

# The Arboretum

## CONSERVATION AREA



## Character Appraisal and Management Plan

July 2022



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# The Arboretum Conservation Area Character Appraisal

## Introduction

- 1.1 This appraisal and management plan has been prepared in line with the [Historic England document Conservation Area Appraisal, Designation and Management \(2019\)](#). It is supported by the policies in the [Nottingham Adopted Local Plan \(part 1 -2014 and part 2 -2019\)](#) and the [National Planning Policy Framework](#). The Appraisal defines those elements that contribute to the special architectural and historic interest of the Conservation Area and those which don't. This analysis informs the Management Plan which identifies opportunities for enhancement and sets out a strategy for managing change in a way that is sympathetic to the area's special character.
- 1.2 The Arboretum Conservation Area covers an area of about 42.7 ha (about 105 acres) to the north of the city centre and was first designated in February 1983. The boundary of the Conservation Area was subsequently extended in January 1987 with the inclusion of the upper section of Mansfield Road and the east side of North Sherwood Street. Finally, it was extended in 2009 along Shakespeare Street to capture a number of historically important frontage properties, several of which are listed buildings.
- 1.3 Like many of the City's older inner city areas, the Arboretum Conservation Area is largely a product of Nottingham's expansion in the second half of the 19th century following the 1845 Inclosure Act, with the only significant pre-Inclosure development lying along Mansfield Road/North Sherwood Street.
- 1.4 Its designation as a Conservation Area recognises its special historic and architectural importance, containing a collection of high quality buildings, several of which have been designated as listed buildings (all Grade II), as well as the Nottingham Arboretum, a Victorian public park that contains 9 listed buildings or structures and is a Grade II

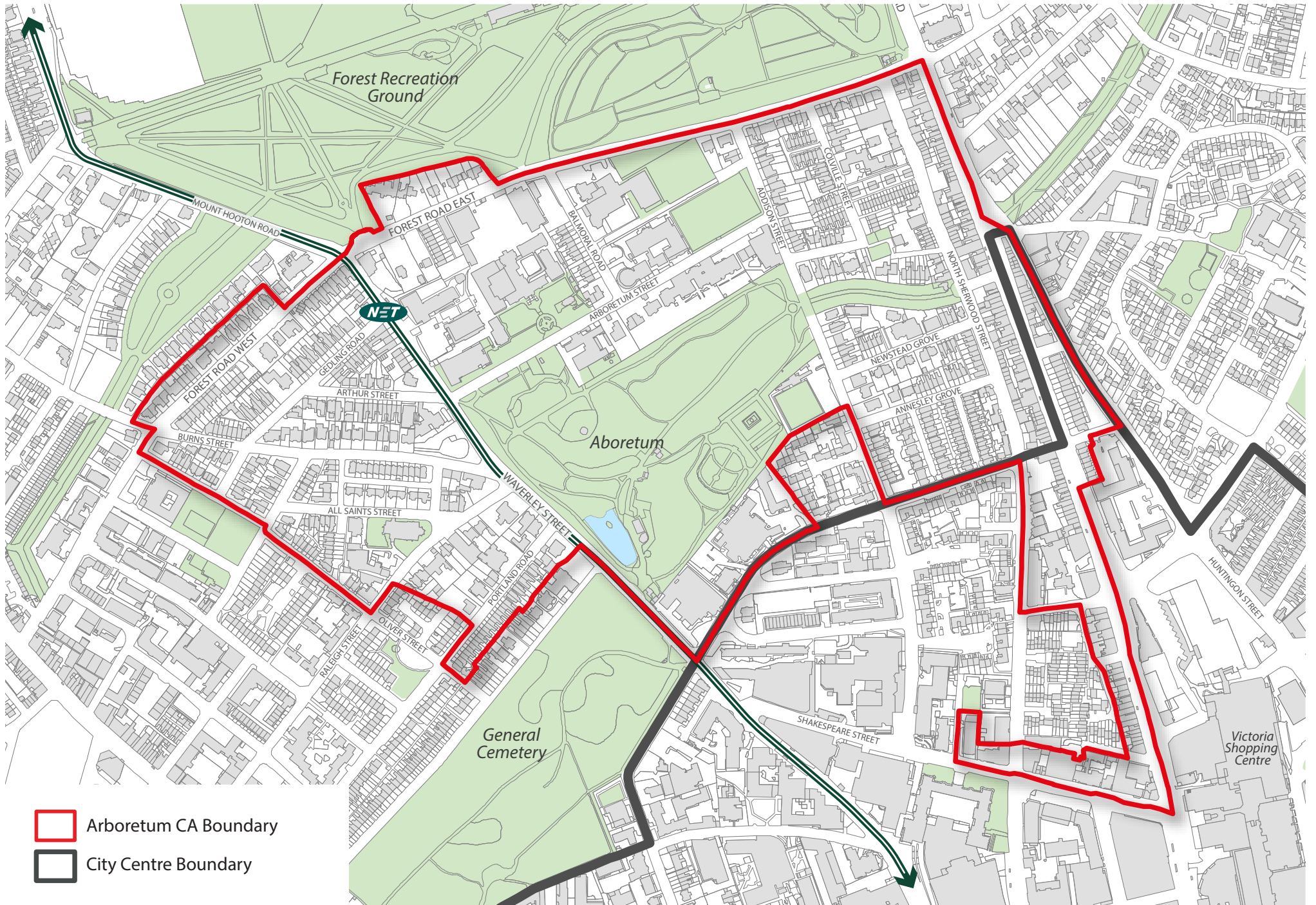
Registered Park and Garden. A distinctive feature of the Area is the survival rate of most of the original building stock dating from the mid to late 19th and early 20th centuries, which includes a variety of residential, commercial, institutional and industrial properties.

- 1.5 The appraisal has been prepared in accordance with guidance produced by Historic England and is supported by the policies in the adopted [Nottingham Local Plan](#). The appraisal examines the historical development of the Conservation Area and describes its present appearance in order to assess its special architectural and historic interest. Its purpose is to assist in the consideration of planning applications to ensure that new development helps to preserve or enhance the character or appearance of the Area.

*Photo below: The Arboretum - War Memorial*







## Key characteristics

- Commercial and retail developments along Mansfield Road and North Sherwood Street;
- The mature, historic landscape provided by the Nottingham Arboretum itself;
- The large education establishments associated with the two High Schools that lie between Forest Road East and the Nottingham Arboretum;
- The range of traditional Victorian housing, which principally sits in two distinct blocks, one between North Sherwood Street and Addison Street and a second to the west of Waverley Street; and the
- Two distinctive, self-contained institutional buildings of the All Saints Church and its complex on Raleigh Street and the original Nottingham Art School on Waverley Street.

## Key issues

- The Conservation Area has been on Historic England's Heritage at Risk register since 2010.
- Loss of historic details or inappropriate change is a significant problem including doors and windows, front elevations, decorative features, roof coverings and chimneys, boundaries, hard standings, satellite dishes
- Lack of routine property maintenance has led to a general feeling of dilapidation
- The condition of the public realm is a noticeable problem due street clutter, traffic management, and parking
- Short term tenancies, a high concentration of student HMOs and absentee landlords result in a reduced sense of pride in the area.







# Location, landscape setting and topography

- 2.1 The Conservation Area is situated immediately to the north of the City centre and forms an integral part of the Nottingham's inner urban area. Whilst the Nottingham Arboretum and its immediate environs lie at the centre of the Conservation Area, the boundaries of the Area are woven through the urban fabric following where possible existing roads and established boundaries to distinguish it from its immediate surroundings. The Area is generally defined by Forest Road on its northern boundary; Mansfield Road on the eastern boundary; Larkdale Street and Walter Street on the western boundary and the southern boundary of the Arboretum and Shakespeare Street define the southern extent of the Conservation Area.
- 2.2 The land within the Area rises steadily up from the edge of the city centre to the sandstone ridge along Forest Road, a rise of some 30 metres (98 feet) over some 450 metres (1475 feet). This distinctive topography has had a significant impact on the development and appearance of the area, with different streets exhibiting different building forms. Along the north–south streets, such as Mansfield Road, North Sherwood Street, Addison Street and Burns Street, the buildings step up the hill in a series of broken frontages that follow the changing levels. Whereas the east–west streets which run across the slope have more consistent roof lines, there can be marked differences in land levels on either side of the street requiring distinctive retaining walls. The topography also provides the opportunity for long views across the city centre, with Nottingham Trent University's buildings, the Italianate tower on Stanley House on Talbot Street and the dome of the Council House being distinctive skyline features.



*Photo above: view looking north from Mansfield Road*



*Photo above: long view of Stanley House tower from Larkdale Street*



- 2.3 Whilst historically the whole area was open fields, it now forms an integral part of the inner city, often with no well-defined or physical boundaries to distinguish it from the surrounding areas.
- 2.4 The landscape of the Area is now very much urban and built-up; although mature trees and planting in front gardens and the large number of street trees offer a green foreground to the built fabric.
- 2.5 The Area also has a number of extensive, but unconnected green spaces. The largest and most significant is the Arboretum, which is an attractive public park and an important historic landscape in its own right. Other areas of private open and green space such as the formal gardens to the south front of the Nottingham High School and the semi-private space and mature trees and grass to the side of All Saints Church, complement their respective buildings and contribute to the street scene as a whole. Outside the Conservation Area to the north of Forest Road East, the extensive parkland of the Forest Recreation Ground and the Rock Cemetery form an important part of the Conservation Area's wider landscape setting.
- 2.6 The wider setting of the Conservation Area also takes advantage of other areas of public open space that abut its boundaries. The Arboretum itself forms part of a wider network of linked green spaces that run around the northern edge of the City centre, with the General Cemetery on the west side of Waverley Street and Elm Avenue and Corporation Oaks to the east of Mansfield Road, which is linked to the Arboretum by Chatham Street. To the north side of Forest Road East, the extensive mature landscape of the Forest Recreation Ground and the Rock Cemetery further enhances sylvan feel of the Conservation Area. These spaces, together with others such as Waterloo Promenade, form part of a planned Victorian 'greenway' provided for the benefit of Nottingham's citizens.



*Photo above: street trees along Addison Street*



*Photo above: Long view of All Saints Church from Addison Street looking across the Arboretum*

# Historic development

- 3.1 The Arboretum Conservation Area is primarily a product of the expansion of Nottingham in the second half of the 19th century and is an interesting example of early speculative development responding to the opportunities presented by the inclosure of the Sandfield, one of the two areas of open-field and common land to the north of the medieval town.
- 3.2 Some of the earliest development in the Area took place alongside Mansfield Road. This has been a principal route into Nottingham from the earliest times but it was not until the 1820s that development earnestly commenced and by 1825 a new waterworks company was established to supply the new houses being built (Beckett 1990, p54). The commissioner's minutes for the 1845 Inclosure Act refer to an earlier Act (without giving details) which is presumed to have facilitated this initial phase of building on Mansfield Road and resulted in the formation of North/South Sherwood Street.
- 3.3 The extent and speed of this early development is shown on Staveley and Wood's map of 1831 (right). This shows development along both the west side of Mansfield Road and the east side of (North) Sherwood Street and the cross streets of Chatham Street and Babbington Street (now Peel Street) had also been laid out. On the east side of Mansfield Road a small triangular parcel of land between Mansfield Road and Back Common Road (Huntingdon Street) north of Frogmore Street had also been developed. By the time of Salmon's map of 1862 development had been completed along the Mansfield Road and (North) Sherwood Street frontages terminating at the newly laid out Forest Road East. On the east side of Mansfield Road a single residential terrace (nos. 112-38 Mansfield Road) had been built on a parcel of land shown as gardens on Staveley and Wood's earlier map.

- 3.4 Development within the remainder of the Conservation Area was facilitated by the Great Reform Act of 1832 which changed the system of electors and the governance of towns. Prior to this Nottingham's tenant "burghers" (who numbered over 2000) used their voting rights to resist the inclosure of the open-fields, despite the desires of the "freeholders" (around 100 mainly local individuals) who stood to gain from the uplift in the value of their land.

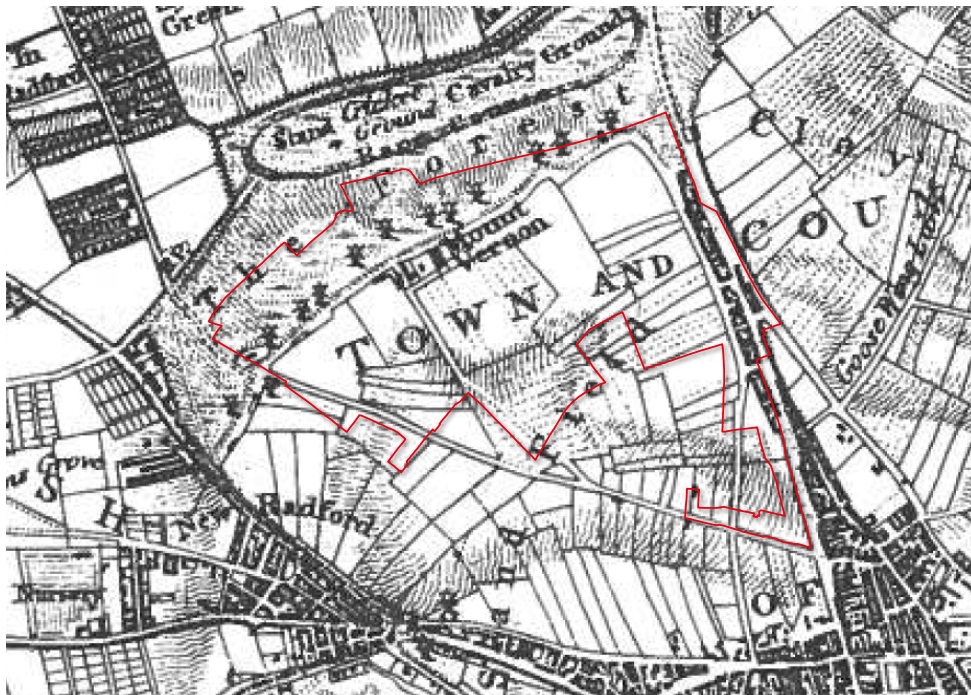
*Map below: Staveley and Wood's map, 1831*





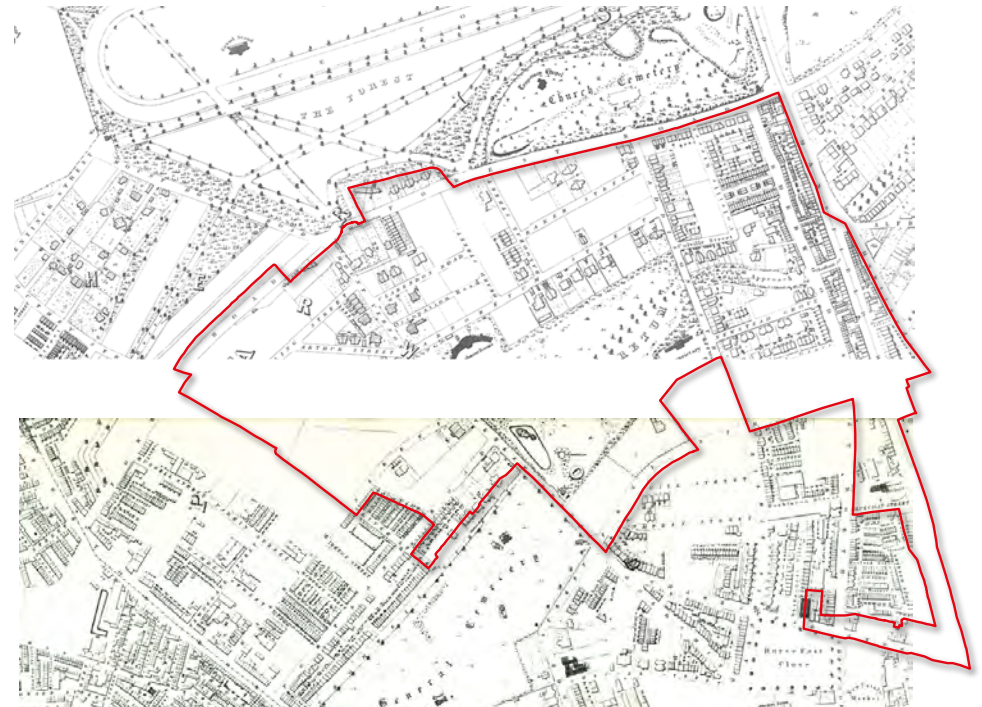
3.5 Staveley and Wood's map of 1831 shows that prior to the 1845 Nottingham Inclosure Act most of the area was made up of open-field land, sub-divided into narrow, hedge lined strips and crossed by a number of field roads, such as Ling Dale (Waverley Street) and Larkdale, leading up to the Forest escarpment. These early maps (Jalland's map of 1801 and Sanderson's map of 1835) also show a number of buildings that still survive, in particular the mill house at 87a Forest Road, a complex of farm buildings that then became the Vernon Arms public house (now a convenience store) and Mount Hooton Terrace.

Map below: Sanderson's Map, 1835



3.6 The impact and pattern of the first post-Inclosure development is shown on Salmon's map of 1862 (below). The Inclosure Commissioners laid out a basic street pattern, generally following the original field roads, and this was added to as other streets were laid out as various parcels of land were developed. The map also shows the spread of development in a westerly direction from North Sherwood Street and the speculative 'parcel by parcel' manner of the development, resulting in a variety of building types and styles as each parcel of land was developed.

Map below: Salmon's Map of 1862 (connecting section missing)



In enclosing the open fields it had been intended to provide land for cheaper housing to relieve the overcrowding and slum conditions in the town, however due to high building costs this early development was high quality middle class housing, much of which still survives today and gives the Area its distinctive character.

- 3.7 By 1862 the development of the west side of North Sherwood Street and the land between North Sherwood and Addison Street was practically complete. North Sherwood Street was largely a mixture of linear terraced housing (nos. 215–29) reflecting the earlier development on the opposite side of the road but an early form of town planning is evident in the layout of two parallel terraces, Colville Terrace South and North (now demolished), separated by a row of semi-detached Regency style villas, Colville Villas.
- 3.8 Similar Regency-style, semi-detached villas were also built along Forest Road East, overlooking the Church (Rock) Cemetery, and Addison Street; whereas larger three storey Victorian town houses were built with their backs to Colville Street to take advantage of the southerly view overlooking the Arboretum Approach. The incremental nature of this speculative development can be seen where the parcel of land between Newstead Grove and Annesley Grove was fully developed, while the adjacent parcel to the south, fronting Peel Street, remained undeveloped.
- 3.9 To the west of Addison Street large villas were built along Arboretum Street overlooking the Arboretum and on Waverley Street between Clarendon Road and Occupation Street. (With the later development of the Nottingham High School Clarendon Road was down-sized to Waverley Villas and two streets, Heard Street and Occupation Road, disappeared altogether). Smaller semi-detached villas were built overlooking the Forest on the north side of Forest Road. Two classically styled rows of terraced housing were also built along

Balmoral Street, although terraced housing was not typical of this first phase of development.

- 3.10 Further west, development alongside Waverley Street (known then as Hyson Green Road and Mount Vernon Road) was generally confined to large villas such as nos. 6 & 8 on the corner with Raleigh Street; Waverley House on the corner with Burns Street and Arthur Street and Gedling Grove. Although an early terrace was built along the south side of Portland Street (Rowena Terrace) and two smaller terraced blocks were built on Burns Avenue (nos. 2-6) and Burns Street (nos. 42-56).

*Photo below: Forest Road East - Regency-style, semi-detached villas*





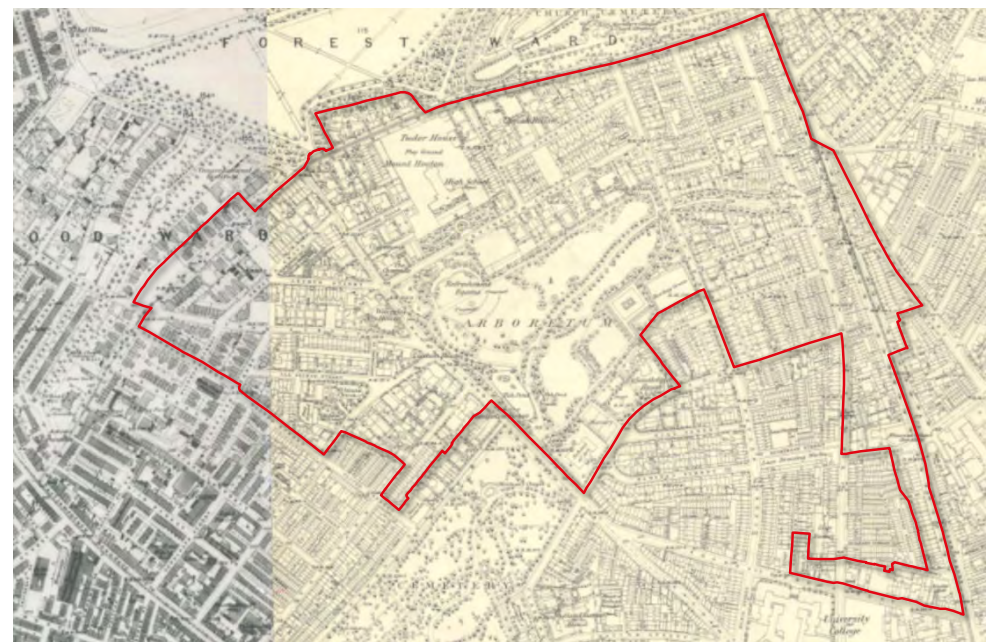
3.11 Salmon's map also shows the recently laid out Arboretum<sup>1</sup>, the centre-piece of the Conservation Area. The Nottingham Arboretum extends some 7 ha (17 acres) between Waverley Street and North Sherwood Street and was laid out on land set aside by the Inclosure Commissioners to compensate for the loss of the open fields. The Arboretum was laid out by Nottingham Town Council to a design by Samuel Curtis of London in a naturalistic style based on winding paths, sweeping lawns and the planting of specimen trees. It was originally intended to be a place of education and recreation 'for (the) benefit and recreation of (Nottingham's) inhabitants' according to the brass tablet fixed to the centre of the West Lodge.

3.12 The Lord Mayor, William Felkin, formally opened the park on 11 May 1852 and over 25,000 people attended the day's celebrations, which raised £415. This was a most prestigious event, in his opening speech the Mayor attached great importance to Nottingham joining the ranks of other towns and cities that had public parks and the opportunities that the Arboretum offered for working-men to spend recreational time with their families. Admission charges were originally levied to cover the costs of upkeep but these were dropped in 1857 when their legality was queried.

3.13 By the time of the 1881 Ordnance Survey (OS) map the area had been almost fully developed for housing, although this second phase of development brings a noticeable change in house types and style with the introduction of more terraced housing and an increasingly Gothic influence in the architecture of the buildings. As well as housing, the development of the School of Art, the Nottingham High School and the All Saints Church complex brought major institutional uses into what had been a primarily residential area.

3.14 The School of Art, occupied a prominent position on the corner of Waverley Street and Peel Street. The Nottingham High School was built within its own landscaped grounds on land between Forest Road and Arboretum Street and required the re-ordering of the previous street layout that had been laid out in anticipation of residential development. While All Saints Church with its own school and vicarage was built on a previously undeveloped parcel of land and was surrounded by a cluster of terraced housing alongside several new streets (All Saints Street, Tennyson Street, Goodwin Street and Wildman Street).

*Map below: Map of 1881 Ordnance Survey*



3.15 Whilst larger villas continued to be built along Forest Road, overlooking the Forest, Raleigh Street and Portland Road, the style of development in this second phase of development was typified by the developments of terraced housing along Burns Street, in a distinctly Gothic style, and the smaller terraced developments built at a right angle to the street, such as at Forest Grove and Tudor Grove off Colville Street, All Saints Terrace, off All Saints Street and Birkland and Clipstone Avenues off Annesley Grove.

3.16 Such was the extent of development that by the end of the nineteenth century there was very little scope for new development other than infill housing. The most significant changes shown on the 1915 OS map are a group of semi-detached houses on the south side of Portland Road, built within the gardens of larger properties fronting Cromwell Street, and the redevelopment of a nursery garden on the corner of Arthur Street and Gedling Grove. A large detached villa with its own detached coach house was also built on Forest Road (no. 111) on a site between Burns Street and Larkdale Street, contradicting the trend for smaller, cheaper housing.



*Photo above: Portland Road - Group of semi-detached houses*



- 3.17 This pre-First World War development of the Arboretum Area survived almost intact until the nineteen-fifties after which significant and often localised changes took place. Some of the most marked changes have taken place along the frontage of North Sherwood Street, where a number of the original buildings have been replaced by new buildings, such as the Arboretum Gate office complex and the student flats at nos. 210-12 North Sherwood Street. However the character and appearance of the street is still dominated by its original buildings. Elsewhere the expansion of the two High Schools has caused major changes. The Girls High School has been developed on a site between Arboretum Street and Forest Road East replacing a number of properties on the former Baker Street, which has now exists solely at its eastern end, where it joins Addison Street. While the Nottingham High School has expanded towards Waverley Street taking over many of the properties on the corner of Waverley Street and Arboretum Street. The most recent of significant changes to the Area has been the erection of the large poles and overhead wires and new tram stops along Waverley Street in association with the NET.
- 3.18 Overall the rest of the Conservation Area has seen very little change and it is the extent and quality of the surviving buildings, and their fabric and architectural detailing, that gives this area its special architectural and historic interest.



*Photo right: North Sherwood Street - Arboretum Gate development*



# Archaeology

- 4.1 Nottingham is home to the largest concentration of man-made caves in the country, over 400 being cut into the Sherwood Sandstone that lies beneath the city centre. Whilst most are stores, cellars and shelters, the caves that lie beneath the Arboretum Conservation Area were formed as sand mines in the late 1700s and known as Rouse's Sand Mine. This cave network has an entrance on the south side of Peel Street and another beneath the Listed Buildings at 69, 69A and 71 Mansfield Road. These caves have an important part to play in the heritage of the city.
- 4.2 Some of the southern part of the Conservation Area lies within an archaeological constraints area as defined in the [Nottingham Local Plan](#) (see plan opposite). Planning applications in these areas which involve breaking ground will normally be expected to be accompanied by an archaeological assessment of the site and development which will destroy archaeological remains will be resisted.

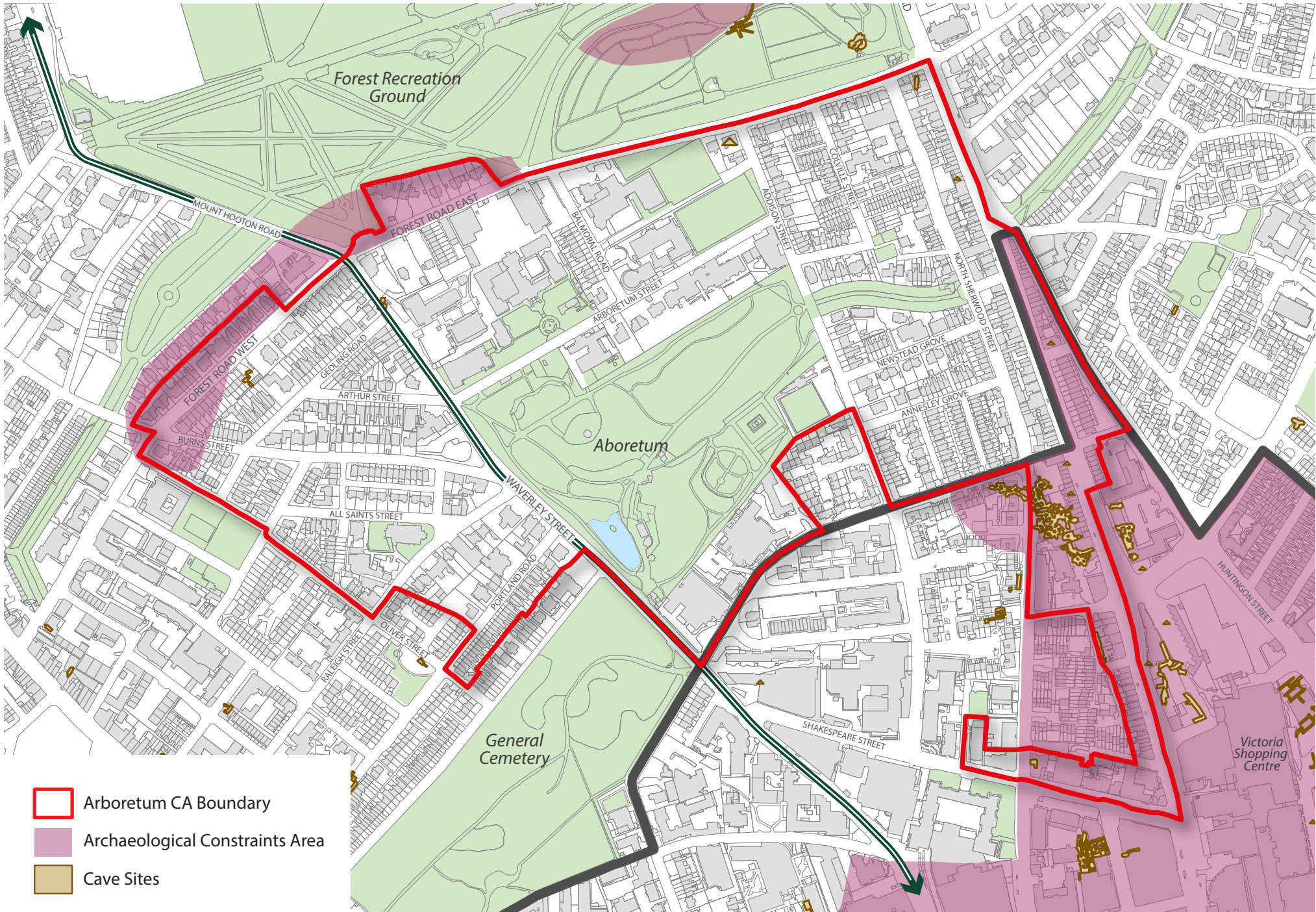


*Photo above: 69, 69A and 71 Mansfield Road*



*Photo right: North Sherwood Street - exposed Sherwood Sandstone*





# Plan form and layout

## Plan form and layout

- 5.1 The Conservation Area has a typically urban grain, with relatively close-knit areas of built development, that are very much in contrast with the Area's principal green spaces such as the mature, historic landscapes of the Arboretum and the formal gardens to the south of the Nottingham High School (see figure ground plan opposite).


## Streets Patterns and Spaces

- 5.2 The layout and street pattern in the Conservation Area has very much been determined by the historic field alignments, local topography and the sub-division of land following the Inclosure Act. These different factors have combined to produce a complex grid of streets that affects the legibility and permeability of the Conservation Area, with a series of principal routes that generally run in a north-south direction and secondary interconnecting roads that run east-west.
- 5.3 Mansfield Road is the main north-south route through the Conservation Area, and has been a principal route into Nottingham from the earliest times and is shown on Ogilby's road map of 1674 and an Act of Parliament for the improvement of Mansfield Road by a turnpike trust was approved in 1787 (Beckett 1990, p38 and p54 respectively).
- 5.4 Jalland's Map of 1801 shows Mansfield Road running between the common fields and flanked by two field roads – Sherwood Street/ Shaw Lane to the west and Back Common Road (now Huntingdon Street) to the east. It is now a busy commercial area that is well used by both vehicular and pedestrian traffic, and whilst it is a relatively wide, tree-lined road it is lined with almost continuous terraced development, up to three and four storeys in height built up to the back edge of footpath.

- 5.5 More typical of the Area are the other north-south routes. North Sherwood Street, running parallel to Mansfield Road, is a relatively quiet and attractive tree-lined street that climbs steadily from its junction with Shakespeare Street to Forest Road East with a noticeable change of gradient at its Peel Street junction that restricts long views along the street. It originated as a field road and historically has always had a mixed character, with commercial premises alongside residential properties, typically three storey terraces also built up to the back edge of the footpath.
- 5.6 Other principal north-south roads in the Area tend to follow the lines of the original field roads and were established by the Inclosure Commissioners. Waverley Street climbs steadily from Peel Street, with long views restricted by its gentle curved alignment. This is an attractive road lined by villas on its west side and having a substantial open boundary to the Arboretum on its eastern side. It is now also a major public transport corridor, providing the route for the NET (Nottingham Express Transit) and its poles and overhead wires have had a dramatic impact in the street scene.
- 5.7 Other north-south routes, such as Burns Street (which was originally the continuation of the Hyson Green Road) and Addison Street, which are relatively steep and gently curved, tend to be quieter in their nature and more residential in character.
- 5.8 The main exception to the predominantly north-south axial road system is Forest Road, which is built along the escarpment. This road originally linked the Mansfield and Alfreton turnpikes and now provides the only direct east-west route across the Conservation Area.





 Arboretum CA Boundary

5.9 Underlying this road network is a secondary road pattern, much of which was either constructed along the boundaries between different parcels of land (such as Portland Road, Larkdale Street and All Saints Street) or through the larger parcels to open them up for development (such as Wildman Street, Gedling Grove and Arthur Street). Many of these streets are relatively short and combined with the large number of T-junctions, create a relatively closed and complex street pattern forcing cars and pedestrians to turn left or right.

### Scale

5.10 Given that most of the Area was developed over a relatively short period of time, there is a broad uniformity in the scale, style and appearance of these buildings, although these attributes do vary between the different character areas within the Conservation Area, which are influenced by the relative chronological development, predominant land use and local topography (See Section 10).

5.11 Overall the relative grain and density of development in the Area is quite complex, and is largely based on the chronological phasing of the development and the prevailing building economies.

5.12 Unlike the institutional buildings, the residential properties do not occupy particularly large plots. The earliest buildings along Mansfield Road are densely developed terraced properties, at least three storeys in height, that were built before the inclosure of the open fields when building land in Nottingham was relatively scarce. The intensity of development in this area was further increased by use of the backland fronting onto North Sherwood Street for the development of small workshops and small terraced houses.

5.13 In the period immediately following the Inclosure there was a more generous supply of land and the first post-Inclosure houses tend to be two storey, detached and semi-detached properties for the skilled working class and middle classes. Whilst these properties were built at a lower density, the plot sizes were far from generous, although they did provide front and rear gardens. By the later phases of the Victorian development the density again increased with the building of more three storey, terraced houses, some in the typical Nottingham fashion of groves where the houses are built at right angles to the main street, with the houses facing onto a footpath rather than the street.

*Photo below: All Saints Street*





# General appearance

- 6.1 Whilst there is a broad range of house of types, reflecting the piecemeal way the Area was developed, most of the houses are based on a common building form, resulting in broad similarities in the housing stock. This is particularly evident within individual urban blocks, where consistent building lines and similarities in scale and architectural detailing (gables, bays, window and door arrangements, roof lines, spaces between properties) are a distinctive and unifying feature of the Area.

*Photo below: Addison Street*



*Photo below: Birkland Avenue*



# Landmarks, focal points and views

- 7.1 Within the Conservation Area the key views are channelled along the principal roads, with linear views enclosed by buildings, creating a sense of enclosure, and often terminated by buildings at the junctions between the streets, which can act as focal points.
- 7.2 The views along the principal north-south streets are affected by the local topography. Traveling north out of the City, the land rises steeply and views along the principal streets such as Mansfield Road, North Sherwood Street, Addison Street, Waverley Street and Burns Street are generally constrained by the broad sweeping curves followed by the streets as they travel up the hill. Some distant and distinctive focal points such as St Andrews Church tower and the tower at the rear of no.19 Waverley Street (Mount Vernon Terrace) can be seen rising above the prevailing building height. However, these streets generally offer a procession of frontage buildings, which in some cases are almost continuous, such as along Mansfield Road or North Sherwood Street, or, in other cases, are quite varied and broken, such as along Waverley Street or Addison Street, where there are a number of detached houses in their own grounds. Each street frontage is generally punctuated by a number of key landmark buildings that provide distinct visual markers along the street and attract and deflect views.
- 7.3 In the opposite direction many of the north-south streets offer expansive views over the City centre. The southern end of Addison Street and Larkdale Street, for example, give long views over the City centre skyline with the Italianate tower on Stanley House off Talbot Street, the Newton and Arkwright buildings at the Trent University and Council House dome being notable landmark features.

- 7.4 The open boundaries to the Arboretum break up the frontages along Waverley Street and Addison Street and provide prospects over the park, with aerial views from Addison Street over the Arboretum to All Saints Church tower.

*Photo below: Addison Street - long view of the Newton and Arkwright buildings at Nottingham Trent University*





- 7.5 The east-west streets are generally shorter and lack the dramatic views offered by the changing topography. However, Portland Road, Raleigh Street and Tennyson Street to the west of Waverley Street offer long views towards Alfreton Road and the former lace factories along Gamble Street and Russell Street. These offer a distinct contrast with the predominantly residential uses within the Conservation Area and a reminder of the respective proximity between industrial and residential uses.
- 7.6 The junctions of these short streets can also provide some interesting focal points such as the (closed) stone-built gateway serving the bowling green on Addison Street which is the focal point at the head of Newstead Grove.

*Photo below: Portland Road - long view to Alfreton Road*



*Stone-built gateway serving the bowling green on Addison Street*



# Boundary treatments and the contribution of open spaces, trees and hedges

## Public realm

- 8.1 Whilst many pavements are now surfaced in tarmacadam, traditional Yorkstone paving survives in a large number of the streets along with granite and slate kerbstones. In the case of Goodwin Street, a back lane between Burns Street and All Saints Street, the road retains its original cobbles and blue brick pavers along the footpath.
- 8.2 The Area also has a high proportion of surviving traditional cast iron street-name plates that contribute to the historic character of the Area and promote a sense of place.
- 8.3 Public art is also well represented throughout the Area with, for example, the many fine statues and monuments within the Arboretum and the war memorial at the front of the High School.

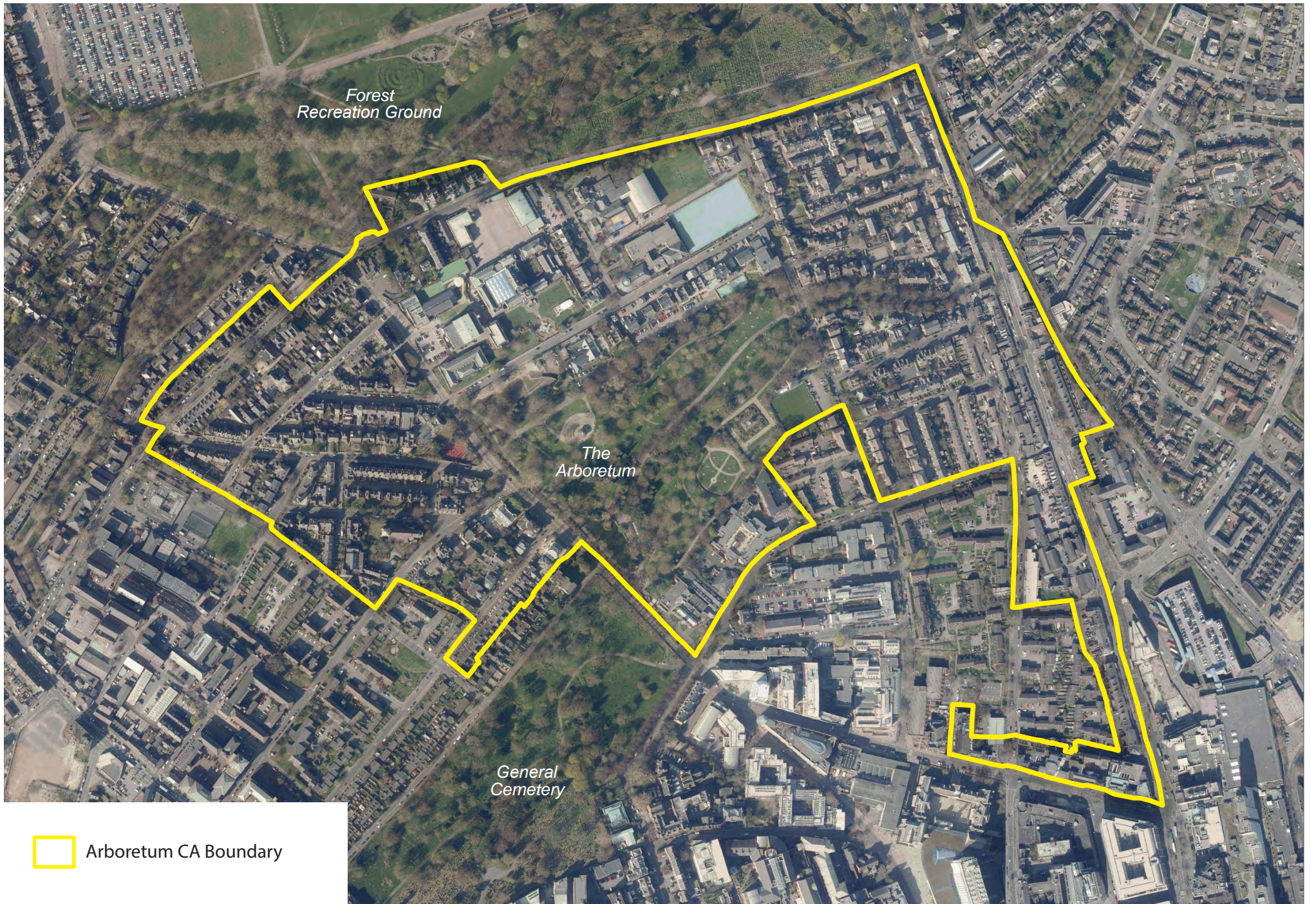
*Photo below: Nottingham High School war memorial*



## Contribution made by Open Spaces, Trees and Hedges

- 8.4 Even though the Conservation Area has been intensively developed, principally for residential development, there are a number of important areas of open space within it, although these tend to be quite detached and without any direct visual or physical relationship.
- 8.5 The principal area of public open space is provided by the Arboretum, which occupies a substantial block of land between Waverley Street and Addison Street with a further linear extension onto North Sherwood Street. The park provides an extensive area of mature and open landscaping that forms the core of the Conservation Area and is particularly valuable in bringing together the different character areas. The Arboretum also contributes significantly to the visual amenities of the Area, and although enclosed along its northern and southern boundaries by adjoining housing development, it has long open frontages to Waverley Street and Addison Street, which actually crosses the park at an elevated level and provides long views over the Arboretum to All Saints Church.
- 8.6 The remaining areas of open space include the gardens to the front of the Nottingham High School on Arboretum Street and the playing fields to the west side of the Girls High School on the corner of Arboretum Street and Addison Street. The gardens to the front of the Nottingham High School comprise a formal layout of planting beds and mature trees with a long frontage to Arboretum Street, defined by open iron railings set on a low wall of Bulwell stone. Whilst these are private grounds, the open nature of the site frontage contributes to the visual amenities of the area and provides a formal setting for the main school building. Further along Arboretum Street are the playing fields attached to the Girls' School that also contribute to the open character of the Conservation Area between Arboretum Street and Forest Road East.






Forest  
Recreation Ground

The  
Arboretum

General  
Cemetery

 Arboretum CA Boundary



- 8.7 On the opposite side of Waverley Street is the planted courtyard within the All Saints Church complex on Raleigh Street. This a smaller and less formal area of open space comprising an area of grass with a number of mature trees with a low Bulwell stone wall and archway to Raleigh Street. These gardens, which are relatively accessible to the public, contribute to the visual amenities of the Area and provide a formal setting for the adjoining listed buildings.
- 8.8 The Conservation Area also contains two areas of private space that make little visual contribution to the Conservation Area but which have distinctive functional and historical value. Tucked into the south-eastern corner of the Arboretum is a former private bowling green. Although the bowling club has now ceased to operate and the site has been sold, the sense of openness provided by the green creates an important buffer between the Arboretum and Addison Street and forms part of the setting to the Chinese Bell Tower.
- 8.9 Less obvious is the Jewish graveyard off North Sherwood Street, which is a grade II registered Park and Garden. This land was given to the Jewish Community by the Nottingham Corporation in 1822 and was closed as a burial ground in 1889; this small space is enclosed by a high Bulwell stone wall to North Sherwood Street and is surrounded by buildings on its other sides.
- 8.10 The open character of Forest Road East benefits from the Church Cemetery and the Forest Recreation Ground which lie to its north.
- 8.11 The different character areas within the Conservation Area have influenced the opportunity to develop green spaces and for tree planting. The overall coverage of trees makes a significant contribution to the visual amenities of the Area but there are few outstanding trees outside the Nottingham Arboretum itself.

- 8.12 The residential areas are high density, characterised by large buildings and small gardens, many of which contain trees that contribute to the sylvan character of the Conservation Area. While most trees are in scale with their buildings, many large specimens have now outgrown their planting sites, something which can result in damage to nearby structures. The best trees include a large oak at no. 29 Arboretum Street that dominates the street scene; a large Turkey oak at no. 26 Annesley Grove and a large plane in the garden of 138 Mansfield Road. Where trees have plenty of space to grow they merit preservation, but many larger trees located in constrained spaces now require selective pruning works or in extreme cases removal.

*Photo below: Jewish graveyard off North Sherwood Street*





- 8.13 Within the areas occupied by the High Schools, there is development pressure on all the trees although a number of trees within these sites make a significant contribution to the Conservation Area, in particular the large beech at the junction of Arboretum Street and Balmoral Road.
- 8.14 The Arboretum itself makes the greatest contribution to open space and tree planting in the Area and it possesses a notable collection of rare trees within the setting of a historic parkland, all of which are under the Council's prudent management. The Park has over 800 trees of 60 species and shrubs that were planted along winding paths and within sweeping lawns, some of which are the living relics of the original collection such as the lime trees. The plantings were laid out in 'The Natural Order' to provide an educational link to nature through botanical interpretation.
- 8.15 There are also a number of street trees, principally along Mansfield Road, North Sherwood Street, the upper part of Addison Street and Forest Road West that make a contribution to the visual amenities of the Area. All but a few of these street trees are London plane and whilst their landscape contribution is high, there are a number of noticeable planting gaps that may now be unavailable for replacement trees due to the proliferation of below ground services. Additionally, infrequent maintenance appears to be causing problems to adjacent properties, particularly on North Sherwood Street.



*Photo right: large oak tree at no. 29 Arboretum Street*

# Building materials

- 9.1 Building materials in the Area are drawn from a relatively small palette of materials, principally smooth red brick and Welsh slate with painted stone dressings. This restricted palette has resulted in a pleasing, consistent appearance within the Conservation Area and contributes to the distinctive sense of place. These materials are typical of buildings constructed during the mid to late 19th and early 20th centuries and reflect the rise in mass production and the increasing ease of transporting building materials afforded by the railways.
- 9.2 Whilst the most common traditional roofing material is Welsh slate, which was preferred for its regular size and relative lightness, there are some examples of plain clay tiles, such as on All Saint's Church. A particularly notable exception is the use of stone slates laid in diminishing courses on no. 29 Arboretum Street.
- 9.3 One of the most significant and unfortunate visual changes to the Conservation Area has been the widespread use of concrete roof tiles to re-roof a large number of properties. These tiles look out of place and are visually intrusive and should be avoided by specifying either Welsh slate or plain clay tiles for any new development within the Conservation Area.
- 9.4 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 in a lime based mortar. In addition to the red brick, contrasting red, cream or blue bricks were also frequently used to provide soldier courses over the doors and windows or polychromatic arches around doors and windows and as horizontal banding, particularly at eaves level or between ground and first floor windows. In some cases blue brick has also been used to provide a diaper pattern in gables in a number of prominent buildings.

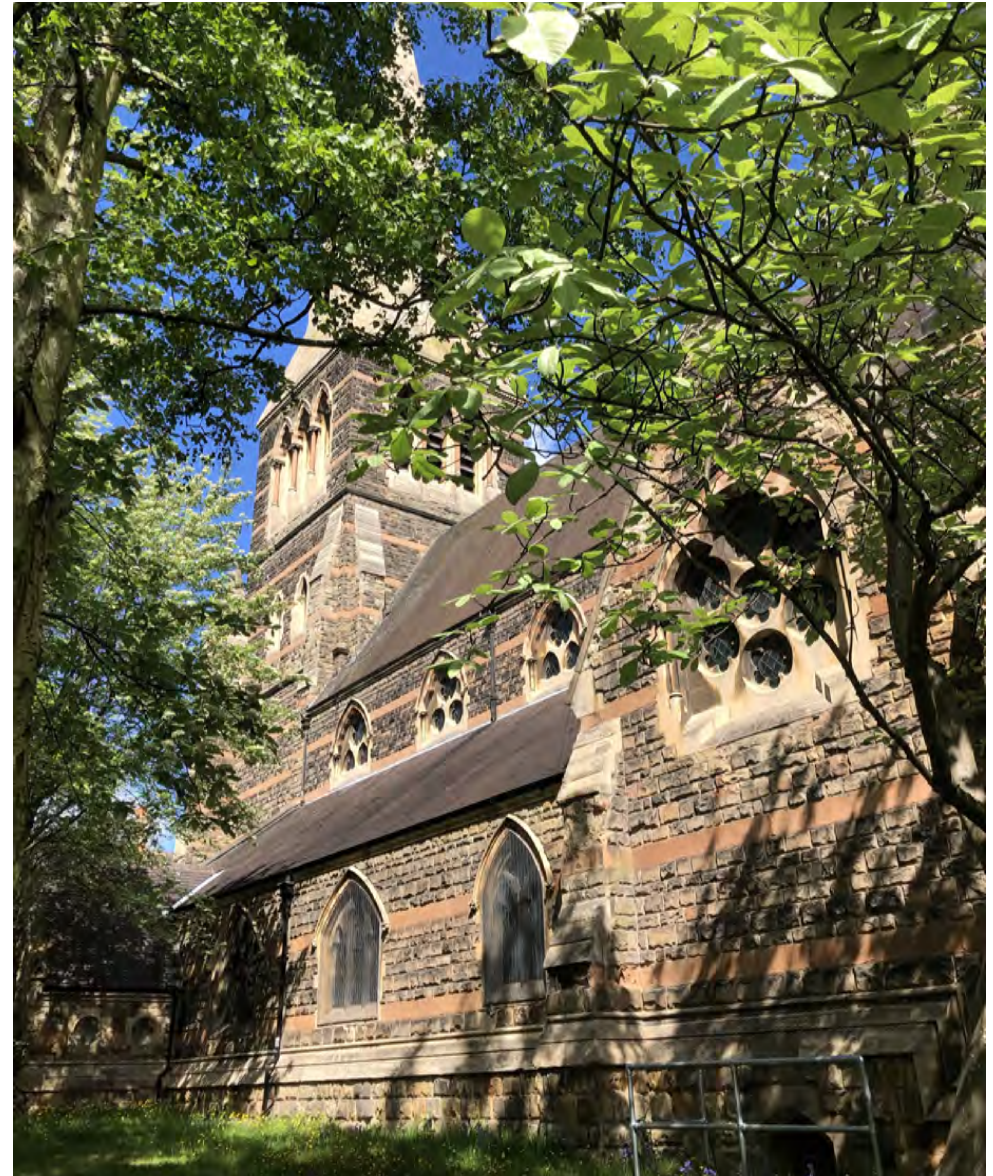
- 9.5 In contrast to brick some of the earlier buildings, particularly those built in a Regency style, use stucco render as a facing material, which can be scored to mimic the jointing in stonework. However by the late 19th century stucco had fallen out of fashion in favour of roughcast or pebbledash renders, particularly on the later Edwardian properties, and these finishes are evident on a number of properties in the Area. Plaster was also used to provide a decorative and contrasting facing around doors and windows or as scroll-brackets below window sills and door hoods and for quoins.

*Photo below: Birkland Avenue - typical materials and detailing*





- 9.6 Stone was not commonly used as principal building material, although it does feature in the construction of the main institutional buildings, All Saint's Church and its adjoining ancillary buildings are built of a rock-faced Bulwell stone, while the former Nottingham Art College is built in ashlar stone. A small number of larger residential properties have also been built in stone, such as coursed ashlar at no. 20 Burns Road and no. 29 Arboretum Street or the rock-faced Bulwell stone at Upnah House on Balmoral Street.
- 9.7 However stone is frequently used for the heavy-duty work such as in the decorative architectural detailing in the steps, sills and arches around doors and windows, and there were good local supplies of both limestone and sandstone from quarries in Nottinghamshire and Derbyshire. In many cases an artificial stone, a moulded form of cement with brick or stone dust, was also used to provide ornate lintels and columns around windows and doors.
- 9.8 Bulwell stone, with a gritstone coping, was also widely used throughout the Area to construct boundary walls set along the back edge of the footpath. These can vary from quite low walls, less than 1 metre high, often surmounted by railings, to quite substantial retaining walls up to 5 metres high reflecting the changes in land levels across the Area.



*Photo right: All Saint's Church built of a rock-faced Bulwell stone and plain clay roof tiles*



- 9.9 A distinctive feature of many of these walls are the gated openings that are defined by distinctive stone piers and with gritstone copings; whilst many of the original gates have been lost, some original wrought iron gates do survive, such as no. 32 Forest Road. In some cases the boundary walls are surmounted by cast and wrought iron railings. The best examples of cast iron railings are along Arboretum Street that are designed to reflect a traditional lace pattern. Low boundary walls surmounted with wrought iron railings are particularly widespread in the streets to the west of Waverley Street and often feature distinctive finials, such as the decorative thistle motif used along Burns Street. There are also some good surviving examples of decorative ironwork arches set between gate piers such as on Forest Road East at Mclvor House and at no. 111. In other areas only the remnants of the original wrought iron railings still survive.
- 9.10 In addition to metal railings, the attractive chain-link fencing suspended between barley twist posts at no. 1 Burns Street is a particularly rare survivor of a traditional form of Victorian boundary treatment.
- 9.11 These walls, piers and surviving railings and gates are important features in their own right, creating a sense of enclosure along the street and contributing to the overall architectural quality of the Area.



*Photo right: No. 111 Forest Road - decorative ironwork arches*



- 9.12 Timber was traditionally used for windows and doors, and there is a whole range of surviving windows, principally sliding sash, which can be multi-pane, split pane or single panes depending on the relative age and style of the building. There are also a few examples of timber and steel casement windows. A number of original timber panelled doors also survive, some of which are partially glazed. These surviving fittings are an important feature of the overall design and appearance of the original buildings and contribute to their proportion and appearance, sash windows having a distinctly vertical emphasis and casement windows having a horizontal emphasis.
- 9.13 The survival of the original timber doors and windows makes an important contribution to the character and appearance of the Conservation Area and it is a credit to the owners of these properties that these features have been retained.
- 9.14 Architectural style and detailing reflect the period of the development of the area and are characterised by the battle of the styles with Gothic and classical revival styles taking the fore. Widespread availability of architectural details from pattern books are evident, especially in brick and terracotta detailing.



*Photo right: Nos. 37-39 Burns Street*

# Architectural style, detailing and listed buildings

- 10.1 The Area was largely developed over a relatively short period of time (less than 30 years) as a result of speculative development and the resulting buildings reflect the changing popularity of different architectural styles and housing markets.
- 10.2 The properties along Mansfield Road were the first to be developed from the first half of the 19th century. Their architecture was largely influenced by classical proportions and detailing, in contrast to the Gothic styling which became popular in later Victorian architecture evident elsewhere in the Conservation Area. These include Peacock Inn public house (Grade II listed) and the adjoining terrace (nos. 13-19) (Grade II listed) form an important group of listed buildings at the entrance to the Conservation Area.
- 10.3 Many terraces were originally built with shops on the ground floor, with the shop fronts set forward of the front wall of the residential units above. Whilst many of original display windows have been lost, some original surrounding shopfronts (pilasters, fascias, cornice and brackets) survive often below a low parapet wall. No. 59 is listed (Grade II) and still retains the original timber shopfront with side pilasters.
- 10.4 On Bluecoat Street by the former Bluecoat School (Grade II listed) and the adjoining lace factory (Grade II listed), two substantial buildings that stand in their own grounds. The former Blue Coat School (1853) occupies a prominent site above Mansfield Road and was designed by T. C. Hine in an Elizabethan style.

*Photo below: Peacock Inn (PH) - Mansfield Road*



*Photo below: Former Bluecoat School - Mansfield Road*





- 10.5 The corner to Peel Street is defined by two prominent buildings, the Golden Fleece Public house (Grade II listed) stands taller than its neighbours and has a rounded corner which is mirrored by the building on the opposite corner. To the north of Peel Street is a three storey terrace of 10 units (nos. 107-25) with ground floor shops and housing above with distinctive cast-iron balconies in front of their first floor windows (now Grade II listed).
- 10.6 However the corner block along Forest Road East to North Sherwood Street is made up of a row of seven compact 3-storey properties, with ground floor shops with residential units above. This terrace is largely unaltered having its original shop fronts, with glazed leded top-lights and mosaic tiles in the recessed shop doorways, and a range of oriel windows in the upper storeys.

*Photo below: Nos. 265A Mansfield Road & Nos. 3-11 Forest Road East*



- 10.7 The Conservation Area on the eastern side of Mansfield Road consists of two terraced blocks to the north of Woodborough Road, sandwiched between Mansfield Road and Huntingdon Street.
- 10.8 The first block to be developed was to the north of Frogmore Street and this may have been an early encroachment on what appears to have been unused land between the Mansfield Road and Back Common Road (now Huntingdon Street). This block displays a mix of property styles and types, reflecting the speculative nature of the block's development, and a number of the original properties still survive including a single terrace of three storey town houses (nos. 110-138) (Grade II listed), now used as offices, which was built as a single planned development on land that had originally been part of a single garden plot.

*Photo below: Nos. 110 - 138 Mansfield Road*





10.9 The YMCA is an imposing 1930s listed building which turns the corner from Mansfield Road into Shakespeare Street and which would form the southern entrance to the Conservation Area from the city. No. 12 and Nos. 14-22 are listed former town houses, built in the 1850s. The latter is now in use as student accommodation while no 12 is currently vacant. Nos. 32 and 34 Shakespeare Street are former artisan's cottages, now with retail uses on the ground floor and well-preserved upper floors.

10.10 At the entrance to North Sherwood Street, which has been pedestrianised to prevent traffic flow, is The Playwright public house. University Hall is a listed former Wesleyan Chapel with fluted pilasters and a dentillated cornice and pediment. No. 50 Shakespeare Street, originally constructed as the Poor Law Offices, is another fine listed building in the Italian Gothic Revival style.

*Photo below: The YMCA - Mansfield Road & Shakespeare Street*



10.11 Other than its junction with Shakespeare Street, the southern entrance to the Conservation Area on North Sherwood Street is now defined by recent developments.

10.12 Whilst there are no listed buildings along North Sherwood Street, there are a number of important buildings and structures that show the commercial use of the plots on this side of the street. These houses are built on relatively narrow plots and are only a single bay wide, which is expressed externally by a front door and side window on the ground floor and a single window on each of the two upper floors, emphasising the vertical proportions of these properties. Some modern residential development has also been successfully integrated into the street.

*Photo below: No. 50 Shakespeare Street*





10.13 The short frontage along the north side of Forest Road East includes a mix of listed Regency style properties with low roof pitches, the use of stucco and quoin detailing to the corners and, at Nos.17 and 19, pedimented gables. These villas are understood to be some of the earliest semi-detached properties to be constructed outside of London. Earlier still is the small wind miller's cottage at no.18 which later became sandwiched between nos. 16 and 20. The south side of Forest Road East is lined by the imposing Bulwell stone boundary walls of the High School campuses. This is punctuated at the corner with Balmoral Avenue by the attractive octagonal summer house that stands in the grounds of Upnah House.

Further to the west the north side of Forest Road East includes an eclectic mixture of buildings. The distinctive single storey form of the Ristes Motor Company garage is a rare surviving example of an early 20th century motor trade building that has survived remarkably intact. Alongside the garage, oriented at right angles to the road is Mount Hooton Terrace, a grade II listed row of three storey, town houses in a restrained neo-classical style which is believed to date to the late eighteenth century. 71 Forest Road West and 12 Waverley Street are a pair of detached villas set back behind long front gardens. 12 Waverley Street is the older of the two buildings and constructed in a Gothic Revival style. Its grounds were subdivided following the Inclosure Act and no. 71 constructed on one of the resulting plots in a neo-classical style.

*Photo below: Ristes Motor Company Garage - Forest Road East*



*Photo below: Mount Hooton Terrace - Forest Road East*



10.14 Running south from Forest Road East is Colville Street, which architecturally is rather disjointed as a result of the range and types of development along the street. The earliest development pre-dates 1862 but the large semi-detached villas on the southern leg of the street turn their back on the road to face south over the Arboretum Approach leaving their unattractive rear yards and outbuildings to the street frontage. The upper part of the street is largely defined by Colville Grove and Colville Terrace, a small planned development between Colville Street and North Sherwood Street, made up of a two storey terrace along the southern side of the block with four semi-detached houses running through the centre, the northern terrace that originally completed the composition has been demolished to be replaced with Colville Court a recent sheltered housing development.

10.15 Addison Street comprises three- and two-storey semi-detached Victorian houses of varying architectural styles but given cohesion by one- and two-storey bays. These houses are all set back behind small front gardens bounded by low brick walls and railings. The west side of Addison Street is characterised by the boundaries of the Nottingham Girls High School and The Arboretum. These are of a variety of materials – Bulwell stone and brick walls and timber fences – and are generally in poor condition.

10.16 Between the Arboretum and Newstead Grove the pattern of substantial houses (now mainly converted to multiple occupancy) continues. Each of the five houses here is of a different architectural style. Brick boundary walls remain although some front gardens have been surfaced for parking. South of Newstead Grove is a group of more modest houses set behind larger front gardens.

10.17 Newstead Grove, running between North Sherwood Street and Addison Street, largely pre-dates 1862 and this is reflected in the prevailing architectural styles. Running parallel to Newstead Grove is Annesley Grove, another pre-1862 street that was developed on its north side only with two classically styled red brick terraces (nos. 2-8 & 14-24). The south side of Annesley Street was developed after 1862 and was spilt between Birkland Avenue and Clipstone Avenue, two streets that run north-south between Annesley Street and Peel Street.

*Photo below: Squire Performing Arts Centre - Addison Street*





10.18 Arboretum Street has a range of individually styled villas which generally pre-date 1862, and are designed to face south over the Arboretum. These properties have now been taken over by the Girls' School. Balmoral Road is a mainly residential street between the two schools. At the end of Balmoral Street onto Arboretum Street is a pre-1862 semi-detached Regency style villa finished in a lined stucco render.

10.19 The northern part of Waverley Street is dominated by high Bulwell stone walls with the Nottingham High School buildings behind. On the west side are a row of pre-war semi-detached houses (Nos.27-33) which do not contribute to the Conservation Area, in contrast with Mount Vernon Terrace (Nos.19-25), four Listed 1840s houses designed by TC Hine. Bronte Court is a modern apartment block which again detracts from this part of the Conservation Area.

*Photo below: Mount Vernon Terrace Nos.19-25 Waverley Street*



10.20 Portland Road was largely developed by 1862. The entrance from Waverley Street is marked by the former Park Hotel, which has its principal elevation looking south over the General Cemetery, leaving its plainer side elevation to face Portland Road. The north side was developed after 1862 for a series of large villas.

10.21 The junction of Raleigh Street with Waverley Street is defined by a large Regency style, stucco villa, Melrose House (c1862), with sash windows with margin panes, and which is now used as offices. The south side of the street is mixed and of variable quality, the oldest pre-1862 properties are a neat pair of semi-detached properties in a poor condition (nos. 110-112).

*Photo below: Former Park Hotel - Waverley Street & Portland Road*



- 10.22 The southern side of All Saints Street is dominated by the Church and its vicarage. On the opposite side of the street is an unusual series of '1881' semi-detached, 4-storey properties (nos. 7-21) with projecting gables fronted by 2-sided bay windows that run through 3 storeys before narrowing in the upper floor, which is contained within the gable.
- 10.23 Burns Avenue is an early 1862 terrace (nos. 2-8) stands at the corner with Burns Street and apart from some original railings and gates, the properties have been much altered. Burns Street is an important road through the Area. The earliest pre-1862 properties are located towards northern end at nos. 42-56 (Lang-Syne terrace) which extend over 4 storeys with 5 storey end units, including the basements and attic floors. These have a distinctively Regency style with tripartite sash windows on the ground floor and a pair of windows with moulded architraves, with flat and segmental arches, sitting on a continuous sill band on the first floor. The north side of Burns Street is dominated by a number of large individually designed detached and semi-detached villas.
- 10.24 A similar detail and style is found in the properties that run along Wildman Street (nos. 1-6) and Tennyson Street (nos. 2-14), two short parallel cross streets between Burns Street and Walter Street, indicating that this block was built as a single development.
- 10.25 Walter Street and Larkdale Street are the weakest streets in the Conservation Area. However Walter Street does have an attractive run of terraced properties, which have a distinctive break in the eaves line between each pair of properties as they step down the hill. These properties have prominent single storey bays with polychromatic brick work over the doors, windows and in the eaves.



*Photo right:* Nos. 42-56 (Lang-Syne terrace) Burns Street



10.26 Arthur Street has a broad chronological range of development, with a short terrace of Edwardian houses wrapping around the corner from Gedling Avenue sitting alongside a pair of 1862 semi-detached properties, which have contrasting stone and brick arches over the doors and first floor windows.

10.27 Forest Road West (to the west of Waverley Street) was generally developed after 1862 with some notable exceptions. The Millers House at 87A dates to the period when windmills once lined the Forest Road escarpment; its low stature and position at a skewed angle to the road providing evidence of its earlier origins. The earliest post-Inclosure development was the two sets of terraces at nos. 75-81 and 3 Waverley Street (McIvor Terrace), built c1881 and continued by the addition of nos. 83-89 (c1891).

*Photo below: The Millers House No. 87A Forest Road East*





# Character areas

11.1 There are six distinct character areas within the Conservation Area that can be distinguished by their relative chronological development, their prevailing architectural style and by the nature of the predominant historic and current land use. The approximate extent of each of these areas is shown on the colour coded map opposite and each is described in more detail below:

## 1: Mansfield Road, North Sherwood Street & Shakespeare Street

11.2 This area has developed as a mix of residential and commercial uses, reflecting the role of Mansfield Road as a principal route into the City. A busy thoroughfare for pedestrian and vehicular traffic, it contrasts with other parts of the Conservation Area which were developed as primarily residential areas. The street layout is linear in form having a strong north-south emphasis defined by Mansfield Road, Huntingdon Street and North Sherwood Street, but also includes some east-west cross routes, such as Bluecoat Street and Shakespeare Street.

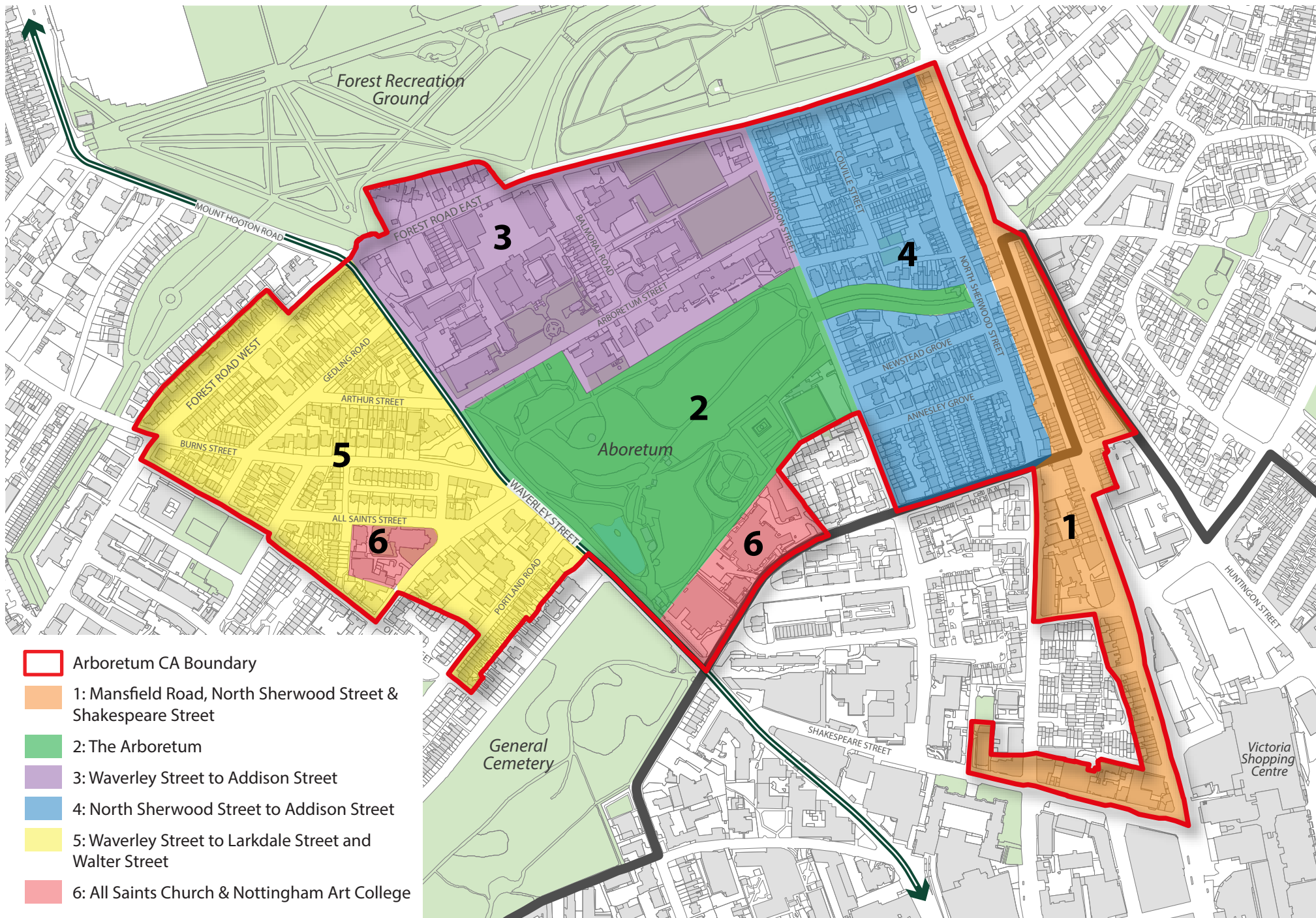
11.3 The Mansfield Road area was largely developed before the 1845 Inclosure and as such pre-dates much of the development in the remainder of the Area. The buildings along the Mansfield Road frontage originally developed as a mix of terraced houses and, on the west side, purpose built shops on the ground floor and residential accommodation above. Much of their fabric and architectural detailing has survived intact, although the conversion to houses of a number of less commercially viable retail properties at the upper end of Mansfield Road has threatened surviving Victorian shop fronts. One example of a traditional shop that has been used as a Barber Shop from the 1960's is Brown's Barbers on Forest Road East.

11.4 North Sherwood Street, a quieter tree-lined, secondary road has a different character to Mansfield Road. This originated as a field road behind the Mansfield Road and the east side was developed in the mid-19th century for a mix of commercial uses and workshops and residential uses on the backland of plots of properties fronting Mansfield Road. However in contrast the survival rate of buildings on the main North Sherwood Street frontage has been less consistent, largely through the demolition of the original buildings and their replacement with modern residential apartments, commercial units, open car parking and some vacant sites. Those early buildings that have survived continue to define and contribute to the character and appearance of the Area, and the juxtaposition of old and new properties is often reflected in the complementary design and scale of the new buildings. In some cases, however, areas of open car parking and vacant sites detract from the character of the east side of North Sherwood Street.



*Photo right: view looking north along Mansfield Road*





- 11.5 The centreline of North Sherwood Street defined the edge of the Sandfield until the 1845 Act, and it now marks a transition between this commercial area and the predominantly residential one to the west. However, a very noticeable legacy of its former use is the sunken nature of the road caused by the passage of traffic over time. This has worn down the underlying soft sandstone leaving a steep cliff along the western side of the street and the frequent outcrop of stone along the back edge of the footpath and the elevation of houses on the west side of North Sherwood Street.
- 11.6 The third street in this character area is Shakespeare Street. This is referred to as early as 1336 as Lingdale Gate and it may have been little more than a drainage channel collecting the run-off from the gently-sloping open fields to the north, attracting the alternative name of Mud Lane. By the 19th century the earliest development along Shakespeare Street appears to have been small artisan cottages perhaps representing its humble status. However, the upgrading and development of Shakespeare Street began after Inclosure with the development of a number of public buildings on the south side of Shakespeare Street and Burton Street, such as the early university College buildings and the Guildhall, while the north side of the street was developed for a number of grand town houses and public buildings, such as the Wesleyan Reform Church, now known as University Hall, and 50 Shakespeare Street, which was originally the Poor Law Guardians' Office.



*Photo right: Former Wesleyan Reform Church - Shakespeare Street*



## 2: The Arboretum

- 11.7 The most emblematic of the character areas, is the Arboretum, a roughly rectangular historic park that is included on Historic England's Register of Parks and Gardens (Grade II\*) and contains nine listed structures. The park occupies a small valley between two gentle hills between Waverley Street and Addison Street and provides an open and green frontage to both streets, with a narrow extension onto North Sherwood Street.
- 11.8 The main entrance to the Arboretum from Waverley Street is defined by the Western Gates, which are flanked by 2 metre (7 feet) high concave screen walls with cast and wrought iron railings, all of which are supported by six octagonal stone piers (now Grade II listed). The central pair of gates are no longer hung from the stone piers but are now hung from metal posts located just behind the piers.

*Photo below: The Arboretum Western Gates - Waverley Street*



- 11.9 Immediately behind the gates is the West Lodge (dated 1851), a two storey building in red brick with blue brick diaper work and an ornamental tile roof designed by Henry Moses Wood the Corporation Surveyor (now Grade II Listed). Beyond the West Lodge is the monument to Samuel Morley (1809-86), a local MP, philanthropist and hosiery manufacturer. The monument by J. Else (1920) is composed of a bronze bust on a square pedestal framed by a curved screen wall with stone seats (now Grade II listed). There is an important connection between Samuel Morley and the slave trade. Morley was renowned for his support for the abolition of slavery, most notably working with Josiah Henson, an American abolitionist who was born into slavery.<sup>1</sup> Less well known is how the Morley hosiery firm benefited indirectly from slave plantations. This was via the cotton thread the Morley company purchased from the Strutt cotton spinning company. Existing archival records show a significant proportion of the Strutts' cotton was sourced from slave plantations across the Americas.<sup>2</sup>

*Photo below: monument to Samuel Morley - The Arboretum*



- 11.10 The main path passes between an ornamental lake to the west and an ornate drinking fountain and a series of aviaries on the east, the oldest of which is the Circular Aviary (c1889), a cast and wrought iron structure supported by a central iron pier and arch braces (now Grade II listed).
- 11.11 Beyond the relatively built-up main entrance area the park opens out with a central tree lined walk running in the bottom of the valley. This was originally planted on either side with an avenue of cedars alternated with limes, however the young cedars did not establish leaving only a lime avenue.
- 11.12 The two perimeter paths on the higher ground along the northern and southern boundaries of the site offer good views across the park. The northern perimeter path takes in the octagonal wooden bandstand (now Grade II listed) and the dahlia walk. The original Arboretum Tea Rooms, latterly the Arboretum Public House, were largely demolished following a fire.
- 11.13 The southern perimeter path leads to the Bell Garden (1885), a war memorial in recognition of the Nottinghamshire Regiment's involvement in the Crimea and China. At the centre of the monument stands the Chinese Bell Tower, which is mounted on a rectangular base designed by M Ogle Tarbotton (1862-4). The original Chinese Bell was taken from a Cantonese temple during Anglo-Chinese Wars (1857-61) and was then moved to the East Lancashire Regiment's Museum (the successor to the Nottinghamshire Regiment) in Preston in 1956. At each corner of the monument is a cannon, two of which are Russian cannons captured at the Siege of Sebastopol in 1859 and gifted to the City along with two copies made to balance the monument at the Britannia Foundry in Nottingham.

There are notable connections between the War Memorial and two contentious geo-political histories. The first of these refers to the Russian cannons that surround the cupola and were donated to the City of Nottingham in 1859. The cannons were captured at Sebastopol in 1854-55 during the Crimean War which was a major defeat for the Russian Empire. The legacy of this conflict has often shaped Russian identity and how Russia positions itself in relationship to other world powers. The second connection concerns the Anglo-Chinese war of 1857-61, which the octagonal cupola was built to commemorate. The opium wars have often been seen as the foundation for modern Chinese patriotism, with a conscious national identity emerging from the painful legacy of Chinese defeat during those years.<sup>3</sup>



*Photo right: Ornamental Lake - The Arboretum*



- 11.14 The path then continues past the statue of Feargus O'Connor (1794-1855), who was MP for Nottingham and a leader of the Chartist movement, by J B Robinson of Derby in August 1859 (now Grade II Listed). The election of O'Connor was a significant achievement for the Chartist movement which advocated for suffrage reform and procuring smallholdings for working men. In Nottingham this was the culmination of its early radical history that can be traced back to Luddism and the impoverishment of its framework knitters.
- 11.15 The paths re-connect at the entrance to the pedestrian subway under Addison Street, designed by Henry Moses Wood. The entrance and adjoining walls to the subway are constructed of rock faced stone and along with the walls, railings and pedestrian gateway onto Addison Street are now Grade II listed.
- 11.16 The pathway then continues along a relatively narrow tree-lined path that is overlooked by large villas on Colville Street and Newstead Grove to the East Lodge on North Sherwood Street. The East Lodge, which is less elaborate in design than the main West Lodge, is of two storeys, built in red brick laid in an English Bond with a plain clay tile roof (now Grade II listed). The entrance to the Arboretum is defined by a set of gates that are flanked by concave screen walls supported by six piers. From North Sherwood Street the original Victorian promenade route continues along Chatham Street and across Mansfield Road to Elm Avenue and Corporation Oaks.
- 11.17 This essentially landscaped area also includes a former bowling green and pavilion tucked into the Addison Street corner of the Arboretum.



*Photo right: Subway under Addison Street - The Arboretum*

### 3: Waverley Street to Addison Street

- 11.18 This character area contains two distinctive groups of purpose built and repurposed High School buildings as well as a range of good quality houses dating from the pre-Inclosure period to the late nineteenth century.
- 11.19 The Nottingham High School (known as the Nottingham Boys High School until 2015), was originally founded as the 'Free School' in 1513, arrived at Waverley Mount in 1868 in the second phase of development. The school, which is built within its own landscaped grounds, now occupies virtually the whole of the land bounded by Balmoral Street, Forest Road East, Waverley Street and Arboretum Street. The first school building (now Grade II listed) is two-storeys, built in an Elizabethan Revival style and consists of a central block flanked by two wings. Since its foundation on this site the school has gradually expanded with the addition of other buildings on the site, including the school sports hall, built in 1989 in the north-east corner of the site; the Harry Djanogly Art, Design and Technology Centre built in the mid-1990s in the north-west corner; to the west, the Founder Hall building, built in 1963, the junior school, dining hall, and University House; to the south-west is the Simon Djanogly Science Building and the Music School; and in south east corner of the site is the White House. The infant school which opened in 2008 is housed in the former Waverly House School on the west side of Waverley Street.

- 11.20 The Nottingham Girls High School was founded in 1875 and was originally set up in a pair of Victorian houses on Arboretum Street, one of which belonged to a lace manufacturer, James Hartshorn. The cast iron railings at the front of the property are a copy of one of his lace designs. The school has expanded considerably since then to the east of Balmoral Street, between Arboretum Street and Forest Road East, establishing a junior school in Upnah House on Balmoral Street (c1877 by H. Sulley) and by the building of a range of modern buildings providing classrooms, laboratories, library, drama studio and music rooms. There are also playing fields and a large all-weather pitch to the east of the school's site.

*Photo below: Nottingham High School*





11.21 The principal sites of both High Schools are now characterised by groups of both traditional and modern buildings that stand in their own grounds, and which are considerably larger in scale than the surrounding residential properties.

11.22 This area is not without its residential properties. Close to the junction of Waverley Street and Forest Road East there is a cluster of houses which includes Mount Hooton Terrace, 12 Waverley Street, 18 Forest Road East, the former Vernon Arms (all pre-Inclosure) and the semi-detached villas which back onto the Forest Recreation Ground. At the junction of Forest Road East and Addison Street there is another small group of mid-nineteenth century houses. Salmon's map of 1862 also records the two distinctive terraces along Balmoral Road which survive today in the ownership of the High School.

*Photo below: Former Vernon Arms (PH) - Waverley Street*



*Photo below: Mid-nineteenth century houses - Balmoral Road*





#### 4: North Sherwood Street to Addison Street

- 11.23 One of two extensive residential areas, largely made up of housing from the Area's first phase of development but with isolated pockets of later and more intensive housing development. The layout of this area is defined by a close knit street pattern based on a relatively simple rectilinear grid of north-south/east-west streets.
- 11.24 The majority of the original dwellings are mid-19th century in origin, largely made up of housing from the first phase of development but with isolated pockets of later second phase development. Salmon's map of 1862 shows the extensive development of this area through Annesley Grove and Newstead Street and along Addison Street and Forest Road East for a range of property types including terraces, semi-detached and detached. The architectural style of these early properties is strongly influenced by the Georgian, classical and Regency styles with symmetrical forms using brick or stucco facades, with shallow roofs behind parapet walls, pedimented gables and arches over window openings and decorative surrounds to doors and windows.



*Photo right: Nos. 38 and 40 Addison Street*



- 11.25 By 1881 the remaining, vacant parcels of land on the west side of Colville Street and south of Newstead Grove, which became Birkstead Grove and Clipstone Grove, had been developed with distinctly different building types. These later properties are principally 2-3 storey terraced properties, increasing the overall density of development particularly by building at right angles to the main street in the style of Nottingham groves such as off Colville Street and Newstead Street. These later properties were built in a Queen Anne Revival style, reflecting changes in the prevailing architectural influences, typified by the use of red brick and contrasting white stone dressings around the doors and windows, the introduction of bay windows and ornamentation through polychromatic brickwork.
- 11.26 Almost all of the original Victorian housing stock in this area still survives in good order, making a significant contribution to the character and appearance of the Conservation Area both as individual properties and as groups of buildings, reflecting the prevailing and changing architectural influences over a relatively short period of time. There is however a relatively small number of buildings that offer a nil or negative contribution; in particular the large flat roofed hall to the front of no. 16 Newstead Grove, and no. 46 Addison Street on the corner with Colville Street, which has been significantly altered.



*Photo right: Nos. 22 - 30 Newstead Grove*

## 5: Waverley Street to Larkdale Street and Walter Street

- 11.27 This is the second predominantly residential area and whilst its layout, like Area 4, is defined by a relatively complex and closely knit street pattern, its buildings are distinctly different in their scale, density and appearance.
- 11.28 The majority of the original buildings are largely made up of housing from the second phase of development (c1881) but there are some isolated pockets of early housing. Some pre-Inclosure housing terraces were built on Forest Road East (such as Mount Vernon terrace) and Salmon's map of 1862 shows early post-Inclosure villas along Waverley Street (some now in office or commercial use) and some early terraced housing along Portland Street (Rowena Terrace), Goodwin Street and Burns Street. However the main thrust of development in this area took place between 1862 and 1881, by which time it had almost been fully developed.
- 11.29 Again the architectural style of these properties is strongly influenced by the period of their development. Early developments along Mount Vernon Terrace and Portland Street (Rowena Terrace) and Burns Street (Lang Syne terrace) are built in a Regency style. However the main body of the '1881' buildings tend to be semi-detached or terraced houses, 3 to 5 storeys in height (with visible semi-basements), on relatively small plots on land and are more Gothic in style, with vertically proportioned narrower frontages emphasised by steeply pitched roofs, pointed or Tudoresque arches, some with an ecclesiastical appearance, canted bay windows and prominent gables or gablet windows breaking the eaves lines. In addition to the Victorian Gothic, there are also some examples of an English Vernacular style, typified by simple elevations finished with sham timber framing in gables, coved eaves and roughcast render, such as in some of the larger villas along Forest Road West.



Photo of No. 26 Burn Street



11.30 The final significant phase of development in this area reveals a third stylistic phase, later properties along Gedling Grove and Arthur Street have a distinctive red brick frontage with pebbledash render on the upper floors which is typical of Edwardian buildings.

11.31 Again almost all of the original houses in this area survive in good order with very few later developments, and it is this concentration and uniformity of the building stock from this period that reinforces the area's character and appearance. However, a small number of buildings offer a nil or negative contribution; in particular the warehouse at 114 Raleigh Street and Southwell House (106-108 Raleigh Street) that are among the poorest buildings in this character area.

*Photo below: No. 6 Waverley Street (Melrose House)*



*Photo of Nos. 23 and 25 Arthur Street*

## 6: All Saints Church & Nottingham Art College

- 11.32 This area recognizes two separate and unrelated groups of institutional buildings, the All Saints Church, Vicarage and Institute (all Grade II Listed) and the original Nottingham Art College (now Grade II Listed).
- 11.33 The All Saints Church complex forms a distinctive group of Victorian ecclesiastical buildings built in a distinctive Gothic style while the Art College, being a secular building, is built in a classical Italianate style and it relates more to the development of the civic buildings along Shakespeare Street and Burton Street, which is reflected in the extension of the Conservation Area along the north side of Shakespeare Street.
- 11.34 These two groups of buildings form distinctive institutional units, that are defined by their particular use and associated activity and the high quality architecture and larger scale of these buildings offers a marked contrast with the neighbouring housing stock.



*Photo right: The All Saints Church complex - Raleigh Street*



Photo of the Art College - Waverley Street





# Negative factors

- 12.1 The Area's historical building stock has survived remarkably well and with it the largely Victorian character of the Area; however it is the fabric of many of the properties that has been removed.
- 12.2 Many of the buildings in the Area have suffered changes to their original and often high quality fabric and fittings, such as the replacement of timber doors and windows with new UPVC units, and concrete tiles are now a common feature on many roofs. The loss of traditional fenestration and poorly designed replacement units that make no attempt to replicate the original window style can be particularly harmful, especially where different window styles disrupt the visual uniformity of the original terraces. In addition, loss of other architectural details such as gates have reduced the quality of the character and appearance of the conservation area.
- 
- 12.3 In some cases buildings have been so substantially altered that they no longer contribute positively to the Conservation Area, such properties include no. 46 Addison Street, on the corner of Colville Street; elsewhere new buildings have been introduced with no regard to the historic locality, for instance the large flat roof hall on Newstead Grove, the retail unit on Larkdale Street or the new commercial developments, on North Sherwood Street, where modern industrial units with curved metal roofs are out of character with the overall Area.
- 12.4 Commercial areas such as Mansfield Road are more dynamic with frequent changes to the fabric and appearance of buildings as new businesses set up. Many retail properties have already lost their traditional shop fronts and surviving shop fronts can be threatened by changing uses. The introduction of garish new signage to advertise businesses is not sympathetic to the building and the area as a whole.
- 12.5 Within the public realm the greatest damage to the overall appearance of the Area is the visual clutter from the variety and number of road signs and other street furniture, particularly along Mansfield Road, which is a major transport thoroughfare. However the proliferation of signage can also extend to the quieter and primarily residential streets.
- 12.6 There are also a number of unsightly open and vacant sites within the Area, which can range from the large number of open car-parking areas along North Sherwood Street to relatively small isolated parcels of land such as that off Walter Street, which is surrounded by extensive grey palisade security fencing.

*Photo below: No. 46 Addison Street*





12.7 The Area 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 so detract from the Area that they would offer opportunities for demolition and redevelopment. The remaining larger houses and commercial buildings are under the greatest development pressure. These are generally targeted for conversion to flats or shared houses by residential developers and landlords, but many have also been acquired to provide additional educational space for the High Schools and Nottingham Trent University. The main redevelopment opportunities probably lie within the vacant and under-used units at the top of Mansfield Road.

12.8 In promoting Mansfield Road and Forest Road East as vibrant retail and commercial areas or introducing new uses into former retail and commercial properties, there may be pressure to replace or remove original Victorian timber fronts and fascias. These shop fronts are valuable historic fabric and as an important part of the Area's character efforts should be made to retain them. Furthermore, new shop fronts and signage can often introduce discordant visual features that can have a particularly damaging effect on the visual appearance of the buildings and the Conservation Area.

*Photo below: Mansfield Road - Garish new shopfront signage*



*Photo below: Mansfield Road - Visual clutter of road signs*



# General condition

- 13.1 On the whole this is a vibrant and active commercial and residential area and whilst not particularly affluent, most of the buildings within it are occupied and are in a fair to good condition with the prospect of a long term economic use. However, there are some buildings that are in poor condition, particularly at the upper end of Mansfield Road that have a low economic or commercial value and are at risk of further deterioration or possibly dereliction.



*Photo right: Golden Fleece (PH) - Mansfield Road*



# Conservation area boundary

- 14.1 In compiling this appraisal, the City Council is required to review the boundaries of the Conservation Area, particularly where parts of an Area are considered to no longer possess the special interest that led to the original designation.
- 14.2 Since the conservation area was designated in 1983 its boundary has been amended 3 times and now incorporates 6 character areas. To extend this boundary further would dilute the essence of the conservation area to the detriment of its focussed management.

# The Arboretum Conservation Area Management Plan

## Introduction

- 1.1 The designation of a conservation area is not intended to prevent new development from taking place within the area. However, it is the purpose of the Conservation Area Character 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 reasons why the area warranted its designation.
- 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, it also seeks to support the regeneration and redevelopment initiatives within the Area.
- 1.4 This Management Plan seeks to address these and other issues by setting out broad planning guidance that can be used by local property owners, developers and Council officers alike in considering new development proposals in the Conservation Area, supported by the local and national policy framework.



*Photo right: All Saints Church - Raleigh Street*



# Planning policy context

## Development in conservation areas

- 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 should not be given for any proposals that are likely to harm the character or appearance of a conservation area.
- 2.2 The [National Planning Policy Framework](#) (NPPF) defines a Conservation Area as a 'designated heritage asset'. Paragraph 193 of the NPPF states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.' The demolition of a building or other element that makes a positive contribution requires 'clear and convincing justification' and may amount to substantial or less than substantial harm, depending on the degree of contribution to significance of the conservation area overall (paragraph 194).
- 2.3 The NPPF also states in paragraph 200 that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favorably.
- 2.4 The adopted [Nottingham Local Plan](#) (November 2014/19) seeks to ensure that new development in conservation areas preserves or enhances the character and/or appearance of the area (Policy HE1) and to prevent the demolition of buildings that make a positive contribution to the conservation areas (Policy HE1). These policies are contained within the Nottingham City Land and Planning Policies (part 2 of the Local Plan).
- 2.5 The [Greater Nottingham Aligned Core Strategy](#) (part 1 of the Local Plan adopted September 2014) seeks to ensure that the historic environment and heritage assets are conserved in line with their interest and significance (Policy 11). It highlights the contribution that heritage assets can make towards the delivery of wider social, cultural, economic and environmental objectives and states that particular attention will be given to heritage assets at risk of harm or loss of significance.

## Protection of Trees

- 2.6 Policy EN7 of the [Local Plan](#) (2014/19) seeks to protect existing trees. Under Section 211 of the Town and Country Planning Act 1990, owners of trees within the Conservation Area are required to give the City Council 6 weeks written notice prior to carrying out tree felling or pruning works.

## General Planning Policies

- 2.7 In addition, within the Regeneration Zones, the Local Plan generally supports proposals which enable the regeneration of previously-used employment sites and employment premises, providing amongst other things that there is a range of alternative supply of employment sites and premises available (Policy RE1-8).
- 2.8 The [Local Plan](#) (2014/19) 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 DE5), that new shop fronts are compatible with building and surrounding area (Policy DE4); and that roller shutters should be of an open grille type (Policy DE4).
- 2.9 More general [Local Plan](#) policies relating to Design and Enhancing Local Identity (Policy 10 of the [Aligned Core Strategy](#) and DE1-5 of the LAPP); Green Infrastructure, Parks and Open Space (Policy 16 of the [Aligned Core Strategy](#) and EN1-5 of the LAPP); and the Siting of Telecommunications Equipment (Policy IN1 of the LAPP) are also relevant with respect to any new development in the Conservation Area.

## [The Nottingham City Centre Time and Place Plan \(2014\) and The Nottingham Heritage Strategy \(2015\)](#)

- 2.10 The Time and Place Plan sets out a strategy for the good management and development of the City Centre as a place to shop, work and play. The Plan divides the centre into 5 parts and identifies priorities for each.

- 2.11 [The Nottingham Heritage Strategy \(2015-30\)](#) is a 15-year vision for enhancing heritage within Nottingham with key themes of Understanding, Capitalising on and Celebrating heritage. The strategy provides a framework for enhancing heritage and removing heritage assets from the Heritage at Risk register.



# Planning applications for new development

- 3.1 Within the Conservation Area all proposals for new development must preserve or enhance its character and appearance. The Council will take the opportunity to ensure that all new development makes a positive contribution to the Area and conserves those aspects of the area which contribute to its special character.
- 3.2 Therefore in order to assess properly 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 In addition planning applications for development within the Conservation Area must 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.
- 3.4 Guidance regarding good design in Nottingham can be found at the [Nottingham Design Quality Framework](#) which has a number of design guides including facades, streets, housing and shopfronts clarifying design expectations and making design criteria for new development clear.



*Photo right: North Sherwood Street*

# Design guidelines for new development

- 4.1 Whilst there are some limited opportunities for new development within the Conservation Area, there are a number of sites on its periphery which if developed would have an impact on its setting. It is important that any new development on such sites improves the quality and appearance of the Area, and is sympathetic to its established character.
- 4.2 Proposals for new development will be expected to promote buildings that provide for a range of residential, commercial, leisure and business activities, are of a high quality in their design, use of materials and architectural detailing and which sit sensitively in relation to neighbouring buildings and give an appropriate rhythm to the adjoining streets and places. New buildings must also be sustainable in their construction and energy usage.
- 4.3 In particular, new developments should be carefully designed having regard to the physical scale, massing and building form of the local context. Design and access statements will need to provide a considered analysis of the impact of new buildings on the local context and any important views.
- 4.4 Guidance clarifying design expectations and making design criteria for new development clear can be found at the [Nottingham Design Quality Framework](#).
- 4.5 Existing trees and boundary walls, where they make a contribution to the visual amenities of the Area, should be retained wherever possible.



*Photo right: Squire Performing Arts Centre - Addison Street*



# Development relating to caves

- 5.1 A Supplementary Planning Document (SPD) [Management of the Caves of Nottingham](#) has been prepared to provide further detail to that set out in the Nottingham City Local Plan Part 2 (2019) regarding the management of caves in the planning process. Nottingham City Council will refer to this document when considering planning applications or offering pre-applications advice, and will expect applicants and their agents to do likewise. The adopted SPD will be a material consideration when determining planning applications
- 5.2 The SPD conforms to the National Planning Policy Framework (NPPF) and is supplementary to the Local Plan Part 1 (Greater Nottingham Aligned Core Strategies (2014) and Local Plan Part 2 Land and Planning Policies document (LAPP).
- 5.3 Any development relating to caves within the Conservation Area should make reference to the SPD.

# Housing mix

- 6.1 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. In the approved [Local Plan](#) (Policy HO1-6 of the LAPP) there is a presumption against the loss of family housing through subdivision or conversion to HMOs (including student housing).
- 6.2 However, many houses in the Conservation Area have already been subdivided into flatted accommodation resulting in the loss of family housing. Such changes can affect the balance of a local community and bring about increased demands for on-site car parking and bin storage, often with a significant detrimental impact on the character and appearance of the Conservation Area.
- 6.3 Therefore proposals for the change of use of existing residential properties to flatted accommodation will be resisted where they would result in the loss of single-family accommodation unless it can be demonstrated that the existing property is no longer suitable for single-family accommodation. Where justified, such conversion schemes must make provision for larger flats suitable for occupation by families as opposed to single-bedroom flats.
- 6.4 In addition, since 11th March 2012 an Article 4 Direction has been in force within the Nottingham City Council area which means that planning permission is now required to convert a family dwelling (use class C3) to a house in multiple occupation shared by 3-6 unrelated individuals (use class C4)
- 6.5 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. 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 land use mix.
- 6.6 The Arboretum Regeneration project will see NCC dispose of a number of buildings over the next 4 years in order to develop high quality market rent homes – 1, 2, 3, 4 bed flats and maisonettes aimed at long term tenants, families and professionals. The ambition is to rebalance the tenure from short term HMO's that are saturating the area to long term aspirational homes. However, the regeneration aspirations for the Arboretum Area will not be achieved with just the physical investment into the properties and that a wider social/ environmental approach is needed.



# School and University expansion

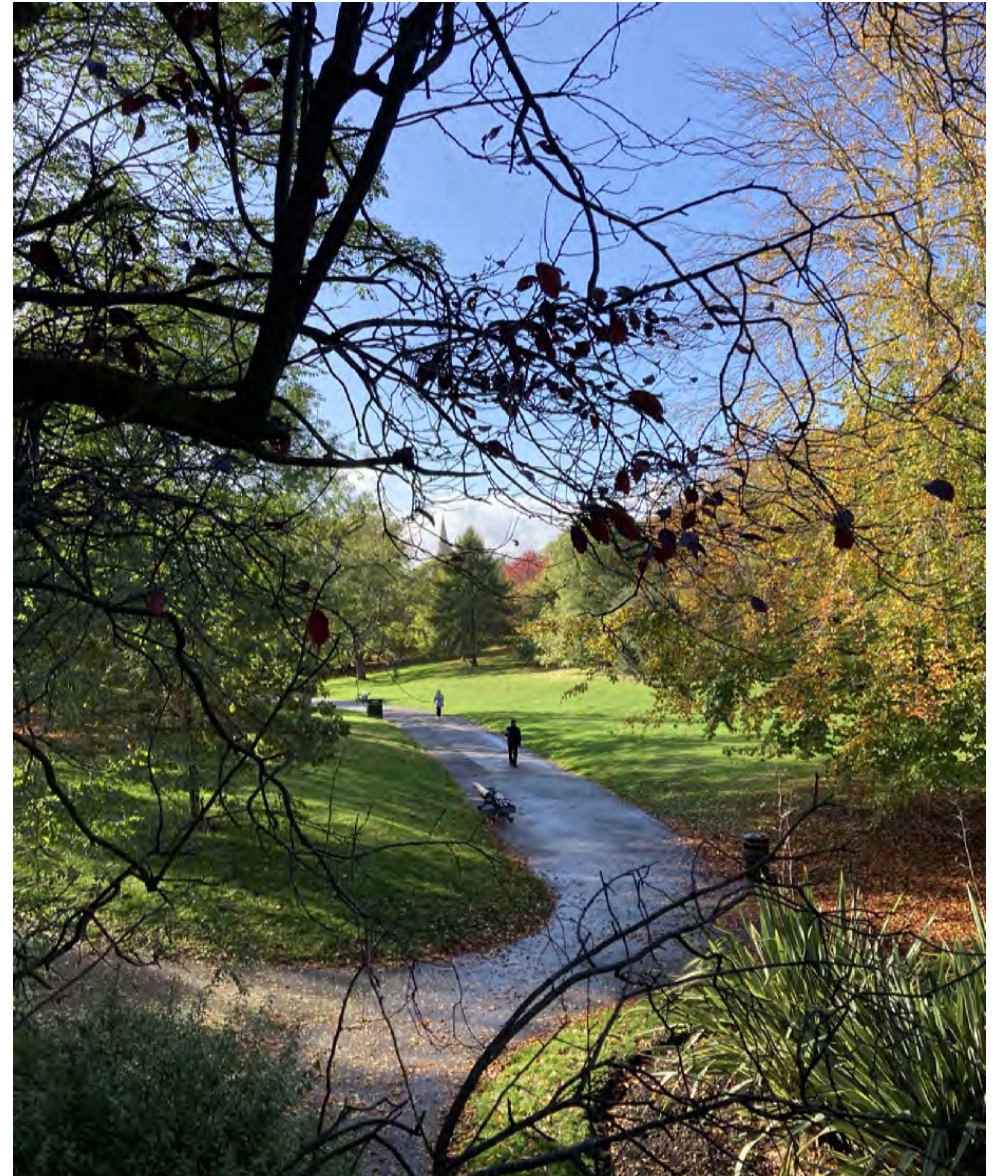
- 7.1 The High Schools and Nottingham Trent University have grown considerably over the years, developing new buildings and expanding into existing ones. These institutions are now major components of the Conservation Area, dominating a large part of it.
- 7.2 The purpose of the Conservation Area is not to prevent future development, however, any future expansion of the schools and University will be expected to respect the character, appearance and balance of uses within the Area. The loss of family housing, commercial space and important areas of open space (such as those fronting Arboretum Street) to educational use will be resisted.



*Photo right: Nottingham High School - Waverley Street*

# The Nottingham Arboretum

- 8.1 The Nottingham Arboretum, which lies at the heart of the Conservation Area, is an important historic area in its own right, being included on Historic England's Parks and Gardens Register at grade II\* and having eight listed buildings or structures within its perimeter, and an important community and natural resource, contributing to the biodiversity of the City.
- 8.2 The Park gained Green Flag status in 2006 and is actively managed by the City Council's Park Manager and maintenance team. Since 2002 there has been over £1 million of investment, following a successful Heritage Lottery bid. There is also a detailed Management Plan for the Park that includes works to the lake, entrances and remaining structures along with the continued restoration of horticultural features to positively enhance and restore the historic character of the Park and to encourage and improve the experience of visitors.
- 8.3 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.



*Photo right: The Arboretum view from Addison Street*



# Shop fronts

- 9.1 The repair and/or reinstatement of traditional shopfronts and other architectural features will be strongly encouraged where these have been lost.
- 9.2 There are a number of longstanding commercial properties in the Conservation Area with surviving traditional shop fronts, particularly along Mansfield Road and Shakespeare Street. For example, Brown's Barbers on Forest Road East has been a Barber shop from the 1960's and adds greatly to the character and appearance of the conservation area. These shop fronts are considered to make a positive contribution to the character and appearance of the Area, and any future development proposals affecting these properties should make provision for their retention, and the repair and/or reinstatement of traditional architectural features.
- 9.3 Any new shop fronts will be expected to be designed so as to be sympathetic to the architectural character of the area, reflecting traditional designs if appropriate and avoiding oversized fascias and a proliferation of advertising signage. Guidance on good shopfront design can be found in the [Nottingham Design Quality Framework](#)



*Photo right: Brown's Barbers on Forest Road East*

# Retention of key views

- 10.1 The Conservation Area Appraisal identifies a number of key views of the street scenes and landmarks within the area as well as more far reaching views out of the area to the surrounding landscape.
- 10.2 These key views make a positive contribution to the character of the Conservation Area. Any development proposals within the Conservation Area must ensure that these views are maintained, any intrusive development proposals will be resisted.



*Photo right: long view of Stanley House tower from Waverley Street*



# Extensions to existing properties

- 11.1 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.
- 11.2 In some cases individual householders are able to extend their properties to a limited degree without requiring planning permission under the provisions of the General Permitted Development Order (GPDO). However, the provisions of the GPDO are quite complex and do not apply to flats accommodation and it is always best to consult with the Planning Applications and Advice service before embarking on any work. The Government's online '[Planning Portal](http://www.planningportal.gov.uk/permission/)' (<http://www.planningportal.gov.uk/permission/>) also provides useful advice on this topic.
- 11.3 The erection of any ancillary buildings (such as sheds, greenhouses and garages) exceeding 2.5 metres in height to the eaves and 4 metres overall require planning permission. Within Conservation Areas any ancillary building positioned to the side of an existing property also need planning permission. Any such buildings are treated as enlargements to the original dwelling for the purposes of calculating the maximum permitted development allowance for any other extensions.
- 11.4 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 dominant over any subsequent additions.
- 11.5 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.

# Sustainable development

12.1 12.1 The Council is committed to sustainable development and will encourage developers to consider all aspects of development that can contribute to securing high standards of sustainable development and therefore carbon reduction from the outset. Such aspects include but are not limited to:

- Energy efficiency/use and carbon emissions of the building;
- Water conservation;
- Flood risk and drainage;
- Transport;
- Health and Wellbeing including day-lighting analysis and thermal comfort;
- Material usage, wastage, responsible sourcing and environmental impact, including embodied carbon;
- Pollution issues, low NOx, low global warming potential (GWP), reducing need for mechanical cooling;
- Ecological aspects to enhance the proposed developments for flora and fauna; and
- Best practice management of the site.

Policy 1: Climate Change of the [Aligned Core Strategy](#) sets out the key role that the planning process and development will play in mitigating against and adapting to the effects of climate change.

Local Plan Part 2 (LAPP) key Policies are:

CC1: Sustainable Design and Construction

CC2: Decentralised Energy and Heat Networks

CC3: Water

DE1: Building Design and Use

DE2: Context and Place Making

12.2 It is recognised that the installation of small-scale, renewable technologies ('micro renewables') to harness solar or wind power could have a potentially adverse and 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 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.



# Demolition of unlisted buildings and structures

- 13.1 Planning Permission is required to demolish unlisted buildings (with a volume over 115 metres cubed) and boundary treatments 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.
- 13.2 The Conservation Area contains a large number of historic and architecturally distinguished buildings. The overall quality of these buildings and their collective value make a positive contribution to the Conservation Area, by enhancing the appearance of the street scene and providing evidence of the Area's development over time.
- 13.3 Therefore any applications for Planning Permission to demolish historic or architecturally distinguished buildings will need to be fully justified against the criteria set out in paragraph 195 of the NPPF and any replacement buildings will be required to positively enhance the character or appearance of the Area.
- 13.4 It is recognised that a number of properties in the Area have a negative impact and in principle there would be no objection to their demolition and replacement with buildings which positively enhance the character and appearance of the Conservation Area. Buildings in this category are identified on the Townscape Appraisal map in Appendix 1.

# Car parking in new developments

- 14.1 The Conservation Area provides a sustainable location for new development, being in close proximity to the range of retail, leisure and employment opportunities offered by the City centre and having easy access to a range of public transport options. The Council will therefore adopt a flexible approach to the provision of car parking, seeking no more than the minimum level necessary within any new development in the Area.
- 14.2 Where car parking is provided, it should be located in unobtrusive locations away from street frontages so as to avoid inactive frontages at ground floor level, such as within screened courtyards or within basements. The entrances to any car parking areas should be restricted to secondary frontages and be designed as an integral part of the building and the surface at the entrance should be demarcated by traditional materials, such as granite setts.



*Photo right: North Sherwood Street & Bluecoat Street*



# Satellite dishes and other antennae

- 15.1 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.
- 15.2 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.
- 15.3 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.
- 15.4 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.



*Photo right: large antennae on roof of property on Addison Street*

# Boundary walls

- 16.1 Throughout the Conservation Area boundaries are traditionally defined by walls, predominantly of Bulwell stone but also of brick. These walls make a significant contribution to the character of the Area.
- 16.2 These walls range from relatively low boundary walls, (those less than 1 metre high in front of semi-detached and terraced properties), to larger garden walls (at about 1.8 metres) providing a greater degree of privacy and security, to the substantial retaining walls, some in excess of 4 metres, which result from the marked changes in land levels across the Conservation Area.
- 16.3 In view of their overall visual contribution to the Conservation Area, the Council will resist the demolition of any historic Bulwell stone or brick boundary walls.
- 16.4 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.



*Photo right: No. 1 Burns Street*



# Derelict and long term vacant buildings

- 17.1 The Council has a strategy in place to deal with derelict and long-term vacant houses (that is empty for more than six months).
- 17.2 Derelict and vacant houses in a conservation area can attract anti-social behaviour and harm both the appearance and the amenities of the area. The presence of vacant dwellings can also undermine confidence in the area, which in the long term does not serve to preserve or enhance the conservation area.
- 17.3 The Council's strategy seeks to identify both derelict and long-term vacant properties and, in the first instance, to encourage the owner to take action to secure the re-occupation of the property but if this is not successful the Council will initiate more formal action to bring a property back into use.
- 17.4 Therefore in reviewing, and monitoring any changes, in the Conservation Area, vacant properties will be identified and referred to the Council's Empty Homes Officer to trigger discussions with the owner of the property over its future occupation. Once identified, vacant properties will be subject to the appropriate action necessary to secure their re-occupation and it will be made clear to an owner of a vacant property that doing nothing to bring about its re-occupation is not an option.
- 17.5 The condition of vacant non-residential buildings within the area will be monitored and appropriate action will be taken where these harm the visual amenity of the area and/or pose a threat to health and safety.



*Photo right: Arboretum East Lodge, 207 North Sherwood*

# Archaeological constraints

- 18.1 Policy HE2 of the Local Plan seeks to protect non-designated heritage assets and require 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.
- 18.2 Any planning proposals within the constraints area will need to be accompanied by an archaeological desk based assessment which 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.



# Open spaces and biodiversity

- 19.1 Formal landscaped areas such as The Arboretum, the landscaped grounds of the High Schools and larger private garden areas make an essential contribution to the character and appearance of the Conservation Area. Developments which result in the loss of such spaces to new development will be resisted.
- 19.2 Supplementary Planning Documents have been adopted for The Provision of [Open Space in New Residential and Commercial Development](#) (2019) and for [Biodiversity](#) (2020).



*Photo right: Ornamental Lake - The Arboretum*

# Trees

- 20.1 Trees make an important contribution to the character and appearance of the Conservation Area and 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 written notice to the Council. The Council will generally resist harmful or unnecessary works to trees within the Conservation Area through the use of Tree Preservation Orders.
- 20.2 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 Standard for tree work. New buildings will not be permitted in close proximity to important trees, but will be required to respect the recommended distances from the trees. In order to increase the stock of trees in the Conservation Area, planting opportunities will be assessed in future developments where space permits.
- 20.3 Further guidance for developers is contained in 'Trees in Development Sites' published by the City Council.



*Photo right: Trees within front gardens of properties on Waverley Street*



# Streetscape and street trees

- 21.1 An integral part of the regeneration of the Area is the creation of a high quality and secure public realm. The Council's [Design Quality Framework](#) includes the New Streets Design Guide 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. New hard landscaping schemes must have particular regard to the historic character of the Area.
- 21.2 Nottingham City Council will also manage essential and 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.



*Photo right: Street Trees along Addison Street*

# Other measures

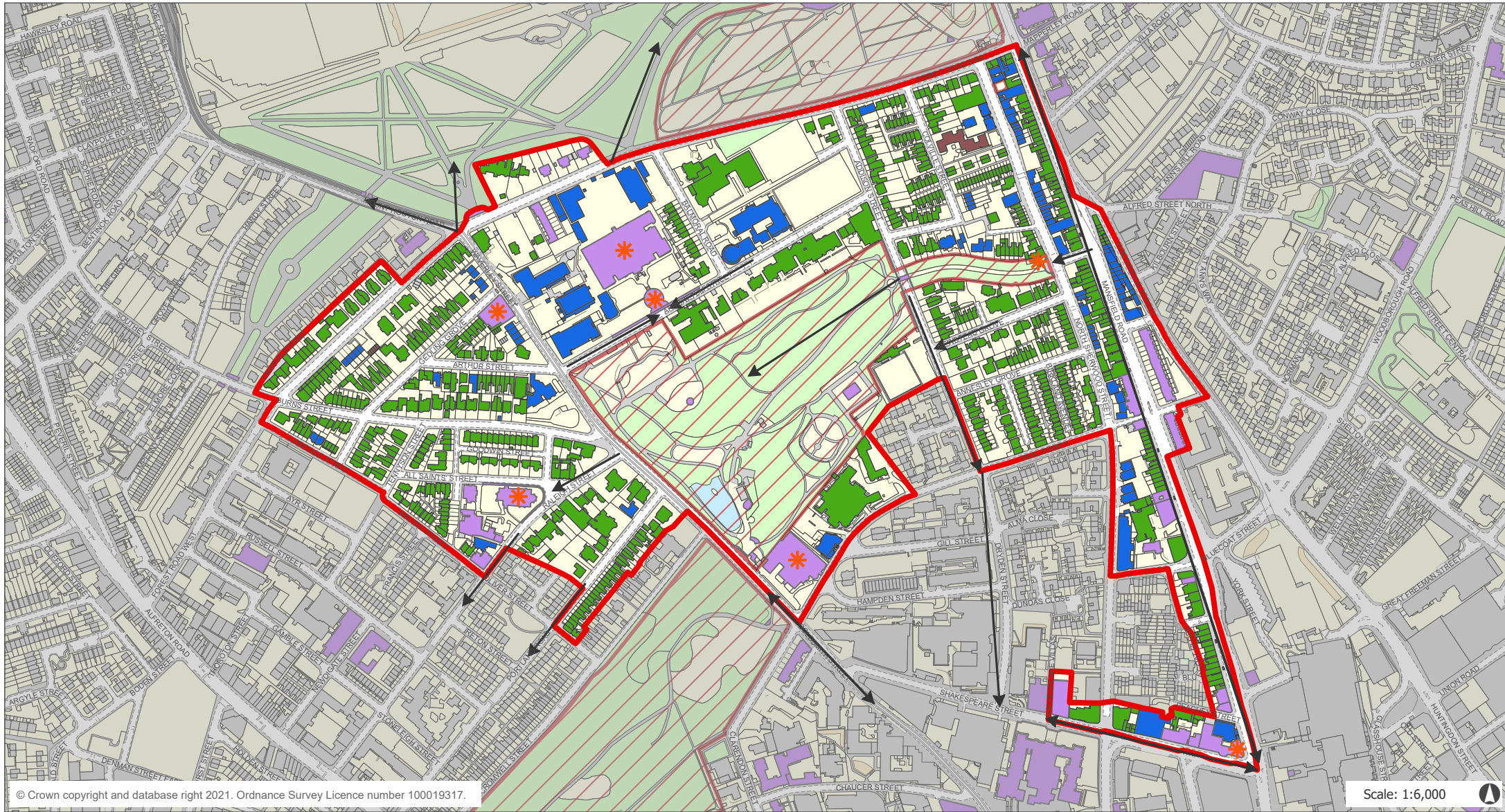
22.1 Other measures that can be proactively pursued to enhance the character and appearance of the conservation area include:

- Pursue heritage funding for the Arboretum Conservation area – if Area grant scheme funding could be secured it could be used to restore historic details and reverse inappropriate change as well as addressing vacancy and maintenance issues.
- Develop a revised Conservation Management Plan for the Arboretum including a tree management plan to improve the condition of the Arboretum.
- Develop an enforcement strategy using S215 notices to improve public amenity.
- Review whether the use of Article 4 Directions could improve the condition of the Conservation Area. This could be developed alongside more definitive design guidance to clarify what changes are most appropriate. Permitted Development rights for owners of single dwellings that could be removed by an Article 4 Direction include replacement of windows or doors in the conservation area. Apartments and HMOs are required do not have Permitted Development rights to make such changes and would already be required to seek Planning Permission.
- Waste and Public Realm strategies including reduction of street clutter
- Support Arboretum Regeneration Strategy including the reduction in HMOs and promotion of family housing; design support to NCH in the redevelopment of housing and Green Homes Grant.
- Develop a maintenance co-operative in the conservation area.
- NCC/NTU Recycling Initiative launched to target/educate HMO/ Student properties.
- Enforcement ongoing by Community Protection Officers targeting Anti-Social Behaviour, Fly tipping and Bins.
- Pedestrian & Cycling Improvement.
- Electric Charging points installed in collaboration with the design team and Car Club.
- HMO Action Zone – Develop Private Rental Sector / Registered Provider Enforcement Strategy including the Adoption of 'Nottingham Standard' for all PRS/RP properties in the Arboretum area.













# Arboretum Conservation Area Townscape Appraisal



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## Key

- |  |   |   |
|--|---|---|
|  Conservation Area Boundary                |  Buildings with a positive impact on the special character of the area |  Key Townscape Feature |
|  Listed Buildings                          |  Buildings with a neutral impact                                       |  Key View              |
|  Registered and Historic Parks and Gardens |  Buildings with a negative impact                                      |   |



# References

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