the manufacture of lace, mixing factories with workers' housing.

2.2 The designated Conservation Area appears to have been one of the last areas of New Basford to be developed and its development was strongly influenced by the establishment of the Shipstone's Brewery, attracted to the area by the good quality of the local water, and the associated workers' housing and social facilities.

2.3 Many of these early buildings still survive and while there are no listed buildings in the Conservation Area, there are many notable buildings that provide important evidence of the Area's economic and social development and the early historic character of the area. In particular, the Area is dominated by the imposing physical presence of the brewery buildings, even though the brewery industry has disappeared, with pockets of traditional mid to late Victorian housing.

LOCATION AND SETTING

3. Location and Topography

3.1 The Conservation Area is situated in the New Basford area of the City on the eastern side of the River Leen valley. Nottingham city centre lies about 2 miles to the south-east and it has recently been linked to the city centre by the NET tram, which runs along the southern edge of the Area.

3.2 The land within the Conservation Area rises steeply from a fairly level plain on Radford Road in the valley of the River Leen, at about 38 metres, to its highest point at the junction of Rawson Street and Mosley Street, which stands at about 55 metres. The relatively steep valley side is shown by the increase in land levels, west to east, across the Shipstone's brewery site, rising about 6 metres in 37 metres which gives greater prominence and drama to the brewery tower. From its highest point the land then gradually declines in height northwards along Rawson Street and Eland Street to Radford Road.

4. General Character and Plan Form

4.1 The Conservation Area is roughly triangular in plan form, with Gladstone Street, running east-west forming the base with the opposing sides, running north-south, formed by Radford Road and Rawson Street - Eland Street, the apex of which is defined by the Clinton Arms public house at the junction of Eland Street with Radford Road.

4.2 Cutting through the Area in an east-west direction is North Gate, an important historic route that is recorded on the early enclosure plans, running between Radford Road and Nottingham Road.

4.3 Despite the broad mix of historic industrial and domestic properties there is a broad consistency in the scale of buildings throughout the Conservation Area. The brewery's tower buildings, reaching five and six storeys high, are the tallest buildings in the area although these are exceptional and, whilst they are an important landmark, their immediate impact in the street scene is diminished since they are well contained within the Shipstone's site. In the rest of the Conservation Area the majority of the traditional buildings, both residential and industrial buildings, are generally a modest two or three storeys in height, giving a consistency of scale throughout the Conservation Area.

4.4 A notable feature of the Area is the close-knit group of industrial and residential buildings, with the majority of traditional buildings situated close to the footway, so that despite their modest scale the buildings do tend to dominate and enclose the street scenes

4.5 In contrast to this traditional scale and form of development, much of the later 20th century industrial development is generally only single or two storey and the massing of this later development is not articulated, giving such buildings a bland and bulky appearance. The buildings also tend to be sited on large plots and set back from the footway creating uncharacteristic open spaces within the townscape that fails to reflect the traditional urban grain.

5. Landscape Setting

5.1 The landscape of the Area is very much urban and built-up; areas of open space tend to be of late 20th century origin following the demolition of traditional Victorian properties. These include areas of open car parking, such as along Mosley Street, which are visually detrimental to the Area; or, areas of public open space such as the new park between Gladstone Street and Shipstone Street, which makes a positive contribution to the visual amenities of the Area.

5.2 The local topography does however provide some attractive distant views to the west over the Leen Valley, particularly from Rawson Road along Gladstone Street, Mosley Street and Whitbread Street.

HISTORIC DEVELOPMENT

6. Origins and Development

The Basford Enclosure to 1881

6.1 Until 1877 the land to the north of Shipstone Street was situated outside of Nottingham and in the parish of Basford. Prior to the Basford Enclosure in 1792, the Conservation Area was part of a wider area of continuous moor or common that extended from Nottingham to the north. This particular area was known as the Basford Lings; heather, gorse brambles, thorn bushes and wild grass predominated.

6.2 Following the 1792 Basford Enclosure Act the common lands of Basford were enclosed and the land was allocated to various people according to their holdings in the old parish and became available for development. The Enclosure Award map of 1797 for Basford shows the area of land that was to become New Basford as plots of land designated to individual owners. There were few roads running through the area apart from Radford Road, which formed part of a north-south route running parallel with the River Leen, and North Gate, that linked Radford Road with Nottingham Road to the east. A smaller foot road (to become John Street) is also shown running from the Radford Road/North Gate junction southwards and diagonally across open fields to the Parish boundary.

6.3 The settlement of New Basford expanded rapidly throughout the mid-1800s as a result of the great boom in the lace trade after 1823. Within Nottingham, the resistance to enclosure had meant that suitable building land was not available and as a result developers bought land outside the town to erect both residential and industrial properties. In this respect New Basford itself grew up within the parish of Basford like a number of similar new industrial villages that also developed on the outskirts of Nottingham. It was only following the Nottingham Enclosure Act 1845 that the town was able to expand outwards into its open fields and towards its satellite villages, ultimately taking New Basford into the enlarged Borough in 1877.

6.4 An 1847 sketch plan of New Basford shows the pre-dominant north - south axis of streets largely dictated by the original enclosure divisions which ran longitudinally between North Gate and the Parish boundary. The map shows the area bounded in north by North Gate; to the south by the Parish boundary (later to form the line of Shipstone Street); Radford Road (notated as ‘The Nottingham Road by Ison Green') defined the western boundary; and, the Duke of Newcastle’s land lay to the east (roughly defined by Mount Street). The present Conservation Area lies along the western side of this district and as well as Radford Road and North Gate, the map also shows Rawson Street on a north - south axis and John Street cutting diagonally across the area towards the Parish boundary (now the site of the public baths).

6.5 In 1832 White’s Directory describes New Basford as ‘a large village, which has been raised in the last 10 years and consists of several good streets which cross each

other at right angles and are occupied principally by bobbin net makers. The early Ordnance Survey plans suggests that this early development took place on the land to the east of Rawson Street, the steeper valley side to the west may have been left due to topography or land ownership. So in 1852 when James Shipstone set up his brewery on a site between Radford Road and John Street, as well as being close to the soft water provided by the River Leen, it also appears to have been one of the few areas of open land still available in the New Basford district.

6.6 The brewery production was initially small scale to serve the Horse and Groom Inn, now demolished. For thirty years James Shipstone was responsible for the growth of the brewery. During this time he speeded up the production processes, although at this stage, production levels were still small, approximately 30 casks per week. Maltings, brew houses, fermenting rooms, racking rooms, cooper's yards and offices for the management were added as the brewery expanded.

1881 – 1900

6.7 By the early 1880s, New Basford to the east of Rawson Street and south of North Gate had been almost completely developed. Within the Conservation Area however, to the west of Rawson Street, there were large plots of undeveloped land. Whilst the housing types in the Area were mainly terraced, such as along Shipstone Street, Mosley Street and Whitbread Street, now all demolished, fronting Radford Road were more generous detached and semi-detached villas with substantial front gardens adjacent to Shipstone's brewery; with open views to Scotholme gardens opposite.

6.8 A number of public houses were also built, including the Lion Inn on Mosley Street (although not notated as a public house until 1930), The Clinton Arms public house on Radford Road and the Raven Inn on Rawson Street.

6.9 Throughout the rapid development of New Basford, the land to the north of North Gate remained markedly free of development, the early enclosure map whilst allocating names to the fields south of North Gate did not show any names on the fields to the north. However by 1881 development had encroached into this triangle of land to the north of North Gate. The largest buildings were two schools, a boys, girls and infants school fronting Radford Road to the south of Onslow Street (now Egypt Road) that still survives, and the smaller Eland Boys School opposite Liddington Street, which has been demolished. Immediately to the south of this school was a malt house, showing the spread of brewery buildings, that now forms part of a larger office complex. The apex of the junction between Radford Road and Eland Street was formerly defined by the construction of The Clinton Arms public house, while to the south on Radford Road a small terrace of houses was built alongside the malt house.

6.10 At the same time new development in the form of grids of terraced streets began to spread outwards from Nottingham. The earliest development was a block of terraced houses between Shipstone Street, Fisher Street and Gladstone Street. These have now been demolished and replaced by a small park, the only public open space in the Conservation Area. The Ordnance Survey map of 1881 also notates a hotel, The Scotholme, on the corner of Gladstone Street and Radford Road, named after Scotholme House that stood on the opposite side of Gladstone Street.

6.11 The development of the Shipstone's brewery accelerated when James' sons, James and Thomas became partners in the early 1880's. James Shipstone Snr, died in 1897 and was succeeded by his son James Jnr, as company chairman. Between 1880 and 1900 a considerable amount of new building took place. The major developments included substantial new buildings and a new elevation for the buildings fronting Radford Road. In 1891 the Nottingham architect, Arthur Brewhill, produced plans for many of the buildings and in 1899 a London architect, William Bradford and sons produced plans for the tower and associated core buildings. These main buildings were completed in 1900. The expansion led to the demolition of villas sited adjacent to the brewery. The 1910 Ordnance Survey plan also shows a malt house building on Mosley Street close to its junction with Radford Road which still survives.

6.12 A large new stable block, designed by Harry Gill of Nottingham, was built between John Street and Rawson Road in 1901. The horses and drays were a familiar sight on local roads and symbolised the strength and influence of Shipstone's brewery. (The last delivery by brewer's dray was made in 1970, but two drays and three horses were kept until 1973.) The 1915 Ordnance Survey plan shows a smithy on the opposite side of North Gate next to the Horse and Groom public house that also appears to survive today.

1901 – 1944

6.13 By 1910 the last remaining gap sites had been filled with housing and during the inter-war period two important community buildings, the public baths (1927) and laundry (1931), were built on opposing sites on Noel Street.

6.14 By 1926 the Star Brewery covered six acres and the expansion of the brewery continued. In 1929 the main office building, designed by William Bradford, was built on the corner of Radford Road and Mosley Street replacing Vine Cottage, the last remaining Victorian villa fronting Radford Road, and during the 1930's a new factory and malt house were built on Eland Street, replacing terraced houses, and warehouses were built on Egypt Road.

6.15 Following the Second World War the most significant changes have been the general decline and demolitions. In 1960 Nottingham City Council made a compulsory purchase order of domestic properties that stood between John Street and Gawthorne Street. These properties were considered beyond improvement and the order was required to clear these away, along with other houses that were not classified as unfit to create space for new development.

6.16 The cleared buildings were replaced with small industrial units alongside the baths on Noel Street. Much of the housing on Shipstone Street and Mosley Street was also demolished to make way for industrial units and open car parking.

6.17 In 1978 Shipstone's merged with the independent Warrington based brewery, Greenhall Whitley. At first this led to an increase in production and distribution, and in the 1980's improvements were made to the fermenting rooms and the brew house was updated. However in August 1990 Greenhall's announced the cessation of all brewing and the Basford brewery was closed in early 1991. The brewery buildings

still dominate the local landscape and new uses have been found for the buildings: a firm of auctioneers now uses the brewery buildings at the southern end of the site while the offices at the northern end of the site provide accommodation for a number of businesses.

6.18 In the mid-1990's the brewery's stable blocks were demolished to make way for new housing, Drayman's Court and, as a result, the historic route through the area along John Street was also blocked.

SPATIAL ANALYSIS

7. Character and Inter-Relationship of Spaces

7.1 The street pattern in the Conservation Area has very much been determined by the historic alignment of Radford Road and North Gate, which were established before the development of New Basford; and, the division of land following Enclosure, which appears to have determined a predominantly north/south axis of streets throughout the New Basford area and is evident in the strong north - south line of Rawson Street and Eland Street. The overall street pattern is then completed by the series of connecting streets that run eastwards from Radford Road, dividing the Area into relatively small urban blocks except for the Shipstone brewery site which occupied a substantial urban block.

7.2 Most of this traditional street pattern remains today, except for John Street, which has been blocked off and partially built over by the development of Draymen's Court.

8. Key Views and Vistas

8.1 There are views of the Star Brewery from a variety of positions in the Conservation Area, the tower of which given its height and the local topography dominates the Area, often in juxtaposition with smaller terraced housing in the foreground, and can be clearly seen from the outer suburbs of Nottingham.

8.2 The principal views through the Area are predominantly long linear views in a north and south direction such as along Radford Road and Noel Street - Rawson Street - Eland Street.

8.3 Radford Road is dominated by the long frontage of the brewery offices but there are a number of other key buildings, such as the Horse and Groom public house, The Spire and the 'Alan Lipton' factory (at no. 490 Radford Road) that act as distinct visual markers along the street that attract and deflect views and provide visual interest along the street.

8.4 Noel Street - Rawson Street - Eland Street combine to provide long linear views along the eastern side of the Conservation Area, although they do not possess the same quality of buildings. However the broad mix of residential, social and industrial buildings, such as the public baths on Noel Street, the Indian Community Centre and the Raven public house on Rawson Street and the terraced housing in Eland Street, still provide distinct visual markers along the route and define the broad mix of land uses in the Area.

8.5 The side streets leading off Radford Road provide much shorter views but they also illustrate the variety of the streetscape and the local topography, with a mixture of industrial facades adjacent to terraced housing and chapels. Many views have a real sense of enclosure due to the presence of buildings or original boundary walls built on the back of the footpath, while other views, such as along Mosley Street the sense of enclosure has been lost due to the demolition of the original buildings leaving large areas of open space.

CHARACTER ANALYSIS

9. Definition of Character Areas

9.1 The overall character of the Conservation Area is defined by the close-knit pattern of industrial and residential buildings, resulting from the dispersal of the brewery buildings throughout the area, with residential properties and social facilities built alongside the industrial buildings.

9.2 One of the most distinct character areas within the Area is the principal brewery site that sits within a block defined by Radford Road/Moseley Street/John Street and is characterised by the predominance of a single land use and large scale buildings. Commercial properties also dominate much of the rest of the Area, particularly along the Radford Road frontage the southern part of the Area off Mosley Street and Rawson Street - Noel Street.

9.3 Residential development is largely confined to small groups, traditionally concentrated either side of North Gate along Eland Street and Rawson Street, with smaller pockets of housing on Radford Road and Shipstone Street.

9.4 In the south-west corner of the Conservation Area is a small block of three storey properties between Gladstone Street and Mosley Street, on the main Radford Road frontage, that provide a distinctive cluster of retail and social services that relate more to the commercial uses along Radford Road south of the Conservation Area rather than the prevailing uses within the Area.

10. Prevailing or Former Uses of the Buildings

10.1 The Conservation Area has always had a diversity of land uses, mixing industrial and residential uses alongside associated community facilities. However the decline of the traditional industries has had a significant effect on the character of the area in the last 50 years. The most significant being the closure of the brewery and the demolition of some of its ancillary buildings, such as the stables off John Street that were replaced by new housing. In other situations, the demolition of the earlier terraced housing has left a number of gap sites that contribute to the impression of a neglected and rundown Area and detract visually from it.

10.2 New industries have been introduced and whilst these help to retain the historic mix of land uses, the new purpose built, industrial units do not pay reference to their historic context in terms of their architectural detailing, materials or scale and massing.

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

11. Contribution Made by Key Unlisted Buildings

11.1 The Area possesses a number of buildings that stand out for their quality and typify the variety of industrial and domestic styles from the Victorian period reflecting the historical, social and economic development of the Area and that make a positive contribution to its character and appearance

1820-1881

11.2 The earliest buildings in the Conservation Area date from the mid-Victorian period. These range from terraced housing on Radford Road, Eland Street, North Gate and Shipstone Street, the Lion Inn and The Raven public house and a school on Radford Road.

11.3 The buildings illustrate a mixture of styles, which typified the era. The Gothic Revival was a dominant influence on Victorian architecture until the end of the 19th century and this can be seen clearly on the old school on Radford Road. It has triple lancet windows with small gargoyles, the windows are dressed with sandstone dressings and the red brickwork is decorated with lines of blue bricks and foils to the heads of the windows. There are stone bands on the gables, decorative ridge tiles and a louvered cupola. The base of the building is in sandstone as is the base of the boundary wall that runs up Egypt Road.

11.4 Several public houses were built in this period, The Raven on Rawson Street, The Lion Inn on Mosley Street and The Scotholme on Radford Road. They were all built in brick with decorative detailing such as elaborate door and window surrounds in stone and with decorative eaves detailing.

11.5 The shallow pitched slate roof and curved end of the Clinton Arms on Radford Road has an Italianate influence. It has semi-circular windows to its curved end with stone detailing and brackets. The rest of the sash windows on the first floor have margin lights. The ground floor windows are plain, one over one sashes. This is a fine building that creates an impressive focal point on the northern approach into the Conservation Area along Radford Road.

11.6 The three storied terraced houses on Radford Road (Nos. 494-502) are not as elaborate. They have bay windows on the ground floor; this was almost an essential feature of all but the most modest Victorian houses. The decorative stonework is limited to the pediment detailing of the bay and detailing around the front door. Four of the houses have impressive stone boundary walls with capped gateposts to the front and three (nos. 496, 498 & 500) retain the original wrought iron gates. None retain their original sash windows but the character of the buildings is still evident.

11.7 Other housing from this period also survives, principally on North Gate and Eland Street. These terraced houses were probably built for workers at the Star Brewery. The cottages are similar in design, except for the Eland Street cottages which have front gardens, a rare feature in this area. They also have more elaborate detailing to the stone window surrounds and blind central windows to the first floor.

Neighbouring houses have less elaborate detailing introduced in the form of sills, brick arches over windows and doors and decorative string courses.

1881-1900

11.8 This period saw the greatest increase in new building and expansion at the Star Brewery; new factories were built along with further social buildings such as public houses and chapels.

11.9 During the 1880s and 1890s, Arthur Brewhill, designed a range of buildings, for various functions, with a unified style. This culminated in a long facade to Radford Road of classical proportions and rhythms; dressed and punctuated with Jacobean-style gables, decorative panelling and architectural motifs in brick and stone. Lantern lights and louvered cupolas surmount the slate roofs, producing altogether a distinguished composition.

11.10 The brewery tower, designed by the premier brewery architect William Bradford of London, climaxed the brewery complex. He believed that brewery buildings should compete with public buildings in terms of architectural style based on the Queen Anne Revival style, featuring ironwork, variety in materials and fenestration and an ornate roof-line. Bradford also emphasised each individual brewery's image by making use of decorative elements quoting its name or trademark. This is seen clearly on the Star Brewery; the star is illustrated in the stonework, ironwork and as an ornamental clock face.

11.11 The brewery tower now provides an important landmark visible along and across the Leen Valley making a major contribution to the collection of industrial buildings, which feature in the valley.

11.12 Two new chapels were also built on Mosley Street and Shipstone Street, they were built in brick and displayed typical Victorian detailing such as bargeboards on brackets, circular windows, steeped pitched roofs with decorative ridge tiles.

1901-1944

11.13 The continued development of the area led to the building of more factories and malt houses, noticeable by their ranks of small windows and cooling chimneys; their design and appearance clearly reflecting their function. A factory built in 1901 on the corner of Radford Road and Egypt Street (no. 490 Radford Road), echoes the classical detailing and Jacobean influences of the neighbouring brewery buildings.

11.14 The Horse and Groom public house which was built on the corner of Radford Road and Northgate for Shipstone's Brewery is in an Old English style and sits comfortably between its neighbours, built in contrasting Gothic and classical styles. It has oversized chimneys and porch and mock timber framing to the second floor.

11.15 Shipstone's Brewery office building constructed in 1929 on Radford Road at the corner with Mosley Street, sits below the tower and completes the row of formal buildings on this side of Radford Road. Designed by William Bradford with classical styling it projected the high status of the brewery in the area. The use of details such as the balustrade above the main entrance and columns beneath, along with finial

balls crowning the parapet walls to the front elevation, all demonstrated the wealth and success of the brewery.

11.16 Classical symmetry also influenced the public baths and laundry that were built in 1927 and 1931 respectively. Although not as elaborate as the brewery's new offices, these functional buildings were far from basic in their architectural detailing with a neo-classical styling with pilasters to the main entrances and multi-paned vertical sliding sashes.

12. Prevalent and Traditional Building Materials

12.1 The quality and narrow range of materials is a significant feature of many of the traditional buildings within the Conservation Area, principally the use of brick with stone or terracotta detailing and slate roofs. This contributes not only to the individual visual interest of the buildings but also creates a pleasing and relatively consistent appearance throughout the Conservation Area and contributes to a sense of place.

Brick and Terracotta

12.2 The principal building material is the local Nottingham brick which is typically red/orange in colour and is predominantly laid in a distinctive Flemish bond. With the introduction of improved transportation systems in the 19th century it was possible to import bricks from other regions and this contributed to the spread of polychromatic and contrasting brickwork, much loved by the Victorians. There are several buildings in the area that have used blue and buff brick for decorative purposes on the front elevations. Higher status buildings such as chapels and schools used more elaborate designs in the Gothic-revival style.

12.3 The higher status and architect-designed buildings of many of the brewery's buildings is reflected in the use of terracotta to face and decorate principal facades, such as the main elevation to Radford Road where elaborate garlands and swags are widely used.

Stone

12.4 Stone is not a prevalent building material but it is frequently used to articulate openings and for decorative purposes and is also the material choice for a number of prominent boundary walls.

Slate and Tile

12.5 Blue/grey slate is the predominant material for roofs, a popular material from the 19th century. Its proliferation on buildings within the Conservation Area (and the country as a whole) was due to the fact that it is a relatively light material (thinner and smoother than most other slates) and that its structure enables it to be trimmed into standard unit sizes. Blue slates are not generally laid in diminishing courses but are characteristically uniform in size and colour.

Ironwork

12.6 The Area also retains some surviving original ironwork, in the form of boundary railings to the Star Brewery and three surviving cast iron gates and posts at nos. 496-500 Radford Road.

13. Local Details

13.1 Overall the collective value and variety of surviving architectural details in the Victorian housing and factories makes a positive contribution to the character and appearance of the Conservation Area.

13.2 Original fixtures and fittings appear to have survived better in the industrial buildings than the residential ones. This is clearly evident in the brewery buildings, which retain their original doors and windows, and in other factories, such as no. 490 Radford Road, which retains the original multi-pane, metal frame windows. Unfortunately most of the terraced houses have lost their original windows and doors, but the ornamentation built in to the fabric of the building still survives, such as stone and brick sills and arches to door and window openings and decorative brick string courses and eaves details, helping to retain some of the original uniformity of the terraces.

13.3 Boundary walls are not a predominant feature in the townscape given that most buildings were built up to the back edge of the footpath. However a number of traditional walls survive, such as on Whitbread Street and John Street and along Radford Road, and these are important features in their own right, creating a sense of enclosure along the roads and contributing to the overall architectural quality of the Area.

14. The Public Realm

14.1 Whilst most of the pavements throughout the Area have been surfaced with tarmac, some traditional surface materials survive in a small number of locations, notably along Radford Road where there is a consistent line of granite kerbs and within the brewery yard, off Radford Road, where there is a large area of granite setts.

14.2 An interesting recent development has been the introduction of new street signs, whilst these are modern in their appearance and materials and contrast with the traditional cast iron plates, they do provide a pleasing uniformity and promote a sense of place within the Area.

15. Contribution Made by Green Spaces, Trees and Hedges

15.1 As the Conservation Area developed, landscaping was something that was sacrificed to make way for many of the industrial buildings and associated housing. Generally the tree population is young, mostly less than 30 years old, and in good condition; there are no mature Veteran trees in the Area.

15.2 Within the Area there are three main areas with any notable tree cover:

- the open space on Gladstone Street and Fisher Street, where a small landscaped park has been created following the demolition of housing;
- within Drayman's Court/171-89 North Gate, a new housing development set within attractive landscaped grounds; and,
- the frontage to Noel Street Leisure Centre.

15.3 Outside of these areas there is limited scope for any trees but there are some notable street trees; such as two London planes, one on Mosley Street alongside the Indian

Community Centre, the other alongside the Family Church on Gladstone Street and three rowan, on the open space on the Rawson Street/Duke Street corner.

15.4 Given that there are so few trees in the Conservation Area, their importance to the visual amenities of the Conservation Area is made more significant. The trees within the Gladstone Street open space are under prudent management, while those within the residential developments may cause problems as they mature and some selective removal may be necessary.

15.5 To increase stock of trees in the Conservation Area planting opportunities will be assessed in future developments where space permits.

EXTENT OF LOSS, DAMAGE OR INTRUSION

16. Negative Factors: Extent of Intrusion or Damage

16.1 The demolition of workers housing in the 1960's and their replacement with modern industrial units has probably had the greatest detrimental impact upon the historic character of the Area. The introduction of modern industrial units has introduced an unfamiliar townscape and materials to parts of the Conservation Area.

16.2 The introduction of extensive grey palisade security fencing around the Star Brewery site and other industrial units in the area does not reflect the traditional boundary treatments elsewhere in the Conservation Area and makes a poor visual contribution to the Area. There has also been a loss of boundary walls in areas around the Star Brewery site, these have been replaced with low metal railings and reduce the sense of enclosure that was once provided.

16.3 The rhythm of fenestration to the Victorian shop fronts and three storey town houses on Radford Road (south) have been interrupted by the introduction of unsympathetic extensions to the front elevation and the loss of traditional shop front details.

16.4 In addition much of the domestic housing has lost its traditional fenestration and poorly designed replacement upvc units have been widely used that do not reflect the original style of window and the introduction of different window styles disrupts the visual uniformity of the original terrace design.

17. Neutral Areas

17.1 There are few neutral areas as the majority of buildings and spaces impact on the character and appearance of the Area.

17.2 However, one area that can be described as neutral, in that it does not harm the Conservation Area but does not significantly contribute to it, is the new housing on Drayman's Court, which has replaced earlier stable buildings on the brewery site. These new houses do not relate to the layout of the brewery buildings nor to the traditional form of development in the Area, however the development forms an attractive and relatively self-contained cul-de-sac off Rawson Street and a distinctive linear form of development along North Gate.

18. General Condition

18.1 Despite the loss of the brewery industry the Area, on the whole, remains a vibrant and active commercial and residential area. Whilst not an affluent area, most of the buildings within it are occupied and are in a fair to good condition with a long-term economic use.

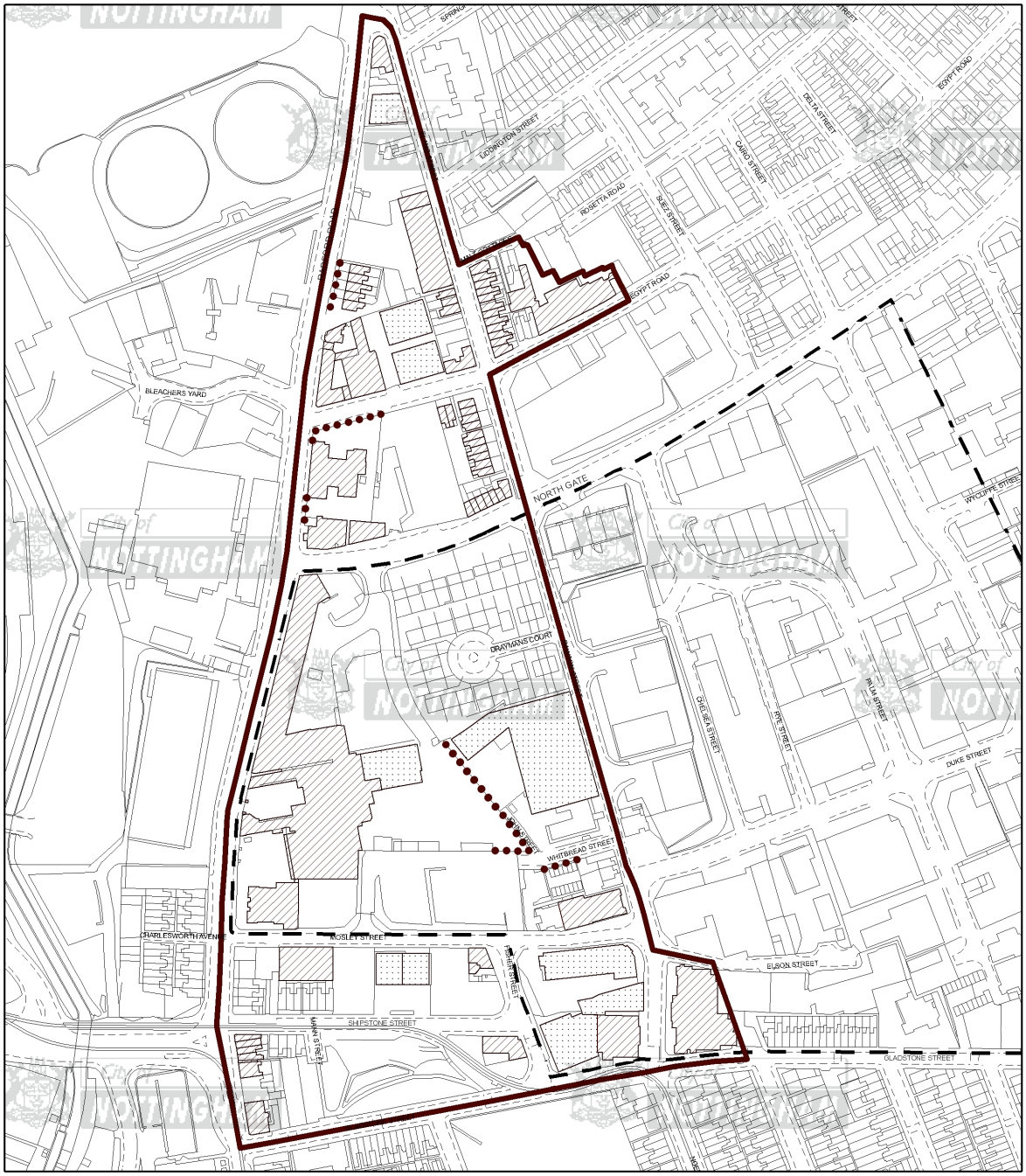
18.2 However, two buildings in particular give some cause for concern, the malthouse on Mosley Street and The Clinton Arms on Radford Road. Both of these buildings are presently vacant and are at risk of further physical deterioration or possibly dereliction unless new uses are found for them.

19. Problems, Pressures and Capacity for Change

19.1 The Area offers significant opportunities for future change in terms of the redevelopment of vacant sites and buildings that detract from the Area and the change of use of other buildings that are vacant but contribute to the Area.

19.2 The area where there appears to be most potential is the redevelopment of the vacant sites along Mosley Street, most of which presently lie within the brewery complex and provide open car parking.

19.3 At the opposite end of the scale are problems associated with minor alterations or small incremental changes that can over time result in the irreversible loss of historic building fabric that diminishes the character and appearance of the Conservation Area, in particular, the minor changes to domestic properties that take place as permitted development.



Title: **STAR CONSERVATION AREA**

Key

- Star Buildings Conservation Area
- Archaeological Contraints Area
- Surviving Traditional Boundaries
- Buildings of architectural quality making a positive contribution to the conservation area
- Buildings that make a negative contribution to the conservation area

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Map produced on: 05/09/06

Map produced by: SI GIS Team

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City of NOTTINGHAM
City Development

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STAR BUILDINGS CONSERVATION AREA MANAGEMENT PLAN

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

1. Introduction

1.1 The designation of a conservation area is not intended to prevent any new development from taking place within the area. However, it is the purpose of the Star Buildings 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 potential development within a conservation area, the Council is expected to 'pay attention to the desirability of preserving or enhancing the character or appearance of the area' (Section 72 of the Act). It follows therefore that consent will not be given for any proposals that are likely to harm the character or appearance of a conservation area.

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

2.3 The adopted **Nottingham Local Plan** (November 2005) seeks to ensure that new development in conservation areas preserves or enhances the character and/or

appearance of the area (**Policy BE12**) and to prevent the demolition of buildings that make a positive contribution to the conservation areas (**Policy BE13**).

2.4 In addition the adopted **Nottinghamshire And Nottingham Joint Structure Plan** (February, 2006) also seeks to protect and enhance the historic or architectural character and appearance of the landscape of the Plan Area, noting that permission will not be granted for new development except where it demonstrably conserves and enhances the characteristics of these areas **(Policy 2/12)**.

Protection of Trees

2.5 The **Local Plan** also seeks to protect existing trees (**Policy NE5)** and reference is made to guidance contained in '*Trees in Development Sites*' published by the City Council. The adopted **Structure Plan** also proposes to resist the loss of trees (**Policy 2/8**).

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 the Area (**Policy BE19**) and that any roller shutters are of an open grille type (**Policy BE22**).

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

3. Planning Applications for New Development

3.1 Within the Conservation Area all proposals for new development must preserve or enhance the character and appearance of the conservation area. 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 the Government's Planning Policy Statement note 1.

3.2 Therefore in order to fully assess the impact of new proposals, the Council will not, other than in exceptional circumstances, accept outline planning applications for any new development in the Conservation Area. All planning applications must be made in full and be accompanied by detailed plans, sections, elevations, tree survey reports and landscaping proposals.

3. 3 The Council's '*Design Statements with Planning Applications*' (originally published in November 2003 as Supplementary Planning Guidance and now carried forward as planning guidance to the saved Local Plan) states that design statements are essential for all developments in a conservation area. In addition most planning applications must now be accompanied by a Design and Access Statement. These statements should clearly set out the design thinking behind an application and its local context, and show that the applicant has thought carefully about how everyone will be able to use the places they want to build.

4. Design Guidelines for New Development

4.1 Pressures for new development, particularly housing, could threaten the quality and character of the Area, and whilst the density of development is relatively high, the existing buildings are of a modest scale.

4.2 To ensure that proposals for new development are in keeping with the character of the Area; new housing 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, using good quality materials and architectural detailing that reflects the surrounding area. Buildings should be set close to the back edge of the footpath to reflect the traditional form of development and any existing trees, where they make a contribution to the visual amenities of the Area, and boundary walls should be retained. New boundaries, where they face the highway, should normally be constructed of rock-faced Bulwell stone or brick.

5. Extensions to Houses

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

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

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

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

5.5 The Council will also seek to resist extensions that are overly large, in comparison to the existing building, in a prominent location, or are otherwise detrimental to the character and appearance of the Conservation Area. In particular extensions on the front elevations of existing terraced houses with front gardens should be avoided as these elevations are open to public view, and such extensions are likely to disrupt the uniformity of the terrace.

6. Satellite Dishes and Other Antennae and External Alarm Boxes

6.1 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.

6.2 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 other than in exceptional circumstances.

6.3 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 new flat developments in the Conservation Area, the Council will encourage the installation of communal aerials or satellite dishes so that they form an integral part of the development's overall design and appearance and reduce unnecessary clutter.

6.4 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.

6.5 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.

7. Sustainable Development

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

7.2 However, the installation of small scale renewable technologies ('micro renewables') to harness solar or wind power could potentially have a significant impact on the character and appearance of the Conservation Area. In certain circumstances the installation of such micro renewables requires planning permission, listed building consent, and Building Regulations approval. There is a need to strike a balance

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

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

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

8. Demolition of Buildings and Structures

8.1 Conservation Area Consent is required to demolish most buildings and boundary walls in the Conservation Area, and there is an overall policy presumption in favour of retaining buildings and structures that make a positive contribution to the character and appearance of the Conservation Area as identified by the Conservation Area Appraisal.

8.2 Therefore the demolition of those buildings identified as making a positive contribution to the Area (see MAP 1) will only be permitted where it can be fully justified against the criteria set out in PPG15 (paras. 3.16 – 3.19) and where the replacement buildings are judged to enhance the character and appearance of the Conservation Area.

9. Flatted Accommodation

9.1 Many of the larger former commercial buildings may lend themselves to conversion to flatted accommodation where a commercial use is no longer viable having regard to the criteria in Local Plan Policy E4. However the introduction of flatted accommodation can lead to changes in the balance of a local community and in increased demands for on-street car parking and bin storage, often with a significant detrimental impact on the character and appearance of the Conservation Area.

9.2 Conversions of former commercial buildings to residential flats should provide a mix of units including provision for larger flats suitable for family occupation. Early discussion with the planning authority is recommended in respect of the housing mix. Consideration will also be given to the impact of any proposals on the amenity of adjoining residents and the satisfactory provision of car and cycle parking and refuse storage in suitable locations on-site and generally screened from public view.

9.3 Whilst most of the residential properties in the Conservation Area are modest terraced houses and not suitable for conversion to flats, it is the Council's policy to prevent the loss of family housing in the first instance and to support the provision of family housing in new developments outside of the City Centre and regeneration areas. Therefore, there will be a general presumption against the change of use of any houses to flatted accommodation where it would result in the loss of single family accommodation.

10. Car Parking in New Developments

10.1 Whilst the existing terraced properties rely on on-street parking, for reasons of highway safety and security any new development will be required to provide off-street parking. However the Council will seek to ensure that no more than the minimum level of off-street car parking necessary to serve the development is provided and to minimise its impact, developers will be required to investigate opportunities to provide informal car parking layouts, avoiding the extensive use of tarmacadam (and white lining) for the surfacing.

11. Boundary Walls and Security Fences

11.1 A number of important boundaries to both residential and commercial properties in the Conservation Area are defined by walls, predominantly of Bulwell stone but also of brick. Therefore in view of their visual contribution to the overall Conservation Area, the Council will resist any alterations to, or the demolition of, any historic boundary wall (see MAP 1).

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

11.3 To protect commercial properties, security fences up to 2 metres high have been erected along the road frontages of number of sites. The most common being galvanised steel palisade fencing. This type of fencing is utilitarian in appearance and generally harmful to the character and appearance of the Conservation Area. The Council will therefore seek to resist the erection of any new palisade steel fencing and will expect any new security fencing to be of a design and materials that is relatively unobtrusive, such as welded mesh panel fencing or vertical bar fencing with an integral design feature.

12. Trees

12.1 Trees, due to their relative scarcity, make an important contribution to the character and appearance of the Conservation Area and trees within the Area are protected. Anyone proposing to carry out work to any tree(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.

12.2 Whilst the trees within the Gladstone Street open space are under prudent management, it is recognised that those within Draymans Court may cause problems as they mature and some selective removal may be necessary.

12.3 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.

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

13. Archaeological Constraints

13.1 The adopted Local Plan identifies an Archaeological Constraints Area within the New Basford area, generally covering the land to the south of North Gate (see MAP 1).

13.2 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.

13.3 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.

14. Open Space

14.1 There is limited public open space in the Conservation Area, this being restricted to the open space off Gladstone Street, which is managed by the Council. As such this area makes an important contribution to the character and appearance of the Conservation Area and should be protected from any future development.

15. Streetscape

15.1 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).