

A Conservation Area for Bulwell



What is a Conservation Area?

A conservation area is an area of **special architectural or historic interest**, the character or appearance of which it is desirable to **preserve or enhance** (Section 69 the Planning (Listed Buildings and Conservation Areas) Act 1990).

Local Authorities have a duty to designate conservation areas.

Conservation Areas in Nottingham City

Nottingham City currently has 31 Conservation Areas.

Each has its own distinctive **character** and **sense of place** which makes it special.

We have commercial centres, former industrial districts, housing developments from a wide range of periods, hospitals, villages, parks, transport interchanges and a medieval castle.

Examples of Conservation Areas in Nottingham City

The Sutton Passeys Conservation Area Character Appraisal and Management Plan



February 2011



1

Mapperley Park and Alexandra Park Conservation Area Character Appraisal and Management Plan



February 2007

NEW LENTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



SEPTEMBER 2010

1



The Park

A CONSERVATION PLAN FOR THE NOTTINGHAM PARK ESTATE

Star Buildings Conservation Area Character Appraisal and Management Plan

Character Appraisal and Management Plan



March 2007

Hine Hall Conservation Area Character Appraisal and Management Plan

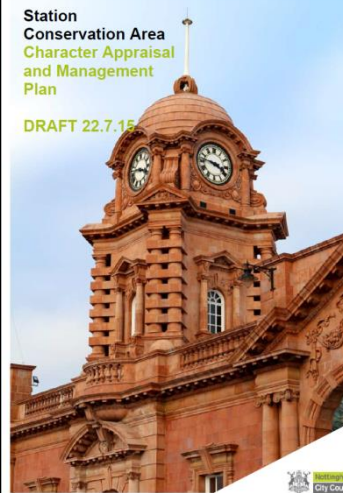
Character Appraisal and Management Plan



March 2007

Station Conservation Area Character Appraisal and Management Plan

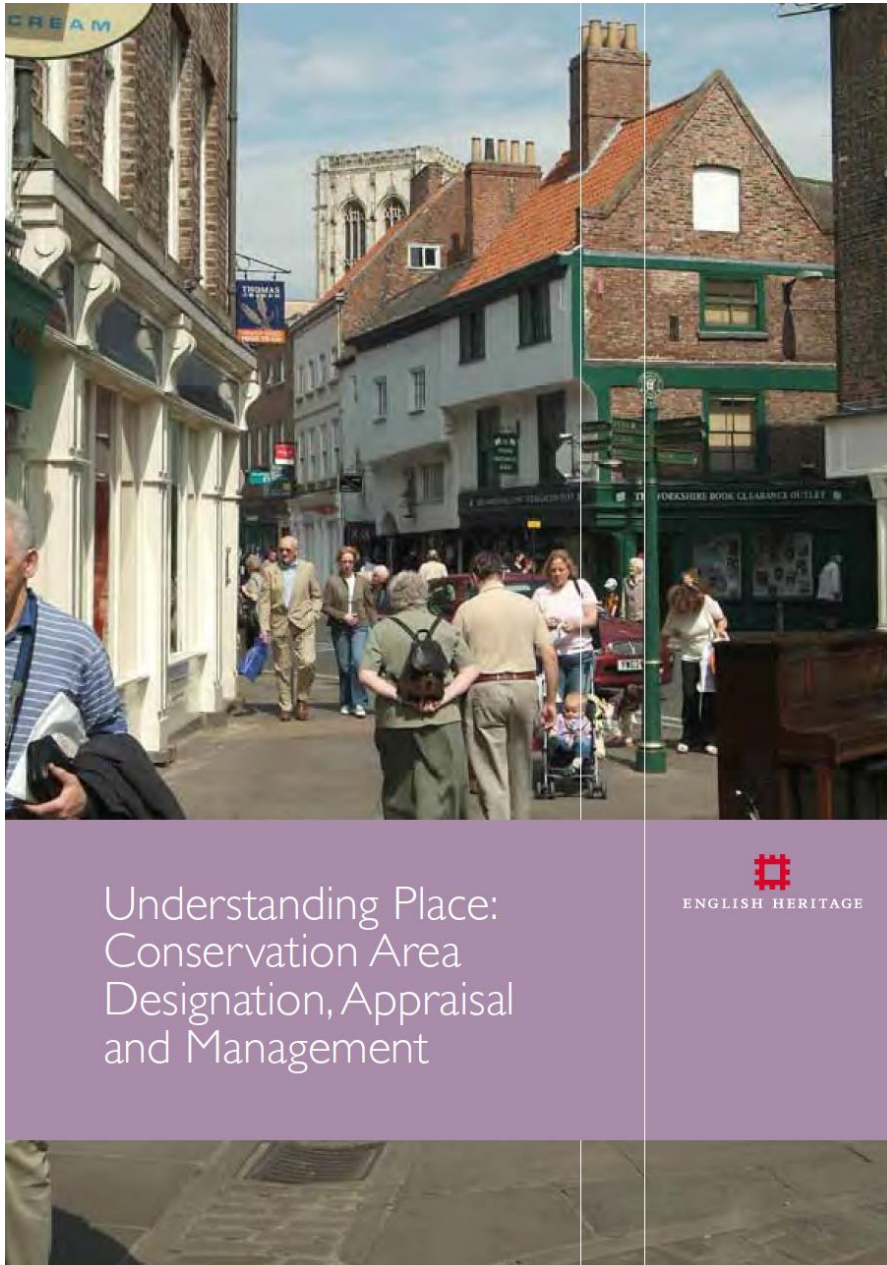
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Nottingham Canal Conservation Area Character Appraisal and Management Plan

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The main reason for making a conservation area is to acknowledge that a place is worth protecting and enhancing.

Conservation areas are not there to stop development, their purpose is to make sure that new development respects and hopefully improves upon the special character of the place.

Defining 'Special Character'

When making new conservation areas we have to consider:

- What is special about the **physical appearance** of the place – do the buildings have interesting features? What materials are used in their construction? How are the streets, buildings and spaces laid out? Does the whole area have a consistent appearance or is it made up of different but complimentary areas?

A Conservation Area Appraisal describes why the area is special and how it should be managed. These documents commonly include:



Information about the buildings in the area.
Architectural styles, features and common construction materials

Identification of Character Areas - The Station Conservation Area (right) is made up of 4 complementary 'character areas'.





The contribution of views and glimpses.

A description of the type of the hard surfaces and green landscaping (including trees) found in the area.





Landmark
Buildings

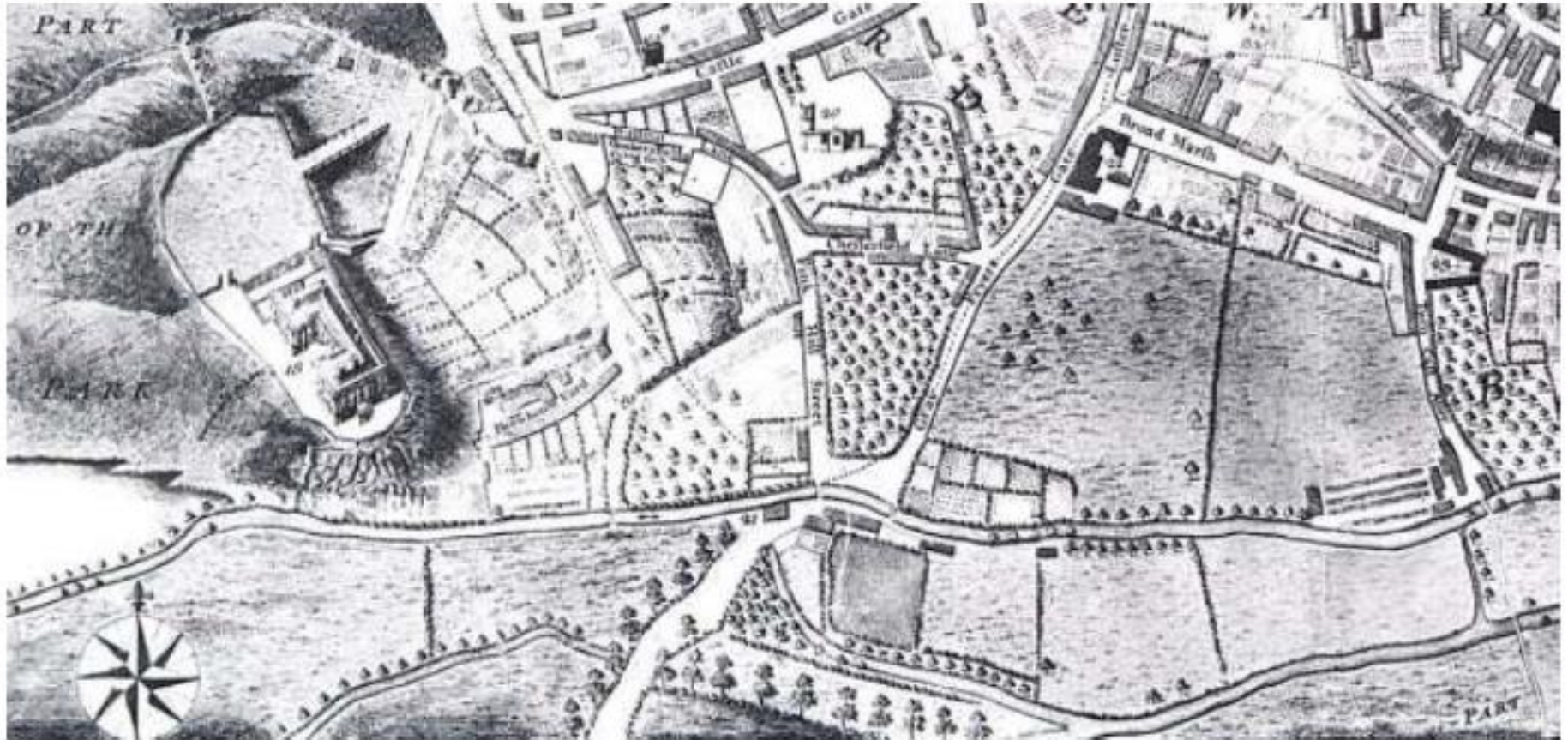
A description of how the height and size of buildings relates to the streets

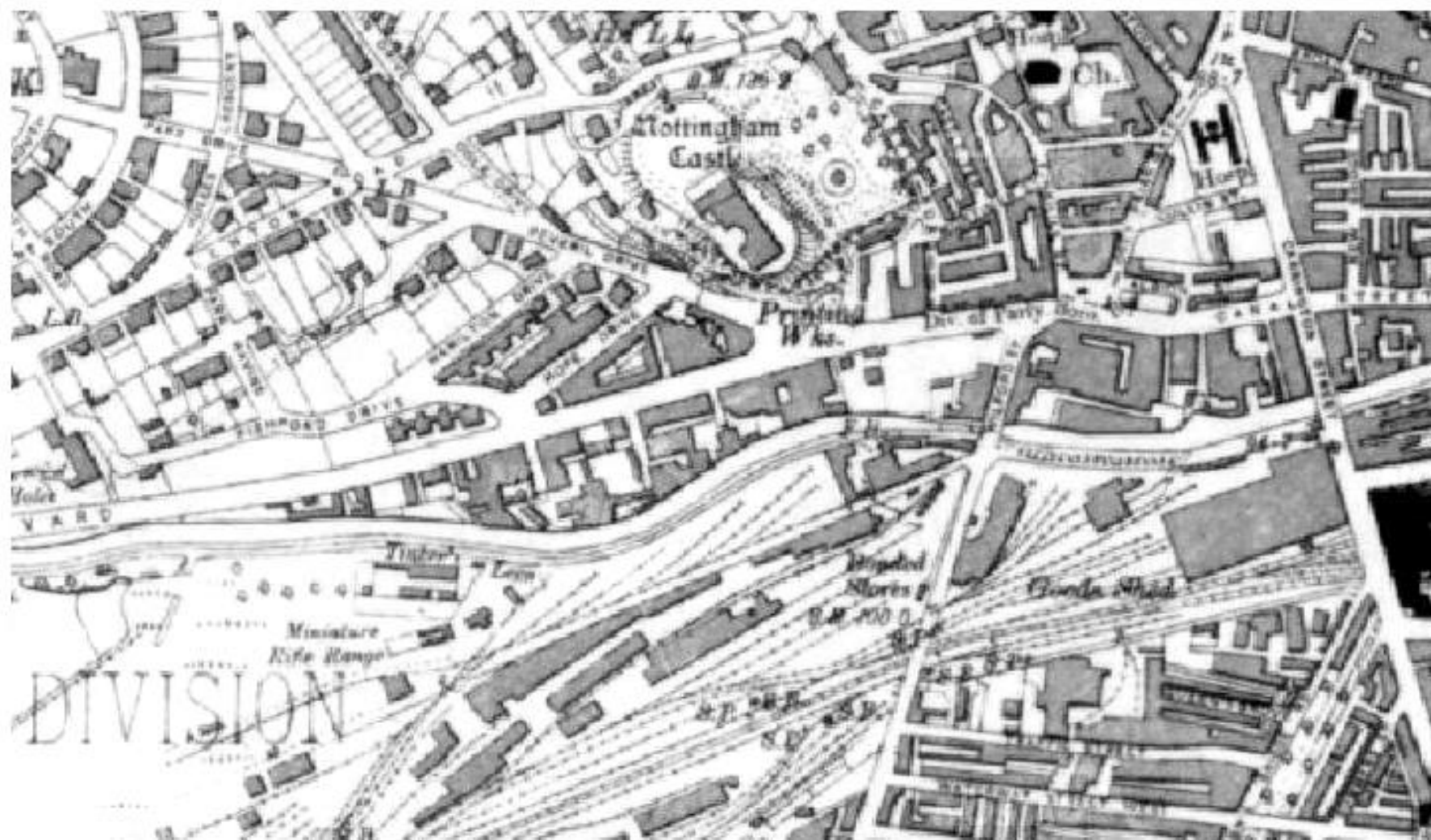


Defining 'Special Character'

- What is special about the **history** of the place – how does it fit into the landscape and why is it there? How has the place changed over time? Which activities and industries have shaped the area's spaces and buildings? Does the area have links to important historical events or people? Which architectural periods are represented?

We often use historic maps to track how an area has changed over time.







We look at how industries and activity have shaped the spaces and types of buildings in the area. Are they commercial, residential, industrial?



We look at how different businesses and organisations have left their mark on an area and the links between the place and famous people and events.



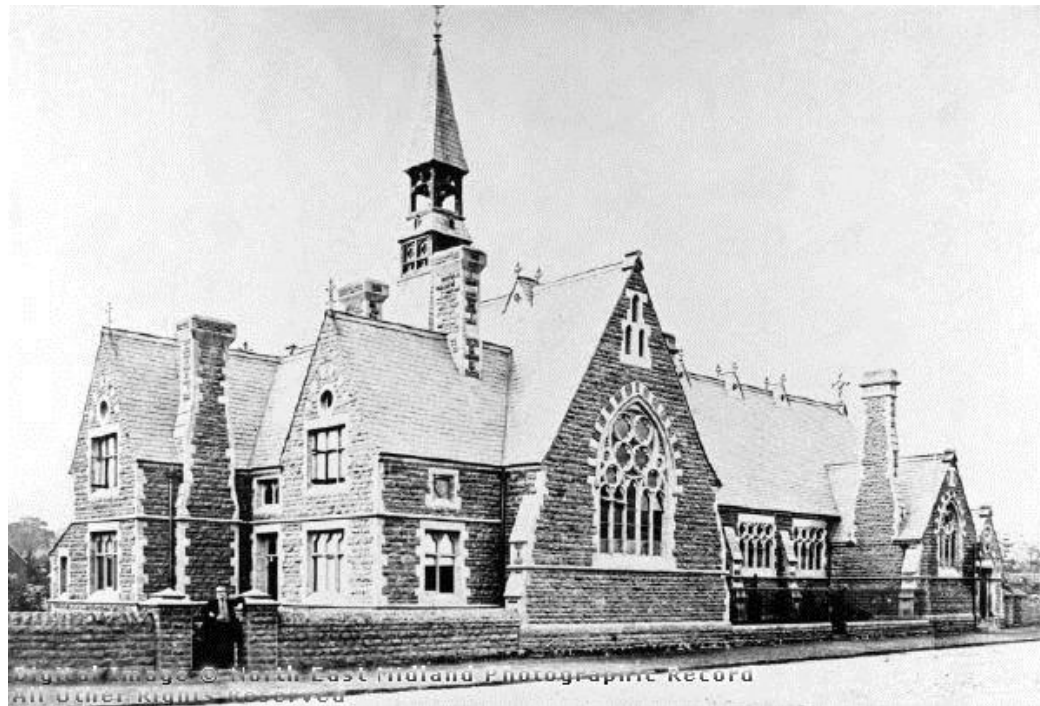
Why Bulwell?

A historic market town with a distinctive commercial identity.



Why Bulwell?

Links to important local industries which have uniquely shaped the character of the town – quarrying, brick making, coal mining.



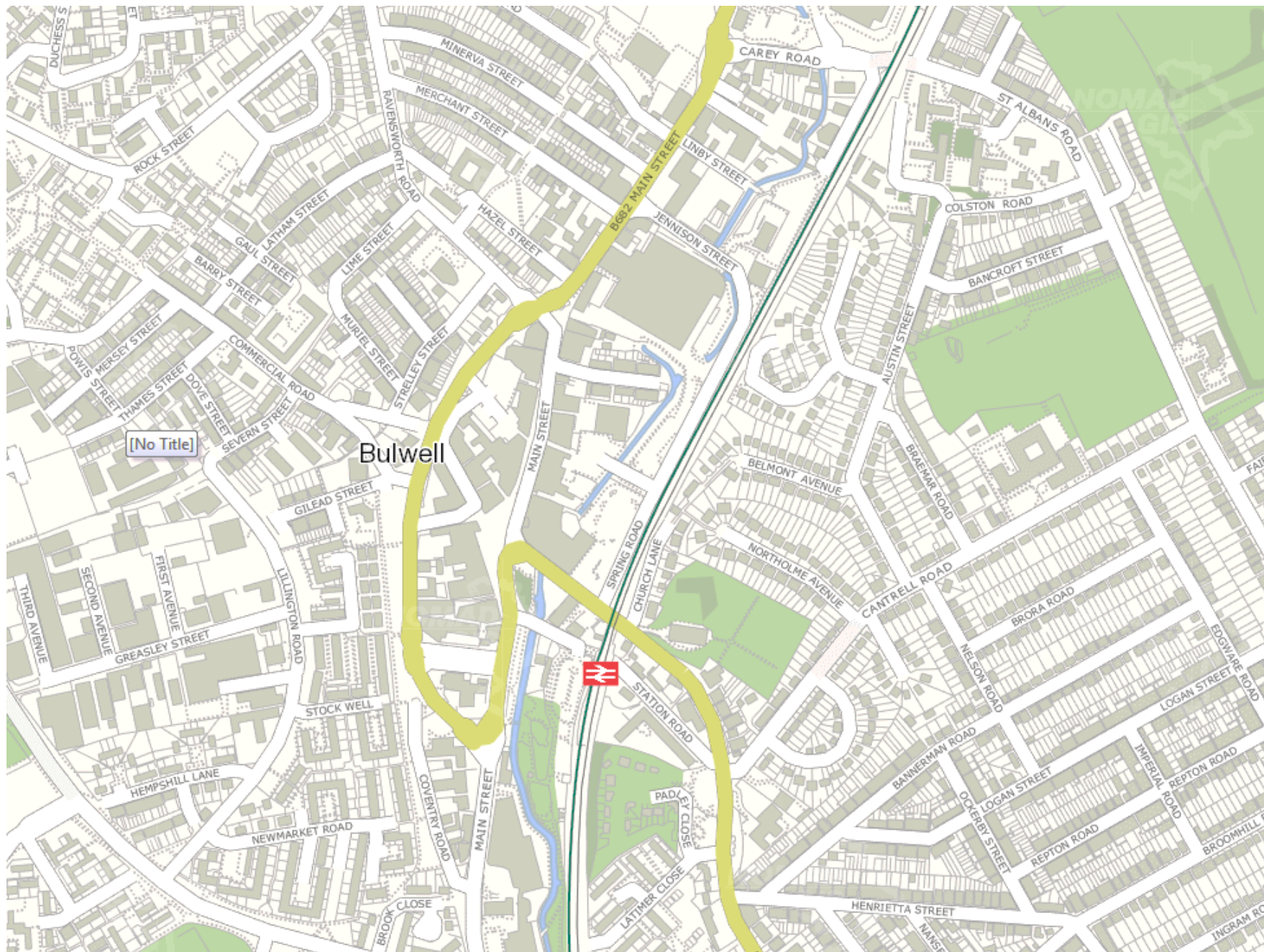
Why Bulwell?

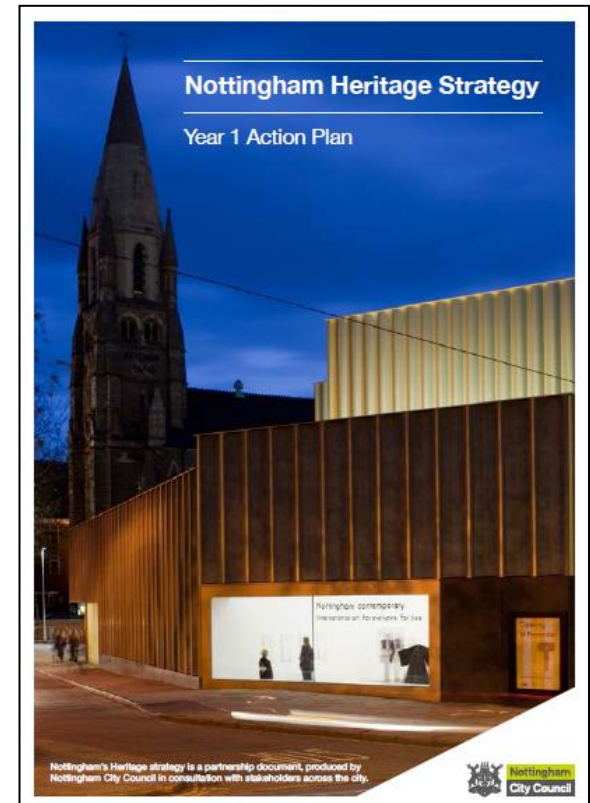
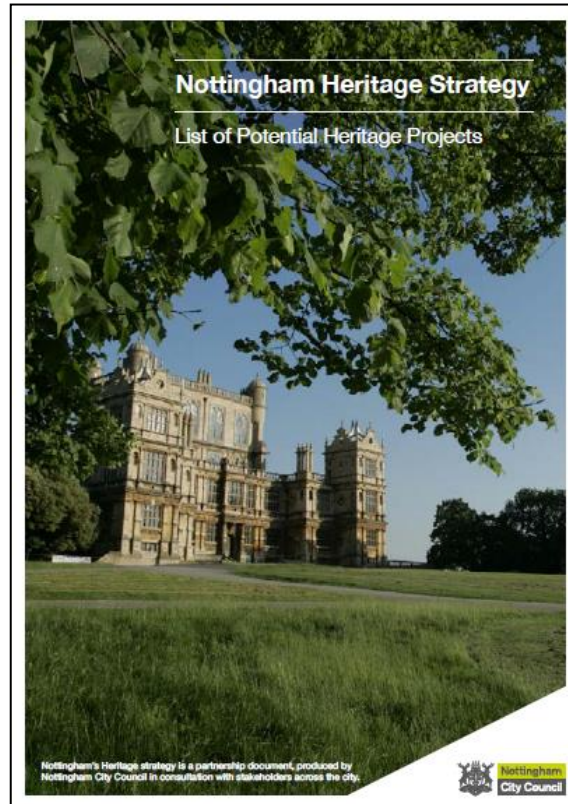
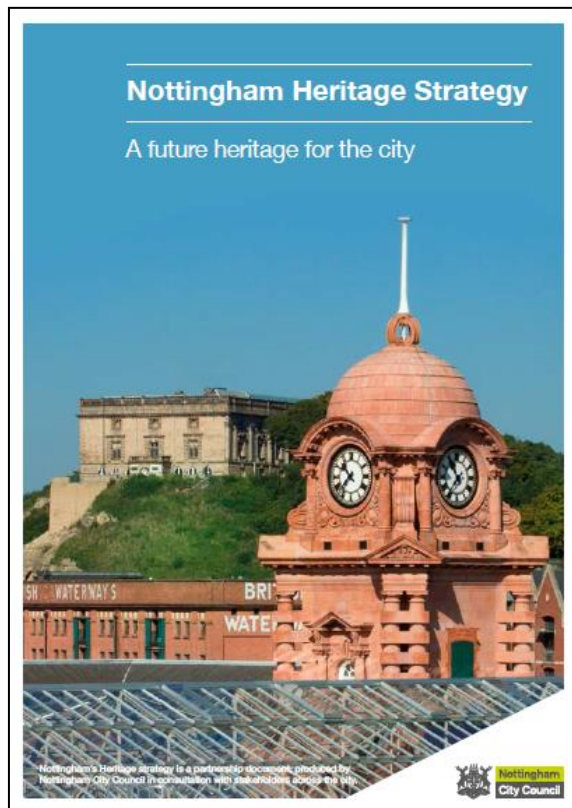
The town has retained its attractive relationship with the River Leen, its historic street pattern and a large number of its pre-1914 buildings.





1880s





The Nottingham Heritage Strategy – adopted March 2015. One of the Flagship Projects in the Year 1 Action Plan proposes making a Conservation Area in Bulwell.

FLAGSHIP PROJECTS

Flagship Project	Key Partners	Complete by
Re-connecting the Southern Gateway An ambitious programme of street improvement projects to buildings, public realm, landscaping and outreach will continue to focus on the city's southern gateway. The overall aim is to connect the Station Hub with the city centre and enhance the connection between the Castle and the Cliff. The rich heritage that lies beneath ground level, including archaeology and caves, will also be highlighted. An initial project targeting improvements to buildings on Carrington Street and public realm on Station Street is currently underway.	HLF, NCC, Property owners	Stage 1: Carrington complete
Bulwell Town Conservation Area A new Conservation Area will be defined for the historic market town of Bulwell. A Conservation Area Appraisal and Management Plan, that safeguard and seek to enhance the area's distinctive character, will be prepared in consultation with local communities and formally adopted by the City Council.	NCC, local community groups and residents, Civic Society	April 2016
Online Access for Nottingham's HER & UAD The city's Historic Environment Record (HER) and Urban Archaeological Database (UAD) will be made available online via the national Heritage Gateway site (www.heritagegateway.com). The transition will be funded by Historic England with assistance from Nottingham City Council. The project will make over 1400 records about the city's archaeology accessible to the public online.	NCC, English Heritage	April 2016
Adopting the Local List The project will formally establish a Local List for Nottingham, building on that currently maintained by the Civic Society. The adopted list will provide a framework for communities across to the city to recognise and celebrate their local heritage and will help ensure the sustainable development of some of the city's most cherished buildings.	Civic Society, NCC	April 2016
The City's Waterways Information that celebrates the heritage of the city's two main waterways, the River Trent and Nottingham to Beeston Canal, will be reviewed to understand how their contribution to the city can be better revealed through a programme of outreach. The project will understand the perspectives and needs of the full range of waterway users, and will inform a series of spin off projects that seek to enhance people's experiences of the city's historic waterways.	NCC, Canal & Rivers Trust, British Canoe Union	November 2015

Bulwell Town Conservation Area

A new Conservation Area will be defined for the historic market town of Bulwell. A Conservation Area Appraisal and Management Plan, that safeguard and seek to enhance the area's distinctive character, will be prepared in consultation with local communities and formally adopted by the City Council.

Why Bulwell?

- Designation as a conservation area would be the first step in giving Bulwell's heritage greater recognition. It would help us to be more proactive in protecting and enhancing the town's character.
- Conservation area status would make Bulwell eligible for grant funding from the Heritage Lottery Fund and Historic England.

Restrictions on development

When determining planning applications a Local Planning Authority must take into account the impact on the special character of a conservation area.

It is a **‘material consideration’** in the planning process.

Restrictions on development

Restrictions on permitted development in conservation areas mean that planning permission is required for:

- Total or substantial **demolition** of any building or structure.
- An **extension** that extends **beyond the side wall** of the building.
- Any **two storey extension**.

- **Cladding** any part of the outside of a building with materials such as render, stone, artificial stone, timber, plastic or tile.
- Any **enlargement or extension to a roof**, such as the addition of a dormer window.
- The installation of a **flue, chimney or soil and vent pipe** if it would face a road.
- Positioning a **satellite dish** on a wall, roof or chimney that faces a road or public space.
- **Solar panels** on a wall that faces the road.
- Tighter controls over **advertisements**.

- **Trees are protected.**
Anyone wishing to work on trees must give six weeks written notice to the Local Authority. This is to give the Council time to assess the works and decide whether to make a Tree Preservation Order.



Next steps - defining a boundary

- The boundary of a conservation area should include the parts of a place that contribute to its special character.
- Sometimes sites or buildings that have a negative effect can be included for their potential to enhance the area through redevelopment.

What happens next?

- We are seeking the views of all affected property owners on the proposed boundary of the area.
- Their comments and input will will form the basis for writing an Appraisal and Management Plan for the area.
- These documents will then be circulated for further comments before they are formally adopted by the City Council's Planning Committee.