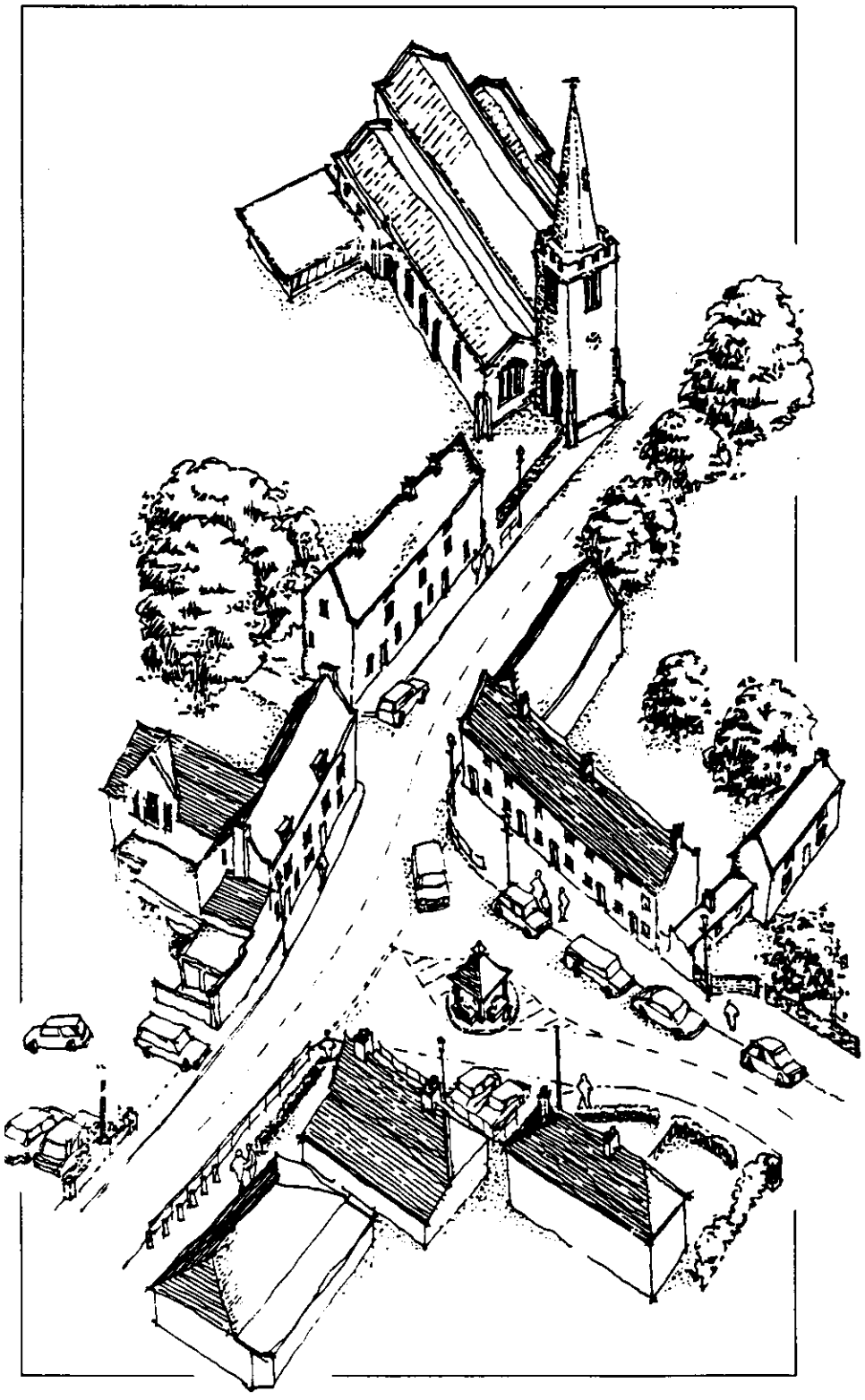
City of NOTTINGHAM



WOLLATON VILLAGE

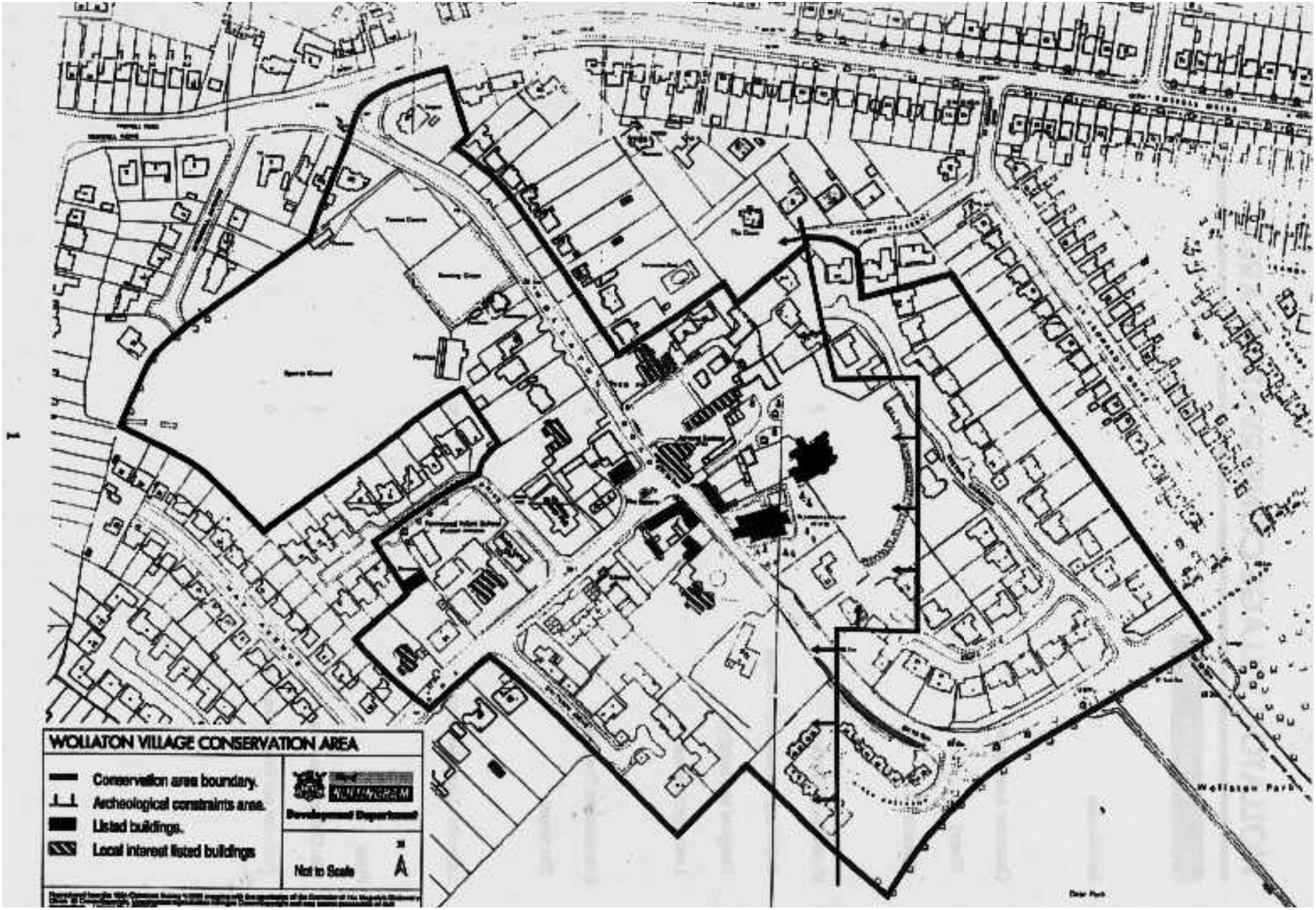
CONSERVATION AREA POLICY
APRIL 1995

DC 1785/29/06/01

WOLLATON VILLAGE CONSERVATION AREA

CONTENTS

	Page No.
Introduction	2
Character Assessment	3
History	
Character	
Protection of Character	5
Repair and restoration of buildings	
Design of new buildings	7
Landscape elements	
Enhancement Proposals	8
The Square	9
Appendix - Listed buildings	10
Plans	
The Conservation Area	1
Protection and Enhancement Proposals	6


WOLLATON VILLAGE CONSERVATION AREA
Conservation area boundary.
Archeological constraints area.
Listed buildings.
Local interest listed buildings
Development Department
Not to Scale
N
Wollaton Park
Deer Park

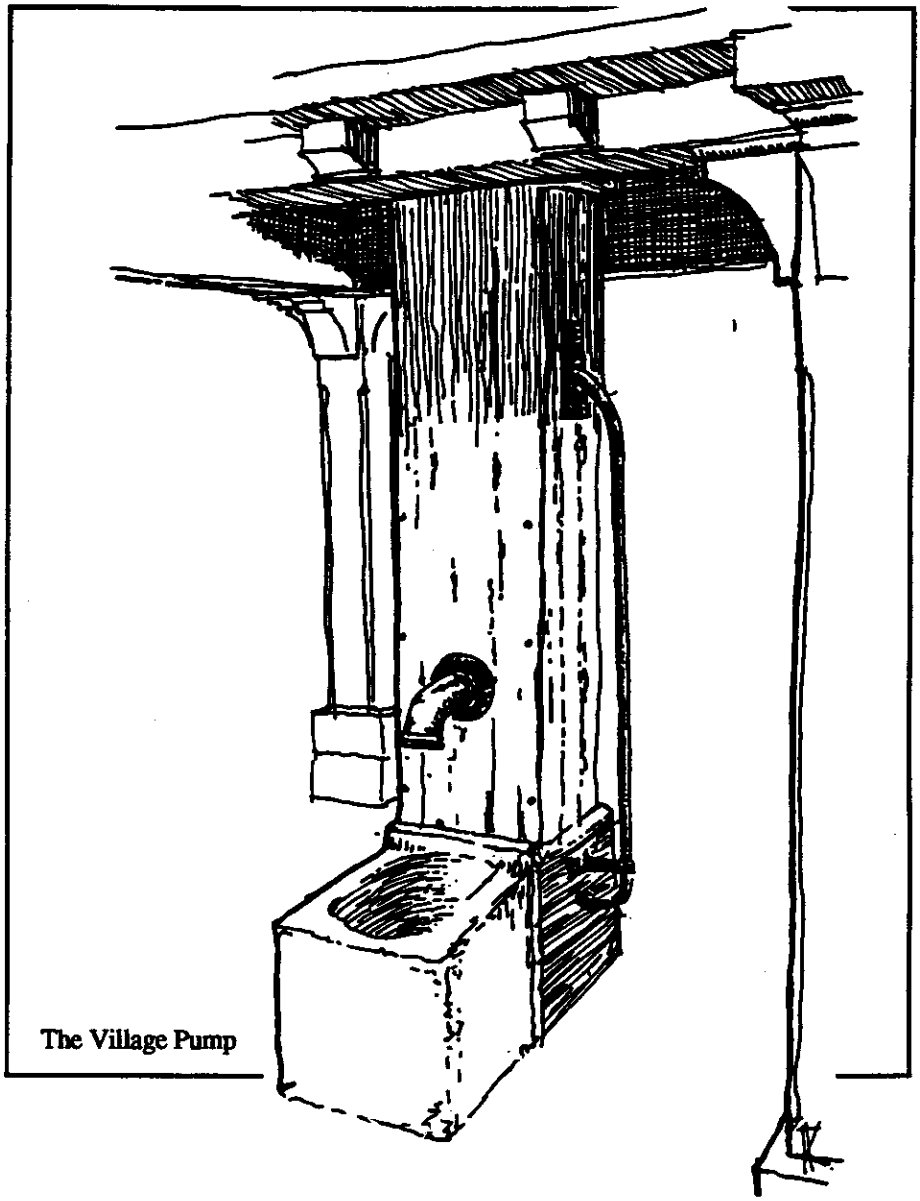
WOLLATON VILLAGE CONSERVATION AREA

INTRODUCTION

This document describes the special character of the Wollaton Village Conservation Area. It lays down guidelines for building restoration and repair, the design of new buildings, boundary treatment and landscaping as well as for the enhancement and protection of the character.

The conservation area, designated in 1969, encompasses the original village centre of Wollaton. It adjoins Wollaton Park, the setting for Wollaton Hall, an outstandingly important 16th Century House. The Park is included in English Heritage's Register of Parks and Gardens of special historic interest and is designated as a conservation area.

There are sixteen listed buildings, as well as nine buildings which are included on the Local Interest list.



The Village Pump

CHARACTER ASSESSMENT

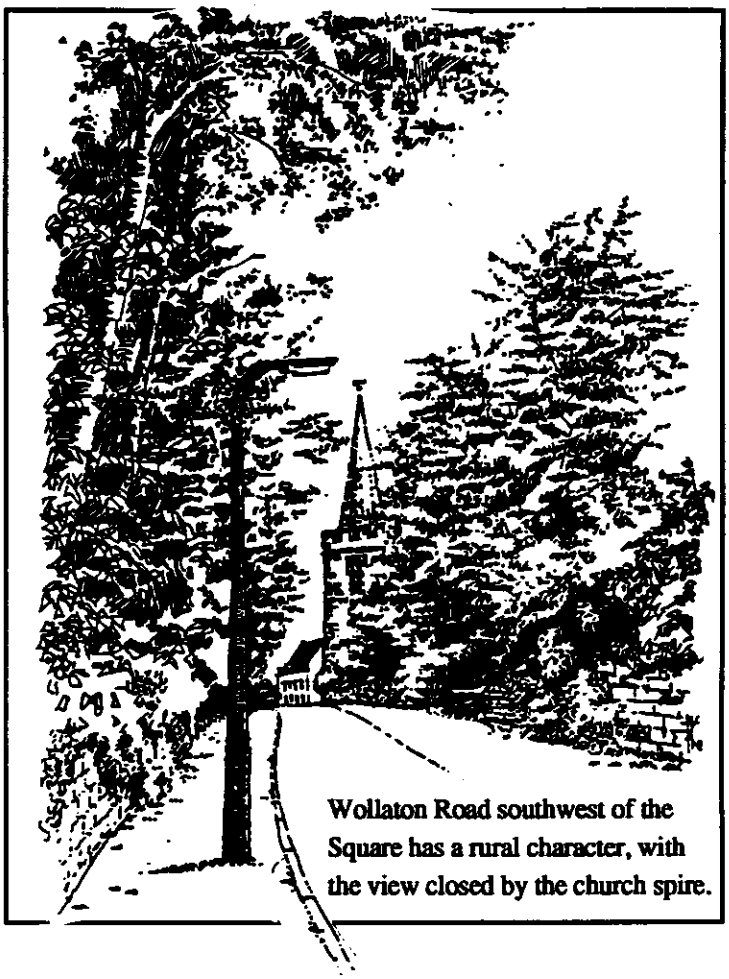
HISTORY

Wollaton was a small relatively isolated village until the 1930's when it became part of the City of Nottingham and was gradually surrounded by suburban development.

Prior to that, the area had been predominantly agricultural although coal mining was important to the local economy and had provided much of the wealth for the Willoughby family who's estates included the village from the 14th Century to 1925.

The Church dates from 12th Century and may not have been the first on the site. It contains some important monuments to members of the Willoughby family and to Robert Smythson, architect of Wollaton Hall. The Morteins, who were lords of the Manor from 1174, had a hall nearby on land now occupied by the former Rectory. This was rebuilt by the Willoughbys and continued to exist even after the building of the present hall between 1580 and 1588. Some of the stone from the old hall may have been used in the construction of the walls on the Wollaton Road approach to the village and in the Admiral Rodney and Old Rectory.

The stone cottage opposite the Church is probably late mediaeval and may have been part of a complex of buildings associated with the old hall. The dovecote, on Dovecote Drive dates from the Mid 16th Century but the rest of the 'old' village buildings date from the 18th and 19th Centuries.



Wollaton Road southwest of the Square has a rural character, with the view closed by the church spire.

CHARACTER

The character of Wollaton Road, which has a distinct rural feel particularly south east of the village, contrasts markedly with the tightly defined built up square.

The approach to the village from Nottingham is via Wollaton Road. Wollaton Park, with its wall and tree lined verges gives this section a semi rural feel, with the new residential development of Rectory Gardens to the north, well screened by trees and hedges. The attractive sense of enclosure is lost on the corner at the bottom of the hill by the entrance to Hirst Crescent but is then reinforced by the fact that the road is sunken; a hollow way with higher ground to the sides, retained by stone walls surmounted by hedges and railings.

Native trees and shrubs predominate giving a varied, natural and typically English apperance, which changes with the seasons.

The road curves sharply, revealing a view of a rising slope hemmed in and overhung by trees leading to a pinch point at the top of the hill, on the entrance to the square. Here the view is contained by the Church with its prominent spire and cottages built up to the pavement edge. There is a short section of modern timber panel fencing on concrete posts on the west side which is out of character with the rest of the road.

CHARACTER ASSESSMENT

The Square itself is tightly enclosed by two and three storey, mainly 18th Century, simple cottage style buildings, in brick, with tiled roofs and casement windows in limited reveals. The Admiral Rodney Public House, a white rendered building on the north east side closes the view from Bramcote Lane. The pump in the centre is thought to date from 18th Century, although the roof is later. This is a unique feature in Nottingham.

The Square, has had its tightly enclosed character eroded by some 20th Century housing, set well back from the road, and by insensitive paving, street furniture and pedestrian railings. It is also dominated by traffic and does not provide a focus for the life of the village.

The area behind the Admiral Rodney to the north and east contains a group of 18th Century domestic and agricultural buildings in a variety of materials with some modern dwellings. The informal arrangement of the buildings and historical associations with agriculture of this quiet enclave adds much to its charm.

The car park of the Admiral Rodney lacks enclosure from the street, its featureless tarmac is open to view and detracts from the character of this part of the conservation area. The strong definition of the square is lost.

North westwards along Wollaton Road, beyond the conservation area boundary, suburban houses are well set back behind hedges and long front gardens with trees which continues the rural character. To the west of the road lies the William Wright Institute and sports ground with cricket pavilion which has something of the atmosphere of a village green.

South west of the Square, along Bramcote Lane, the sense of enclosure is quickly lost and a suburban character re-establishes itself. The former Russell School, now Fernwood Infants School, an attractive Victorian Gothic school is surrounded by modern classroom blocks, and adjoins a flat roofed British Legion building. The nearby church hall is a postwar system built concrete building with a curved roof, set in a tarmac parking area and poorly enclosed.

The important 16th Century dovecote which has been restored, is hidden away in a cul de sac of postwar bungalows and houses. Former 19th Century farm buildings at the corner of Smythson Drive have been converted to residential use as part of a new housing scheme.

Notwithstanding the loss of historic character in this part of the area , it has important visual and historic links with the village centre.



The Sportsground West of Wollaton Rd.

PROTECTION OF CHARACTER

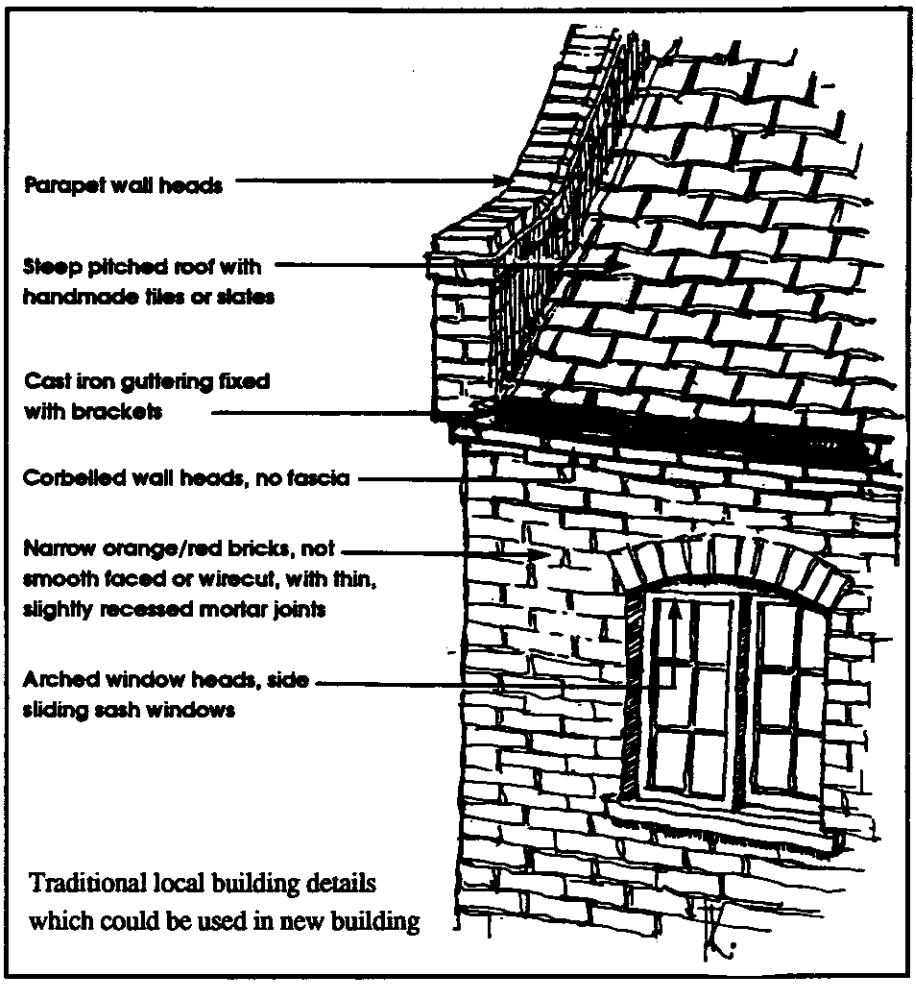
The character of the conservation area derives from the scale, style and materials used in buildings as well as from landscape elements. Their relative importance varies from place to place. In the Square, the built elements predominate whereas on parts of Wollaton Road, landscaping is most significant.

In conservation areas, special controls apply to proposals to demolition buildings. Local Plan policies exist to ensure that development requiring planning permission will not adversely affect the character of conservation areas.

There is a requirement to give the Local Planning Authority six weeks notice of proposals to fell or prune trees which are not protected by tree preservation orders. This is in addition to the need to obtain consent for works to trees which are so protected, a number of which exist in the area.

The majority of the conservation area falls within an archaeological constraints area as defined on the City of Nottingham Local Plan. Local Plan policies normally require an archaeological assessment for planning applications for proposals involving disturbance of the ground and an archaeological field evaluation may be required. Protection of remains or excavation and recording of these which cannot be retained in situ will be necessary in appropriate cases.

The objective of these proposals is to secure the preservation and enhancement of the special character of the conservation area. To achieve this, guidelines are set out below for repair and restoration of buildings, design of new buildings, boundaries and landscape treatment. In addition, specific sites where enhancement works are considered desirable are listed, with suggestions as to action.



Traditional local building details which could be used in new building

REPAIR AND RESTORATION OF BUILDINGS

Many operations of repair, restoration and extension do not require specific approval. The following guidelines are intended to ensure that they are carried out satisfactorily.

Wherever possible retain and repair authentic windows, doors etc. If it is necessary to replace them, authentic styles of timber window with appropriate mouldings and glazing bar profiles should be used. Rainwater goods should be in cast iron with cross sections to match existing.

Ensure that roofing and brickwork matches the material colour, style and size of that on the original building.

Do not repoint unless necessary. Clean out joints by hand, never use mechanical grinding tools which damage the bricks. Match the tone and finish of existing mortar using a cement/lime/sand mix (usually 1:2:9) normally finished with a slightly recessed joint, pressed home with a narrow pointing tool.

ENHANCEMENT PROPOSALS

The majority of sites where enhancement is desirable are outside the control of the Council. These are listed below, with a brief description of the necessary work.

It is most unlikely that the Council will be able to offer financial or other direct help in bringing about improvements. It will however, encourage improvements wherever possible, including by the use of Planning conditions where appropriate.

1 WOLLATON CHURCH HALL

The intention to replace the Church hall provides the opportunity for an attractive new building and improved road frontage. Should this be delayed there is scope for enhanced boundary treatment. The replacemnt of the telephone box with a traditional K6 design in a new location will also be considered.

2 BRITISH LEGION CLUB, BRAMCOTE LANE

Refurbishment of exterior of building and improvements to boundary by construction of stone wall.

Extension to provide an additional storey or improved roof profile would also be welcomed, subject to satisfactory parking provision.

3 FERNWOOD SCHOOL RUSSELL ANNEX

Additional tree and shrub planting within boundary railings.

Long term - removal of postwar temporary classroom buildings and, if necessary, replacement by more sensitively designed structures.

4 DOVECOTE

Improved signing.

Secure public access to south east side of building.



Admiral Rodney car park showing possible improved screening.

5 LIBRARY FORECOURT

Tree planting - resurfacing replace bollards.

6 ADMIRAL RODNEY CAR PARK

Improve screening from Wollaton Road and consider reduction in width of vehicle accesses to reduce pedestrian /vehicular conflict.

7 WOLLATON ROAD SPORTS GROUND

Renew fencing to tennis courts frontage and plant up gaps in existing hedgerow to Wollaton Road. Improve rear elevation to cricket pavillion and car parking area.

Long term - secure improvements to tennis and bowls pavilions or replacement buildings which are in character with their setting.

8 729 WOLLATON ROAD

Replace section of concrete post/timber panel fence with wall or close boarded fence.

WOLLATON BYPASS

This longstanding proposal provides a connection between Wollaton Road at Hirst Crescent and Bramcote Lane at Smythson Drive. The route is safeguarded in the City Local Plan but it is not programmed for construction before 2011. The suggestions for the square are not dependant on its construction but it will create opportunities for significant improvements in addition to removing much through traffic.

THE SQUARE

The Square suffers from the following problems:

* It is dominated by through traffic creating an unfriendly pedestrian environment.

* The large areas of tarmac with white lining are unattractive and small unit blocks and slabs on footpaths detract from its character.

* People with disabilities, especially wheelchair users, are not well catered for. Some footpaths are excessively narrow and therefore inaccessible.

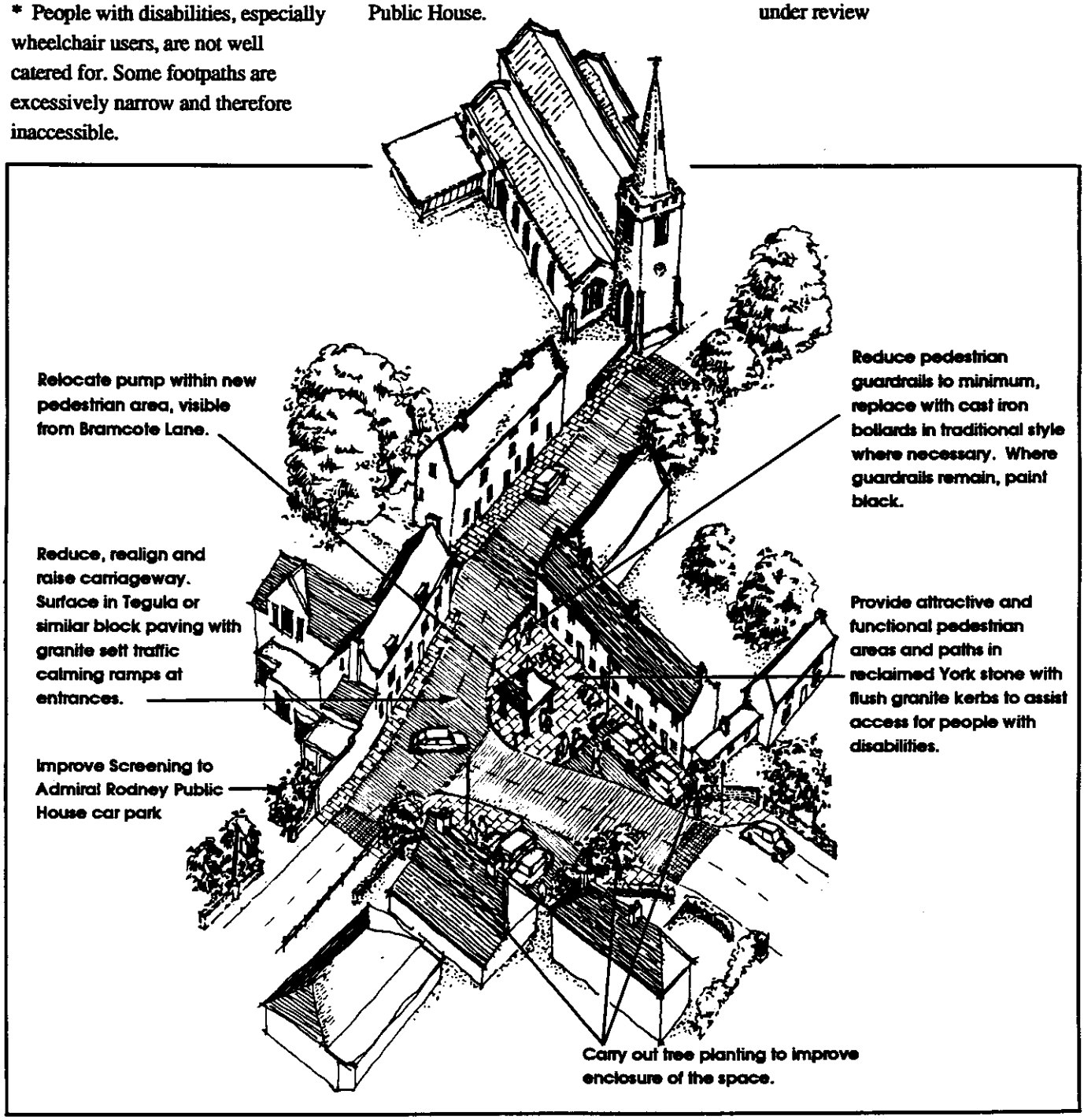
* Some street furniture, in particular pedestrian guardrails and bollards, are of uncompromisingly modern design which is out of character.

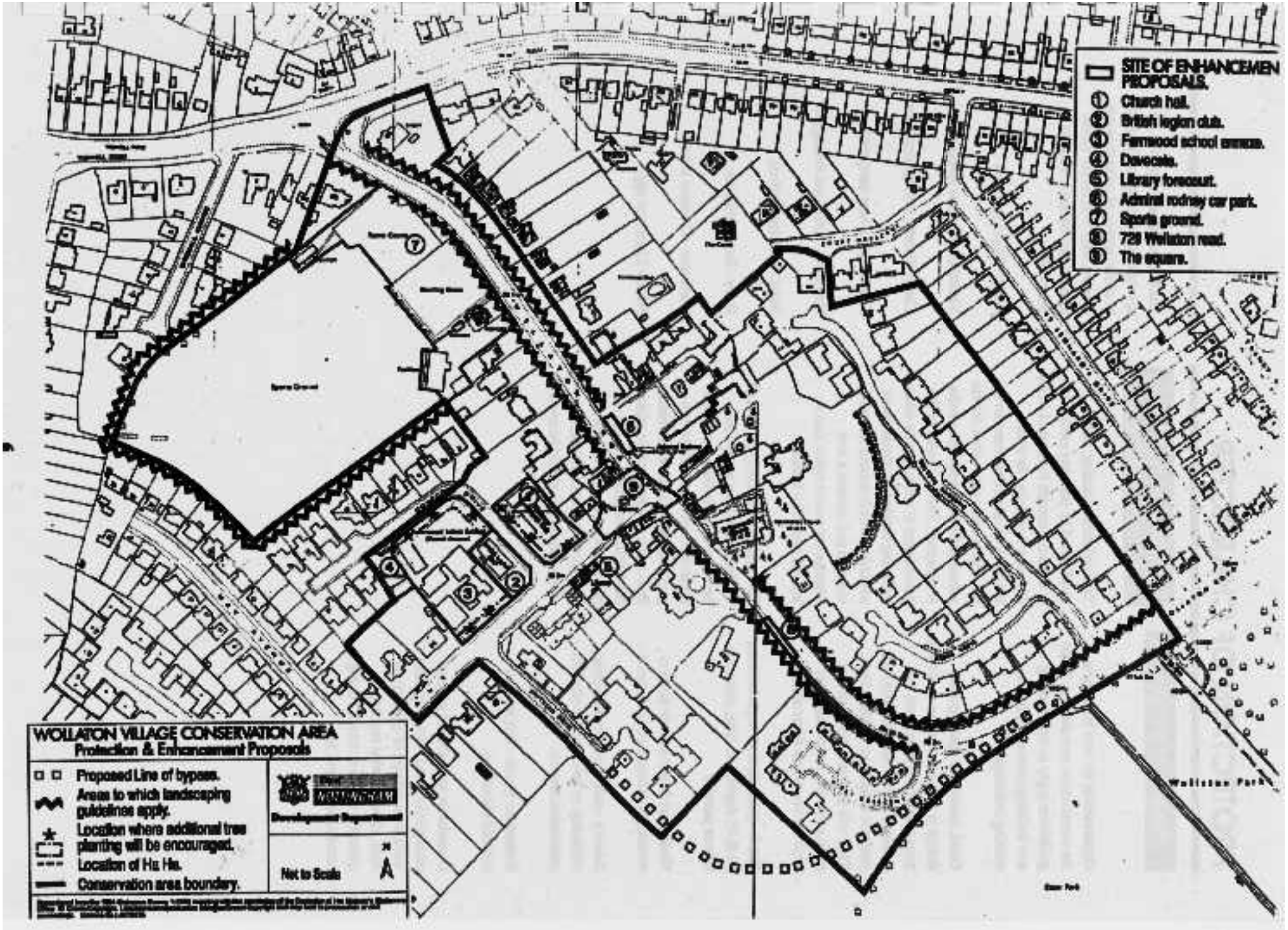
* The space lacks enclosure on Bramcote Lane.

* Parking for residents is difficult.

* There are unattractive views into the car park of the Admiral Rodney Public House.

The drawing shows a possible solution to some of these problems. It seeks to restore historic character, reinforcing the enclosure of the square, enhancing views and providing an attractive pedestrian space enjoying afternoon sun. The relocation of the pump will be subject to further consideration and consultation before implementation. Opportunities for additional off street parking provision will also be kept under review




SITE OF ENHANCEMEN
PROPOSALS.
1 Church hall.
2 British legion club.
3 Farmwood school annexe.
4 Dovecote.
5 Library forecourt.
6 Admiral rodney car park.
7 Sports ground.
8 728 Wollaton road.
9 The square.
WOLLATON VILLAGE CONSERVATION AREA
Protection & Enhancement Proposals
Proposed Line of bypass.
Areas to which landscaping guidelines apply.
Location where additional tree planting will be encouraged.
Location of Hz. Hs.
Conservation area boundary.
Not to Scale
N
Wollaton Park

PROTECTION OF CHARACTER

DESIGN OF NEW BUILDINGS

Opportunities for new building in the conservation area are few. These guidelines apply to free standing new buildings and extensions to existing buildings.

Good, innovative contemporary design is welcome but new buildings must respect the scale, form and massing of their surroundings and conform to existing building lines. They will generally have pitched roofs and make use of materials which predominate in the area;

Roofs - pitched, at an angle between 35 & 45 degrees in slate, plain clay tiles or pantiles

Walls - brick, not smooth faced or wirecut, in orange/red; some stone

Joinery - softwood, treated where necessary, or hardwood, both from sustainable sources.

Rainwater goods - cast iron, on exposed elevations.

Boundaries to roads and paths or other public areas - Brick or stone walls, iron railings of appropriate style, close boarded fencing, generally no more than 1.2 m high, occassionally upto 2m.

LANDSCAPE ELEMENTS INCLUDING HEDGING

Tree and shrub planting, unless conditioned by planning permission is normally outside the control of the Planning Authority. In some locations the attractive character of the conservation area which derives substantially from trees and shrubs, is changing . This is a result of the introduction of exotic garden plants, including conifers for ornament or screening, which reduces seasonal variation and creates a two dimensional screen rather than a layered landscape buffer.

This applies particularly on parts of Wollaton Road and around the Sports ground. In these areas, it is suggested that in parts of private gardens, and on boundaries, visible from roads or other areas to which the public have access, the use of quick growing conifer hedges or specimen conifers of distinctive shape and colours should be avoided.

The following native species are appropriate for hedging. If used in combinations of more than one species, they will create visual interest and enhance wildlife potential.

Beech - Fagus sylvatica

Blackthorn - Prunus spinosa

Cherry Plumb - Prunus cerasifera

Field Maple - Acer campestre

Hawthorn - Crataegus monogyna

Hazel - Corylus avellana

Holly - Ilex aquifolium

Hornbeam - Carpinus betulus

Privet - Ligustrum spp.

LISTED BUILDINGS

APPENDIX

LISTED BUILDINGS

Dovecote Drive
Dovecote, grade II
Built by Sir Francis Willoughby about 1580 . Two storey, red brick with pantiled roof. Later alterations but original tie beam roof remains.

The Square
Nos 2 and 4, grade II
Modest two storey cottages, red brick with tiled roof.

Village pump and shelter grade II
Probably 19th Century. Central pier and four columns, concave roof with shaped slates and filial.

Bramcote Lane
Nos. 1 - 5, grade II
Probably 18th Century. Two storey, red brick with tiled roof.

Wollaton Road
No. 735, grade II
Probably 18th Century single storey cottage, in red brick with pantiled roof, semi Gothic windows.

No. 737, grade II
Late Mediaeval stone cottage patched with brick, one original window and door.

St Leonards Church, Grade B
14th Century, incorporating earlier work in Chancel. Later rebuilding and additions. Contains very good monuments.

Nos. 736-740, grade II
18th Century three storey cottages in red brick with eaves cornice to tiled roof.

The Old Rectory, grade II
Early 19th Century with later additions. Stucco with slate roof. Three bay front with round arched windows to first floor. Ha Ha now in gardens of new houses adjoining.

LOCAL INTEREST LIST BUILDINGS

Bramcote Lane
No. 37
The Old School House - two storey red brick Villa, 1890-1900.

Russell School Annex
Built 1865 - extended 1894. Brick with patterned tiled roof. Modern additions.

Wollaton Road
No. 731
Wollaton House, 1830-1840. Two storey, stucco on stone plinth, with slate roof.

Admiral Rodney Public House
Part late 18th Century with later additions. Two storey with attic. Stone plinth to ground floor, rendered above with pantile roof.

Former Village Institute - rear of Admiral Rodney
Late 18th Century farm building. Two storey red brick with slate and pantile roof. Much altered.

No. 745 - The Old Post House
Late 18th Century, originally three cottages. Two storey red brick with tiled roof.

Rectory Avenue
Nos. 1 - 3
Late 18th Century cottages. Three storey in brick with plain and pantiled roof. Modern shop extension at southwest end.

WOLLATON VILLAGE CONSERVATION AREA

Produced by:
Nottingham City Council
Development Department
Exchange Buildings
Smithy Row
Nottingham
NG1 2BS

The Development Department offers the following services:

- **Conservation and Design**
- **Planning and economic policy, Research and Information, Transport and Land Strategy.**
- **Local Planning and Implementation**
- **Development Control and Building Control, including access and mobility facilities advice and grant aid.**
- **Advice and information for Inward Investors.**
- **Training and Employment Initiatives.**
- **European Liaison, Information, advice and assistance.**
- **A wide range of business support initiatives.**

For more information on this document please contact
Conservation and Design Section
Development Department

Tel 0115 948 3500 Ext 5481
(Direct Dial 935 0781)