

Bestwood Village Conservation Area Appraisal

ADOPTED MAY 2005



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1. INTRODUCTION

Background

- 1.1 Bestwood Village was declared a Conservation Area on 1 June 1992, under Section 69 of the Planning (Listed Buildings & Conservation Areas) Act 1990. Section 71 of the Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of Conservation Areas once designated. Accordingly, a draft Bestwood Conservation Area Study document was prepared during 1994, but never formally adopted by the Council.
- 1.2 Central government Planning Policy Guidance (PPG) 15 (Planning & the Historic Environment, September 1994) states that “it is important that designation is not seen as an end in itself: policies will almost always need to be developed which clearly identify what it is about the character and appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued” (paragraph 4.9).
- 1.3 In compliance with PPG15, this comprehensive study of current issues has been prepared as a pilot scheme for other Conservation Area appraisals. Survey work for this project included the analysis of prevailing architectural styles and building materials, trees and boundaries; opportunities for environmental improvement/ enhancement and the impact of Permitted Development Rights (General Permitted Development Order).
- 1.4 More recent guidance from English Heritage has considerably expanded upon the advice contained in PPG15. The English Heritage publications, Conservation Area Practice (October 1995) and Conservation Area Appraisals (March 1997, publication reference XH20048) identify three key stages in the preparation of an appraisal:-
 - ◆ Defining character;
 - ◆ Assessing architectural or historic interest;
 - ◆ Publication of study, with proposals for preservation or enhancement of the Conservation Area.

2. IMPLICATIONS OF CONSERVATION AREA DESIGNATION

2.1 The legislation and supporting guidance require the designation of areas of “special architectural or historic interest” (Conservation Area Practice, paragraph 4.3) as Conservation Areas, where the character or appearance of which it is desirable to preserve and enhance. This has implications for both residents/ householders and local businesses in terms of their permitted development rights (Town & Country Planning (General Permitted Development Order) 1995); the law relating to Conservation Areas is summarised as follows.

Demolition

2.2 Apart from minor domestic or agricultural buildings, no building or part of a building within a Conservation Area can be demolished without obtaining written Conservation Area (Demolition) Consent from the Borough Council. Consent is similarly required if a substantial section of any wall, gate, fence or railing is to be removed. Full details of demolition works requiring, or exempt from, Conservation Area Consent may be obtained from the Planning Department.

New Development

2.3 The Borough Council will maintain control over the standard of design, scale, character and materials for new developments, including the assessment of their effect upon the existing character or appearance of a Conservation Area. In accordance with PPG15 (paragraph 4.18), outline applications will not normally be considered; detailed plans and drawings of proposed new development, including elevations which show the new development in its setting, will be required.

Extensions and Minor Works

2.4 The General Permitted Development Order 1995 restricts householder permitted development rights beyond development that is permitted within other areas, eg. planning permission is required in Conservation Areas for the construction of dormers or the external cladding of any part of a dwelling. Householders are advised to enquire in writing to the Planning Department for advice about any proposed works.

Trees

2.5 The designation of a Conservation Area provides a blanket protection upon all trees within the area. Six weeks notice must be given to the Borough Council prior to undertaking any lopping, topping, felling or uprooting of trees; failure to do so constitutes a criminal offence (except trees that are dead, dying or dangerous). This period is to give the Council an opportunity to consider whether the tree is worthy of protection by a Tree Preservation Order (TPO).

Advertisements

2.6 Most advertisements require consent from the local planning authority. It is important that those in a Conservation Area are sympathetic in scale and character. Traditional materials such as hand-painted soft wood will always be preferable to modern plastics or aluminium. In considering advertisement applications, the Borough Council will take account of the

impact upon the character of the immediate area, buildings and the requirements of a particular business.

Shop Fronts

2.7 Planning permission is required for any works that involve a material change to the external appearance of a shop. The loss of traditional shop fronts is to be resisted and any new shop frontages should be well designed and of traditional style and materials. Any application for a new shop should indicate the precise details of advertisement lettering and signs.

Enhancement

2.8 The Borough Council has a statutory duty under Section 71 of the Planning (Listed Buildings & Conservation Areas) Act 1990 to formulate and publish proposals for the **preservation and enhancement** of Conservation Areas. To this end, grants/ financial assistance may be available for a range of projects within the Conservation Area, such as landscaping schemes, street works and repairs to historic buildings, after consultation with statutory and interested bodies and local residents.

2.9 Conservation Area Enhancement Grant

Directed towards principally public works within Conservation Areas that will help to preserve or enhance the distinctive architectural and historic character and appearance of these 'special' areas.

2.10 Historic Building Grant

Approximately £15,000 of Historic Building Grant (HBG) funding was granted during 1992-98 for traditional/ wooden replacement windows throughout the Conservation Area, though unfortunately this is not currently available. The purpose of such funding, when available, is to help protect our heritage of traditional historic buildings and monuments by assisting with the costs of their repair and enhancement and encouraging sympathetic restoration works that preserve architectural features and enhance the appearance of historic buildings. The provisions of HBG are in recognition of the additional costs that may be involved in restoring authentic architectural details, using traditional materials and employing appropriately qualified specialists and crafts people.

2.11 Overall, designation of a Conservation Area should not be seen as a tool to restrict development. It does, however, provide additional controls over demolition of buildings and the design of new development. It is advisable to consult the Council for advice prior to undertaking any works that could affect a building, site or tree, or their setting.

Status of Study Document

2.12 This appraisal document has been prepared in accordance with the Planning (Listed Buildings & Conservation Areas) Act 1990 Section 69-71 and PPG15. Following an extensive survey and consultation process, this document was approved by Gedling Borough Council on 12th May 2005, including the following revisions (additions) to the original 1992 Bestwood Village Conservation Area boundary (see Map 5):

- ◆ Eastern and western extensions to the Conservation Area at Bestwood Country Park, so that this now follows defined features throughout (0.8 ha);
- ◆ Northern extension to incorporate entire Hawthorne School grounds (0.3 ha).

2.13 Under the Town and Country Planning (Local Development) (England) Regulations 2004 (Planning and Compulsory Purchase Act 2004), in accordance with Planning Policy Statement (PPS) 12 (September 2004), this appraisal will form an interim planning guidance document in conformity with PM 1B.41 (Gedling Borough Local Plan, Statement of Decisions and Proposed Modifications, January 2005) to paragraph 1.40 of the emerging Local Plan (PPS12, paragraph 5.23-5.24) and the Gedling Borough Local Development Scheme (March 2005).

3. DEFINING CHARACTER 1: SOCIAL, HISTORICAL AND PHYSICAL ASSESSMENT

Location & population: sub-regional context

Adopted Nottinghamshire Structure Plan Review, November 1996 and emerging Nottinghamshire and Nottingham Joint Structure Plan (JSP) Deposit Draft, November 2003

3.1 Bestwood (like the remainder of the Borough) is situated within the South Nottinghamshire area, on the edge of the Greater Nottingham conurbation and Hucknall urban area.

3.2 The 1996 Structure Plan (policy 1/2) states that major new development is to be concentrated within and adjoining main urban areas and along the Public Transport Corridors (PTCs). Accordingly, there are possible implications for development pressures, by virtue of the location of the majority of the village along the Nottingham – Hucknall PTC. PTCs are **not** included in the emerging JSP; instead this refers in more general terms to the promotion of sustainable development (policy 1/1).

1990 (Adopted) Local Plan

3.3 Bestwood Village considered for significant new housing development during the 1990s, Broad Valley Drive (phase 2) and Beeston Close both allocations.

2001 Census

3.4 Key population changes (1984 – 2004):-

	Estimated Population	Estimated Households
1983-4 – Bestwood Ward (Source: 1984 Voluntary Population Survey)	1007	381
2001 - Bestwood Ward, including Killarney Park etc (Source: 2001 Census)	1655	682
Bestwood Ward population/ household increase (1983-2001)	648	301
% Increase (of 1983-4 data)	64%	79%
2003-04 - Bestwood Village only (Source: 2003 Electoral Register)	1011	532
% Population < age 18 (Source: 2001 Census)	19%	n/a
Estimated population < age 18	192	n/a
Estimated population at 2003-04	1203	n/a
~	1200	n/a

- ◆ 2002-3 Electoral Register lists 1011 residents of voting age within the Village living in approximately 532 separate households, 6% of who are elderly residents of Eden Lodge, or The Hawthorne nursing homes. 28% of this population is over 60 (retirement age), compared to 22% for Gedling Borough, as a whole, likely to correspond with the presence of the two old peoples' homes within the village.
- ◆ Recently published 2001 Census lists 1655 people resident within Bestwood Village, including residents of the Killarney Park 'settlement', Goosedale Lane.
- ◆ Characteristics of note - significantly lower proportion of ethnic minorities resident in the village (3.5%) than within England as a whole (9%) and the proportion of the local population with a 'limiting long-term illness' (25%), likely to relate to the large proportion of pensioners resident within Bestwood.
- ◆ 682 separate households within Bestwood, predominantly owner occupied (86%), with the bulk of the remainder (13%) being privately rented, either through a private landlord or housing association.
- ◆ During the past 15-20 years the Bestwood Ward population has increased by 64%, while the number of households has increased by 79%. The growth in the number of households over the past 20 years includes a partial distortion due to the number of new households at Killarney Park (Goosedale Lane), many of which are single person households for retired and elder people.
- ◆ It is likely that the growth in population of the village during the past 20 years is matched by the corresponding new housing development around Broad Valley Drive, an additional 177 dwellings within Bestwood Village itself. The remaining 124 additional residential units identified since 1984 are likely to be at Killarney Park.

LOCAL ENVIRONMENTAL CONDITIONS

3.5 As a principal factor in the determination of its local character, the findings of recent site visits about the nature of the local environment of Bestwood Village are described in more detail throughout the following text. During site visits in October 2003 and January 2004, however, the following local environmental features (positive and negative) are noted as having a particular impact upon the setting and ambience of the Conservation Area:-

- ◆ Universally poor state of pavements;
- ◆ Continuing poor condition or inappropriate replacement of boundary railings, as at the Clock Tower (former British Coal offices), Bestwood Hotel and Miners Welfare;
- ◆ Isolated areas of poorly maintained land, eg. Miners Welfare (Church Road), Bestwood Hotel;
- ◆ Well maintained/ managed principal areas of public open space, both at The Square and Bestwood Country Park;
- ◆ Level local topography situated within a hollow near to River Leen provides considerable natural shelter, enclosed by "The Mount" and reclaimed colliery spoil heap;

- ◆ Several examples of inappropriate minor development; affecting various street vistas.



Park Road, illustrating dominance of Colliery Winding Engine House and Headstock upon the street scene

PREVAILING AND FORMER USES: LOCAL ECONOMIC PROFILE

- 3.6 Bestwood contains several important key services significant factors in assessing the character and potential for sustainable development within the village:-
Primary school (School Walk);
Post office (Park Road)
Community centre (Miners' Welfare, Park Road);
Pub (Bestwood Hotel, Park Road).
- 3.7 Bestwood's situation illustrates the contrasting nature of Gedling Borough as a whole: a former pit settlement and cluster of residential development surrounded by a significant rural hinterland near to large district centres (Bulwell, Hucknall), as for the East Midlands region as a whole (Gedling Borough Economic Development Strategy, 2000-05). Bestwood Business Park is an example of this effect, though companies currently occupying the former coal board buildings tend to be short term lessees; increasingly mobile, with flexibility in making location decisions. The traditional separation of the principal local employers (BICC and their successors) from the main residential area to the north by Park Road contributes to the segregated/ zoned nature of land uses within the Conservation Area.
- 3.8 The current status of the principal local employers based at the Business Park illustrates the strong tradition of manufacturing industry throughout the East Midlands that has remained resilient, despite the long term UK economic trend from a manufacturing to a service-dominated economy. A

recent study (May 2003) of occupancy at Bestwood Business Park for the Gedling Local Plan Inquiry illustrates that most businesses are general industrial (B2), or warehousing and distribution (B8).

- 3.9 It is notable that few buildings within the boundary have been converted between uses throughout Bestwood's history. Exceptions to this are The Oaks and the Old School House, the former having long been converted from residential to industrial/ office use, the latter's title being self-explanatory. Professor WG Hoskins (1980) describes planned industrial villages such as Bestwood built by early factory owners and 19th Century industrialists as supplying all the needs of workers: churches, chapels and Sunday Schools. Such a legacy remains in Bestwood to this day, with St Marks Church, the Miners Welfare and the Bestwood Hotel (more or less) continuing to serve their original functions.
- 3.10 Overall, however, the dominant use within the designated Conservation Area remains residential, as has been the case since the Village's inception, with the historical segregation between the residential area and principal local employers remaining clearly defined.

HISTORICAL DEVELOPMENT

Chronology

- 3.11 The original Bestwood Colliery Village is a prime example of a 19th Century purpose-built industrial settlement; the street pattern in the old village is rectilinear with short terraces of brick housing with tiled porches and slate roofs.
- c1105 Bestwood Park Created as Royal hunting ground.
- 1350 Bestwood Park 'emparked' (enclosed) with timber from Linby Hay to encompass features of land management: woodland, heathland and arable zones.
- 1683 Park granted by King Charles II to Henry Beauclerk, Duke of St Albans.
- 1862 Present Bestwood Lodge built for 10th Duke of St Albans by S.S. Teulon.
- 1872 Bestwood Colliery sunk by John Lancaster under lease from 10th Duke of St Albans.
- 1876 64 houses built by Bestwood Iron & Coal Company.
- 1878 Hawthorne Primary School constructed. Named after Reverend Hawthorne, incumbent vicar 1885-1911.
- 1881 Bestwood Iron Works opened with 2 blast furnaces.

- 1887 St Mark's Mission Church built at a cost of £1746. Funds were provided by the Duke of St Albans and the Lancaster family. It was originally intended to incorporate a tower and baptistery in the building.
School house built from proceeds raised by sacking a teacher and employing a student teacher. The resulting saving, the idea of the head teacher, Mr Robinson, paid for his house to be built.
- 1890 Two further blast furnaces added to the iron works.
Village Hall (now Miners' Welfare) built with funds donated by the Lancaster family. Considerably altered since construction.
- 1921 War Memorial unveiled by Lord Osborne Beauclerk. Currently Grade II Listed.
- 1920s-
1930s Lancaster Road, Church Road and the remainder of The Square built.
- 1928 Iron Works closed.
- 1947 Coal nationalisation.
- 1967 Closure of Bestwood Colliery.
- 1950s-
1980s Northern expansion of Bestwood Village: Broad Valley Drive, Hill Road, Coronation Road, The Spinney built.
- 1985 NCB South Nottinghamshire Area Offices moved to Edwinstowe, from former Bestwood Iron & Coal Company Offices. Site designated "Bestwood Business Park".
Ex-NCB/ British Coal housing stock in Nottinghamshire (including many 1870s properties at Bestwood) sold to Nottingham Community Housing Association, with sale of many properties to individual freeholders since.
- 1992 Bestwood Colliery Village designated a Conservation Area by Gedling Borough Council.



St Mark's Mission Church frontage, School Walk

Growth of Bestwood Village through Historical Map Evidence

3.12 1880 Ordnance Survey (1:2500, 1:10,560)

The first phase in the development of Bestwood Village (1870s) is clearly shown, after the sinking of the colliery and the initial phase of housing development. Of note are the former naming of 'The Sycamores' (Forge Cottage), Bestwood Iron & Coal Company offices, pit-head buildings including baths and the initial location of the 'Boys and Girls' school to the south of Park Road, despite the Church School (east of Moor Road) having been built in 1878. The 1870s terraced housing on what is now Park Road can be identified, as can houses on St Albans Road and the Square which back on to each other, separated by a central alleyway. The tramway running northwards, alongside Moor Road, served a brickworks and quarry at Cobler's Hill, approximately 1.2 km to the north of the Park Road/ Moor Road junction.

3.13 1900 Ordnance Survey (1:2500, 1:10,560)

The predominantly industrial landscape, with the layout of the colliery and iron works at the peak of their importance and development, is clearly shown. By this time, the iron works had four blast furnaces and a large number of pit-head buildings can be seen surrounding the, now Scheduled, winding house. Identifiable features developed since 1880 include the Institute (Bestwood Hotel, 1896), St Mark's Church (1887), The Oaks, School House (1887) and three reservoirs. The Cobler's Hill tramway has since been removed, its route (south of Park Road) being incorporated into the new ironworks railway sidings and Bestwood's recreation ground (which still exists today). Despite the industrial nature of the area, it is still

surrounded by agricultural land, notably the Broad Valley Farm holding. Also of note to the south-west of The Sycamores and the ironworks is Bestwood Colliery railway station, illustrating the importance of the Colliery Village at this date.

3.14 *1914 Ordnance Survey (1:2500)/ 1920 Ordnance Survey (1:10,560)*

Few changes of note are shown since the 1900 plan. The exceptions to this are the end of sand extraction adjacent to the allotment gardens, on part of the land that is now The Square playing field, and some alterations to the railway network at the ironworks.

3.15 *1940 Ordnance Survey (1:10,560)*

An area of land shown in 1900 as allotment gardens was developed during the Inter-War period, providing the houses of Church Road, Lancaster Road and the western side of The Square. The 1928 Village Hall (now the Miners' Welfare) is shown adjacent to Church Road.

3.16 *1950 Ordnance Survey (1:2500)*

During the immediate post-war period there has been a substantial residential expansion to Bestwood Village, namely the Hill Road/ Coronation Road estate and substantial "ribbon" development to the west of Moor Road (Ashfield District). Newer Colliery buildings and railway sidings have replaced the former ironworks and associated reservoirs, while the 1950s National Coal Board (NCB) offices (now Eden Lodge Nursing Home) have been developed on part of the Recreation Ground. At this date, the colliery continues to dominate the setting of the village even as its fortunes were in decline, post Nationalisation.

3.17 *1977 National Coal Board (NCB) – Bestwood Complex Plan*

10 years after the closure of the colliery, most former colliery buildings remain and continue in use by NCB as workshops and the South Notts Area Headquarters Offices, continuing to dominate the village setting. However, around the actual shafts the only former colliery buildings remaining are the Grade II* Listed colliery headstock and a single storey building now used as an electricity sub-station, while all infrastructure such as railway sidings was removed during the late 1960s/ early 1970s.

NB 1:10,560 Ordnance Survey map extracts are shown in Map 2. 1:2500 Ordnance Survey extracts and 1977 NCB plan are available for viewing upon request, from the Local Plans section

Recent Developments

3.18 Significant developments within the village during the 1990s include the Broad Valley Drive extension and Beeston Close (both housing allocations in the 1990 Local Plan), together with the implementation of various planning permissions granted at the former mine workshops (Bestwood Business Park). Of concern for both the Conservation Area and the village as a whole are the establishment of logical boundaries/ envelopes. Further development in Bestwood needs to fulfil criteria relating both to the prevention of coalescence with the Greater Nottingham conurbation to the south and the need to respect the historic character of the village.



Colliery Winding Engine House, looking west (June 2004)



Former BICC Offices ('The Clock Tower') frontage, Park Road (June 2004)

TANGIBLE & PHYSICAL FEATURES

3.19 Bestwood's *raison d'être* stems from the development of the colliery and iron works during the 1870s-80s:-

- ◆ Small planned mining settlement constructed during the Industrial Revolution.
- ◆ High-density planned, regular village layout, with all original short terraced brick housing mineworkers' houses remaining intact.
- ◆ The Style and materials used throughout the development of the Colliery Village are consistent; dark red brick, slate roofs, stone dressings and much ornament in the typical style favoured in late Victorian industrial housing.
- ◆ Terraced houses on Park Road are the earliest, dated 1876 and bearing the Bestwood Iron & Coal Company (BICC) coat-of-arms.
- ◆ Key non-domestic structures all survive – St Mark's Church (1887), Primary School, Colliery Offices (1870s, prominent pyramidal roofed clock tower) and Bestwood Hotel.
- ◆ Bestwood Colliery winding house and headstocks (constructed 1873) still dominate the village and are of major national importance, being a Scheduled Ancient Monument and Listed Grade II*.

3.20 Although different periods of development are readily apparent throughout the village, a number of architectural details and building materials predominate to give a distinct local character.

Landscape Appraisal

3.21 The County Council (1997) published their 'Landscape Guidelines', subdividing the County into 12 landscape zones, based on a countrywide landscape character assessment. The majority of Bestwood Village is situated within the 'Sherwood' character area, Forest Sandlands sub-area. However, the western edge of the village parallel with Moor Road is situated within the River Meadowlands (River Leen) sub-area of the Magnesian Limestone Ridge.

3.22 *Forest Sandlands (Sherwood)*

- ◆ Landscape surrounding Bestwood to the north, east and south is generally characterised by large arable fields, pine plantations and remnants of semi-natural woodland and heath, having a rolling and undulating landform, eg. Crimea Plantation (north-west of village).
- ◆ Impact of the former colliery spoil tip has been modified by landscaping and tree planting in various stages over the past 30 years, though its dominance is particularly apparent at Bestwood, due to the historical proximity of the village to the pit head.
- ◆ Winding gear/ headstock imposes a strongly urban/ industrial character on the otherwise rural hinterland.

3.23 *River Meadowlands (Magnesian Limestone Ridge)*

- ◆ Narrow alluvial flood plain of the River Leen is defined by grazing meadows and riverside trees, landscaped to the west of Bestwood Village to form the Leen Valley Country Park.
- ◆ Disused railway embankment forms the dominant containment feature to the south-west.

4. DEFINING CHARACTER 2: NATURAL APPRAISAL AND VIEWS

CHARACTER OF OPEN SPACES

4.1 Bestwood Village includes various areas of protected public and private open space, protected through policies R1 and R2 in the emerging First Replacement Local Plan. These all make some visual contribution to the townscape, vistas and views within Bestwood Conservation Area. Eight areas of open space have been identified within Bestwood Village, their main features are summarised in the following sub-sections.

Village Cemetery, Moor Road

4.2 The Cemetery's Moor Road entrance is created by a dwarf rock faced limestone wall with dressed stone saddleback copings. Above this are ornate gothic iron railings, with some panels retaining additional intricate pierced *fleur de lys* inserts, and cast iron finial posts with iron scroll buttresses at intervals. Later/ replacement features such as the central entrance gates are of plainer/ less intricate designs. The central entrance gate (of later date) has a less intricate design, though the left-hand gate is of original decorative iron.

4.3 Other cemetery boundary features are varied, including fences to north (Hill Road) boundary and brick/ stone wall together with fencing to the eastern (school) boundary. The Garden of Remembrance is demarked by conifers and rose beds, while the oldest graves are situated to the east of the cemetery near to St Marks Church and date from 1887-9. At 2004, notable developments are the recent replacement of the spinal path with tarmac and modern kerbing, and damage to several gravestones by vandals.

Bowling Green, Moor Road

4.4 The Bowling Green is surrounded by a tarmac path, with trees along the Park Road and Moor Road boundaries. The green felt roof wooden pavilion and block-work buildings are situated to the north of the green, which is also surrounded by iron/ wood park benches.

Land to North of Miners Welfare, Church Road/ School Walk

4.5 The area immediately abutting the Miners Welfare building is mainly paved, but includes some areas for future planting. The open space to the north of the main building is principally tarmac and used for car parking, and as such does little to enhance the Conservation Area. However, enclosed sports pitches are situated to the immediate south of School Walk, with block-work walls and green chain-link fencing.

Land to Front (North) of Former Bestwood Iron & Coal Company Offices (Clock Tower), Park Road

4.6 This area consists of a small grassed bank, with an open hard surfaced area surrounded by iron railings. The parking areas around the Clock Tower and Eden Lodge Nursing Home had been recently resurfaced at March 2004.

Bestwood Country Park, Park Road

4.7 The 5.6 Ha area of the former pit head buildings, plant and railway sidings is now landscaped and incorporated into the 160 Ha Bestwood Country Park,

and includes the Scheduled Bestwood Colliery Winding Gear and Headstocks. In 1995, the Country Park was extended to incorporate the then-derelict area of the former pit baths (demolished 1989-90) to the west of the Headstocks, with extensive landscaping of the former settling ponds.



Bestwood Country Park Entrance, viewed south from Park Road, showing prominence of Colliery Winding Engine House with the vegetation belt replacing the former heavy industrial landscape

Land East of St Albans Road, North of Park Road

4.8 This area of open land to the rear of 19-42 St Albans Road forms an area of important open space with views into the Conservation Area from the north-east. However, it is currently un-maintained and contains a group of flat roofed garages.

Recreation Ground, The Square

4.9 This area of amenity open space is important within the most densely built-up area of the old village. It is currently enclosed by railings, but the majority of the site is grass, with a small enclosed childrens' playground to the south.

Land to the North of Mayes Rise ("The Mount")

4.10 This 0.7 Ha site was designated as protected open space in the 1990 Local Plan (policy R5) and retains this status in the emerging Local Plan (policy R1). However, the land is currently overgrown by gorse and numerous grasses, with isolated trees situated on the various boundaries further enclosing the site.

4.11 The site remains largely inaccessible to the public, extensive on-site work such as the creation of permitted paths being required for the site to achieve its potential as a public amenity. As the highest point within the centre of Bestwood, The Mount clearly divides the village between its historic core (to the south) and modern residential expansion (north).

TREES AND HEDGEROWS

Hedgerows

- 4.12 Low brick walls form the majority of boundaries facing the street, hedges being uncommon within Bestwood Village. However, some have been planted behind brick walls and also as rear boundaries to some of the Park Road terraces.
- 4.13 *Mayes Rise – School Walk connecting path (“The Mount”)*
Leylandii hedges form a substantial part of one boundary/ barrier, separating the path from the northernmost properties on Lancaster Road (Nos. 19 & 20). This is also accompanied in part by a 1.5 – 2 metre high fence; these combine to form a significant boundary between the earlier 20th Century properties and the later housing at Mayes Rise and The Mount.
- 4.14 *The Old School House, Moor Road*
A prominent *leylandii* hedgerow provides a protective barrier between this individual property and Moor Road, planted to the rear of the brick boundary wall, which it has ultimately come to dominate.
- 4.15 *Park Road*
Three separate low hedgerows of note are situated to the south of Park Road. A 1 – 1.5 metres high hedge forms the Eden Lodge Nursing Home boundary, while also of note is the well-maintained low semi-circular hedge that surrounds the War Memorial. Furthermore, new hedge planting has relatively recently been implemented at the site of the former pit-head baths, now incorporated into Bestwood Country Park, to the east of Bestwood Hotel.



New bus shelter, hedgerow and tree planting, at site of former pit-head baths, adjacent to Bestwood Hotel, Park Road

4.16 Bands of hedging considered of amenity value are those forming the side boundaries of 1 Church Road, 1 & 2 Lancaster Road and 1 The Square. These all border the service road parallel, to the north of, Park Road. The consistent band of green contrasts sharply with the varied boundary treatment to the south of the service road.

Trees

4.17 As part of a comprehensive review of all Gedling's Tree Preservation Orders (TPOs), two existing Orders are currently being considered. The 1994 Study notes three important groups of trees within the Conservation Area, two of which are specifically protected by a TPO.

4.18 TPO reference G108

The substantial group of trees around St Mark's Churchyard, the Cemetery and the Old School House has been protected by TPO reference G108, served in August 1985. This group TPO is predominantly Sycamore and Scots Pine with selected other individual species such as Beech included.

4.19 In November 2003, the County Council's Arboricultural Officer undertook a comprehensive survey of the 58/ 59 trees protected by this Order. Of these, only approximately half are considered to be sufficiently healthy or suitable to continue to be protected by the TPO. The formal process of review has been recently completed.

4.20 TPO reference G204

On 25th October 1995, mature Scots Pine and Yew trees at Ivy Dene, Moor Road were designated as TPO reference G204, due to a proposal for their removal as part of the creation of a new vehicular access on to Moor Road. These trees were considered to be 'of high visual amenity being prominent in the street scene' (Planning Sub-Committee, 20th September 1995), having first been identified in the 1994 Study.

4.21 Accordingly, the planning application for the replacement of the boundary wall and creation of a new vehicular access at Ivy Dene was subsequently refused. However, TPO G204 was confirmed on 13th December 1995.

4.22 Moor Road/ Park Road

As with TPO reference G108, a broken 'row' of approximately 30 Sycamore trees stretches from the former Moor Road railway bridge (adjacent to The Sycamores) to the Clock Tower (former BICC offices, Park Road). These were identified in the 1994 Study, but continue to form an important visual barrier for views into/ out of the Conservation Area, from/ to the west.

4.23 Other Groups of Trees

Young trees have been planted to the south of Mayes Rise (north of The Square) and at various locations within the Country Park. During the past decade these have all developed substantially; over the next 5 – 10 years it is likely that most species (such as Sycamore and Silver Birch) will reach full maturity.

WIDER SETTING: VIEWS INTO, WITHIN AND FROM THE CONSERVATION AREA

- 4.24 The main vantage points from which Bestwood Village may be viewed are the reclaimed colliery spoil heap to the south-east and the heath-land hill to the north, the undulating nature of the terrain predominates. From both of these positions, may be seen a panoramic view of the entire village. Similarly, these large hills (both natural and man-made) dominate views out of the village.
- 4.25 Since its reclamation, the spoil heap has provided a pleasant green backdrop and a link with the Country Park.

Bestwood Country Park (East)

- 4.26 The following form the principal visible features and views of note from Bestwood Country Park:-
- ◆ Rear of Bestwood Hotel and roof-scape of properties to south of Park Road (Nos. 1-20);
 - ◆ Predominant, but gentle rising gradient from Park Road to northern part of village;
 - ◆ Managed tree planting within Bestwood Country Park reduces views of village from former spoil tip, but these will become increasingly important in determining the visual envelope for Bestwood Village as they near maturity;
 - ◆ Looking north, the winding house roof and colliery headstock remain partially visible, despite the continued growth of and maturity of trees within the adjacent vegetation belt.

- 4.27 Since the Conservation Area Designation (1992), the reclamation of the former Bestwood Colliery pit-head baths to the east of Bestwood Hotel during 1995 has had a considerable positive impact, through replacing the formerly hard surfaces that formed the footprints of the former colliery buildings with soft, managed landscaping.

Moor Road (South)

- 4.28 Prominent views:-
- ◆ Former railway embankment appears to form a strong visual barrier into the historic village into village.
 - ◆ Abundance of sycamore trees to the north-east of the former railway (including the site of Bestwood Colliery railway station) limits views into the village from the south.
 - ◆ Where vistas remain from Moor Road and the disused railway embankment, these are dominated by Bestwood Business Park.

Hill Road and Moor Road (North)

- 4.29 Prominent views:-
- ◆ 0.7 Ha of protected open space to the north of Mayes Rise ("The Mount") forms a summit within the centre of Bestwood Village, dividing the historic mining village from the newer, Post-War, exclusively residential part of the village.

- ◆ Vista into the Conservation Area from the north, from the eastern end of Hill Road into Hawthorne School playing field.
- ◆ Views south from Moor Road dominated by former BICC Clock Tower.

Views across The Square – Central open vista within Conservation Area

4.30 Beyond the residential properties immediately adjacent to The Square (including the rear of Nos. 45-56 Park Road), the main features that dominate the roof-scape are as follows:-

- ◆ Bestwood Country Park, in particular the former colliery spoil tip and adjacent agricultural land (south-east);
- ◆ Bestwood Hotel (south);
- ◆ Former BICC Clock Tower (south-west);
- ◆ Colliery headstock and winding gear are partially visible (east);
- ◆ Mayes Rise flats, Nos. 14-29 (north).

4.31 Of note, the lack of trees within the Square provides uninterrupted views of Bestwood's roof-scape. However, soft landscaping and the associated young trees soften views to the north across The Square, towards the modern apartments (Mayes Rise).



View south from Mayes Rise looking across The Square towards the former pit-head baths (These occupied the space in the centre of the photo between 2-20 The Square and 45-56 Park Road), showing the dominance of the reclaimed spoil tip and Bestwood Hotel roof upon the roofscape

Views within main Village Streets

4.32 In addition to The Square, many of the principal views within the Conservation Area are dictated by the grid pattern of streets within the historic village.

- ◆ Church Road open south views dominated by the Clock Tower and principally the parking area to the north of the Miners Welfare. The

chain link boundary fence continues to form the most visually intrusive feature.

- ◆ North Church Road vista exclusively defined by St Marks Church and its variety of surrounding protected mature trees.
- ◆ As for Church Road, views to the west along School Walk are dominated by chain link fencing on both sides of the road - dominant lateral features.
- ◆ The view (west) along the rear service road (Park Road); is abruptly halted by the Miners Welfare (former Village Hall). Planning permission for the construction of a new main entrance to the east elevation has recently been implemented, featuring inappropriate painted lilac frontage.

4.33 Park Road, as the main access road within Bestwood Village, perhaps best illustrates its planned residential and historically associated industrial character. Until its demolition during the late 1980s, the 1920s flat roofed pit-head baths adjacent to the Bestwood Hotel dominated the west-facing street scene. However, the Colliery winding house and headstock now form the eastern visual boundary.

- ◆ Facing west, key lateral features are the flat roofed 1920s Eden Lodge building and Bestwood Hotel.
- ◆ Facing east, the Bestwood Hotel is also a major lateral feature, while the Post Office, 1 St Albans Road and the Miners Welfare frontage also dominate the overall street scene.
- ◆ Sycamore trees to the north of the Clock Tower form the key 'soft landscape' feature.

5. ARCHITECTURAL AND HISTORICAL APPRAISAL

ARCHAEOLOGICAL SIGNIFICANCE

Scheduled Ancient Monuments and Listed Structures

5.1 *Bestwood Colliery Winding House and Headstocks*

These are all that remain of the former colliery surface workings and still dominate the village skyline. This structure is of major national importance, being a Scheduled Ancient Monument with a Grade II* Listing. It was built in 1873 by Wren & Hopkinson of Manchester and was in use over the Number 2 shaft until the colliery closed in 1967. It is built in elaborate Italian Gothic style of concrete and brick. This early use of structural concrete is of particular importance. Vertical winding engines were always rare in Great Britain and contained within the building are the only engines known to remain in their original working situation. In addition to the two single cylinder winding engines with overhead drums and brake gear, the pulleys and cage guides are also retained.

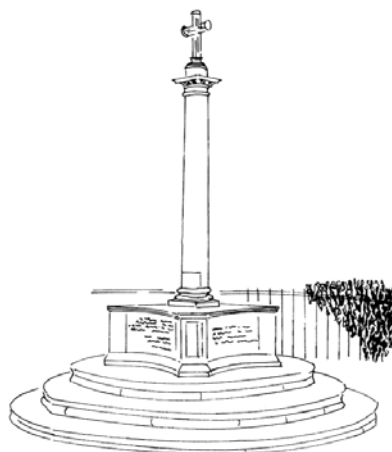
5.2 *War Memorial*

One further Listed structure stands on Park Road, to the front (north) of the Bestwood Iron & Coal Company offices. The War Memorial (1920) is a Portland Stone Doric column topped with a bronze cross. Commemorating the men of Bestwood Park who died during World War I, the Memorial is Grade II Listed.

5.3 The memorial was unveiled in 1921 by Lord Osborne Beauclerk to commemorate 68 men from the village killed during the 1914-18 war. The Portland Stone memorial stands on a three step circular plinth.

Sites & Monuments Record

5.4 In addition to the Scheduled colliery headstock, the area of older housing (within the 1992 Conservation Area boundary) is recorded in the Sites & Monuments Record (SMR) as a Workers Village. It is described as “an estate built by Bestwood Coal and Iron Company, which had a colliery and ironworks in operation by 1874” (SMR reference M2121, 17th January 2000).



Grade II listed 1920 War Memorial, Park Road

NON-LISTED BUILDINGS OF INTEREST

The Borough Council has compiled a list of buildings, which have some architectural or historic merit but do not meet the strict criteria for statutory Listing (the First Replacement Local Plan includes a current/ up-to-date list of Local Interest Buildings). The Council will seek to ensure that any development requiring planning permission, which affects a building contained in this list, is carried out in a sensitive manner with respect for the character appearance, and setting of the building in question (1990 Local Plan, paragraph 8.16 and First Replacement Local Plan policy ENV22).

5.5 The following residential properties fulfil this criteria, which comprehensively form the first phase of the development of Bestwood Colliery Village:-

- ◆ 1876 Terraced houses, Park Road
- ◆ 1-18 St Albans Road
- ◆ 2-20 The Square

5.6 In addition to Gedling Borough Council's list of 'Buildings of Local Interest', two other dwellings important to the historic character of the Conservation Area by virtue of their age, style and materials have been identified, though these are not currently Listed or included in the Borough Council's list:-

- ◆ Ivy Dene, Moor Road
- ◆ The Old School House, Moor Road



1980s view of Park Road 1876 terrace, facing east (towards Winding Engine House)



10, The Square retains some original features, such as its porch; in contrast to the neighbouring property (right), with its replacement porch and smooth render

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

Residential Properties

5.8 *Nos. 21-56 Park Road (North Side) – Local Interest Buildings*

36 dwellings in 3 blocks of 12, these properties form a major part of the historic colliery village. Key features of these properties contributing to the character of the street include elaborate date stones with a brick surround, alternating between BICC symbol and date 1876; first floor blue brick band rising to a four centred arch roof supported on brick piers and wooden brackets, and decorative brickwork to eaves of gable ends. The structural uniformity of these properties clearly defines their status within the initial phase of housing development, corresponding with the opening of Bestwood Colliery.

5.9 *Nos. 1-4, 15-18 St Albans Road (West Side) – Local Interest Buildings*

Two blocks of four larger properties, these were built in by the BICC in 1876 for higher status employees, illustrating a distinct structural hierarchy in the company's organisation at this date. Particular features of distinction on these properties include hipped slate roofs with decorative finials on the four corner properties (Nos. 1, 4, 15, 18), basket weave brickwork infill on all front gables, and large external chimney stacks to both front and rear elevations of all properties.

5.10 *Nos. 5-14 St Albans Road (West Side); Nos 2-20 The Square (East Side) – Local Interest Buildings*

Two terraces of ten dwellings constructed in 1876 or soon after, with front doors opening directly on to the pavement and a central pathway with access to small back yards to the rear. Features of particular note that contribute to the street scene are the stone lintels above original sash windows, first floor lintels situated above the level of the eaves, and hipped roof dormers with finials above these, thereby breaking the continuous pitch of the terrace roof.

5.11 *Nos. 1-20 Park Road, Nos. 19-42 St Albans Road (East Side), Church Road, Lancaster Road and to the West and North of The Square (Nos. 1-19, 21-28)*

These inter-war dwellings, both semi-detached and four terrace blocks, form a distinct second phase in the development of Bestwood Village. These properties are constructed of red brick, but features of note include stone lintels and cills, flat entrance porches, paired casement windows, the ubiquitous slate roofs, and semi-circular communal entrances with blue brick surrounds to each of the terrace blocks.

5.12 *Nos. 1-8 The Mount*

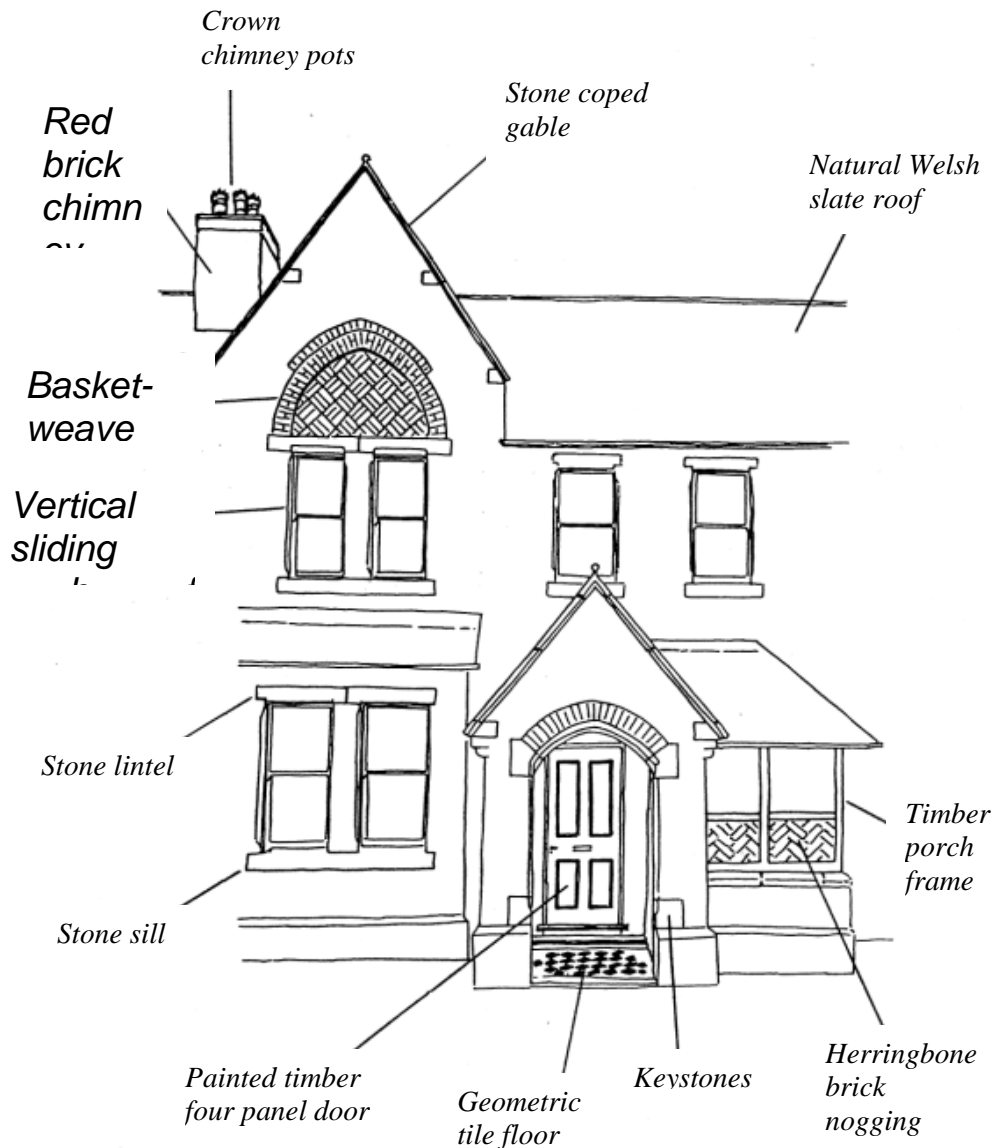
These early post-war (1950s) dwellings form an infill development of semi-detached properties within the old part of the village. Features of note include the hipped lean-to forming a bay window for each property.

5.13 Single Dwellings of Interest

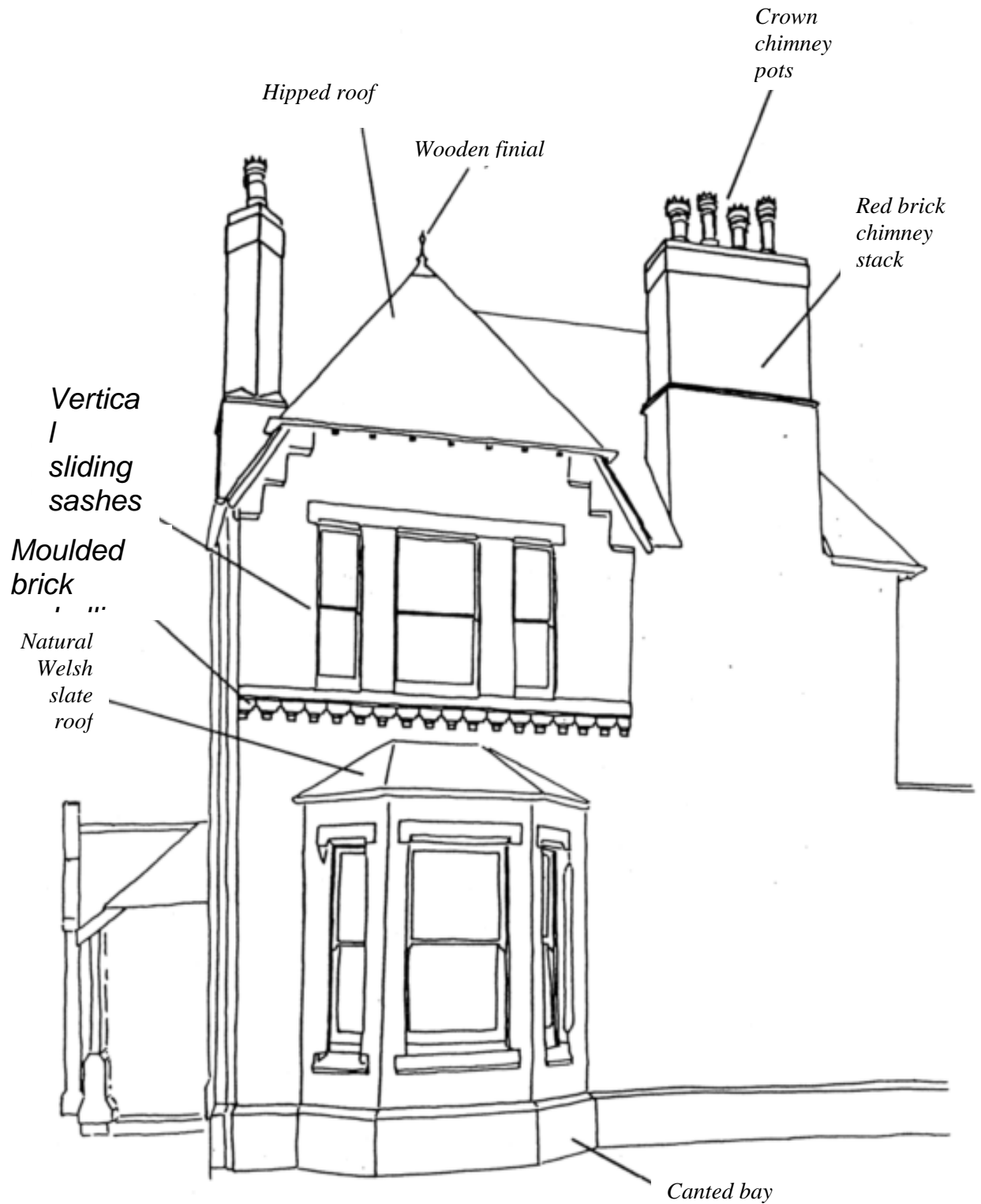
The structured development of Bestwood Village since the 19th Century has meant that there are few single dwellings of note, the relationship of groups of buildings to one another providing Bestwood's defining characteristic and clearly illustrating the patterns of settlement growth. However, on Moor Road two such dwellings are situated; Ivy Dene and the Old School House. Both are large brick dwellings with slate roofs, set within their own curtilage. The Old School house dates back to 1887, features of notes are the double gable and large brick chimney stacks.

5.14 'Modern' Residential Development within Conservation Area

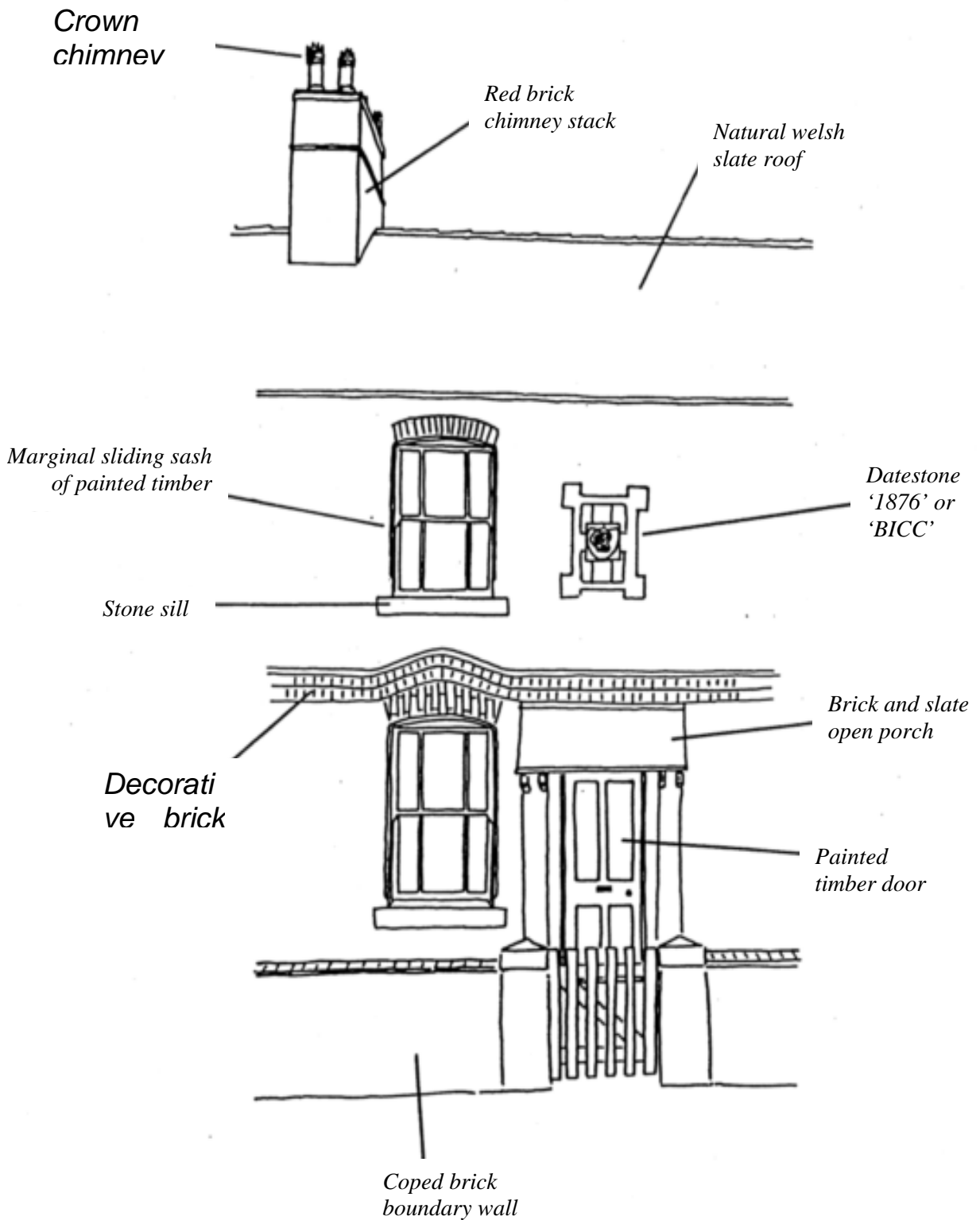
A more recent phase of infill development within the Conservation Area involves the development of buff-coloured brick, and concrete-tiled, detached and terraced houses at School Walk and Mayes Rise. Mayes Rise also has two blocks of two storey 8-dwelling blocks of flats, illustrating a latter stage in the growth of the village during the late 20th Century.



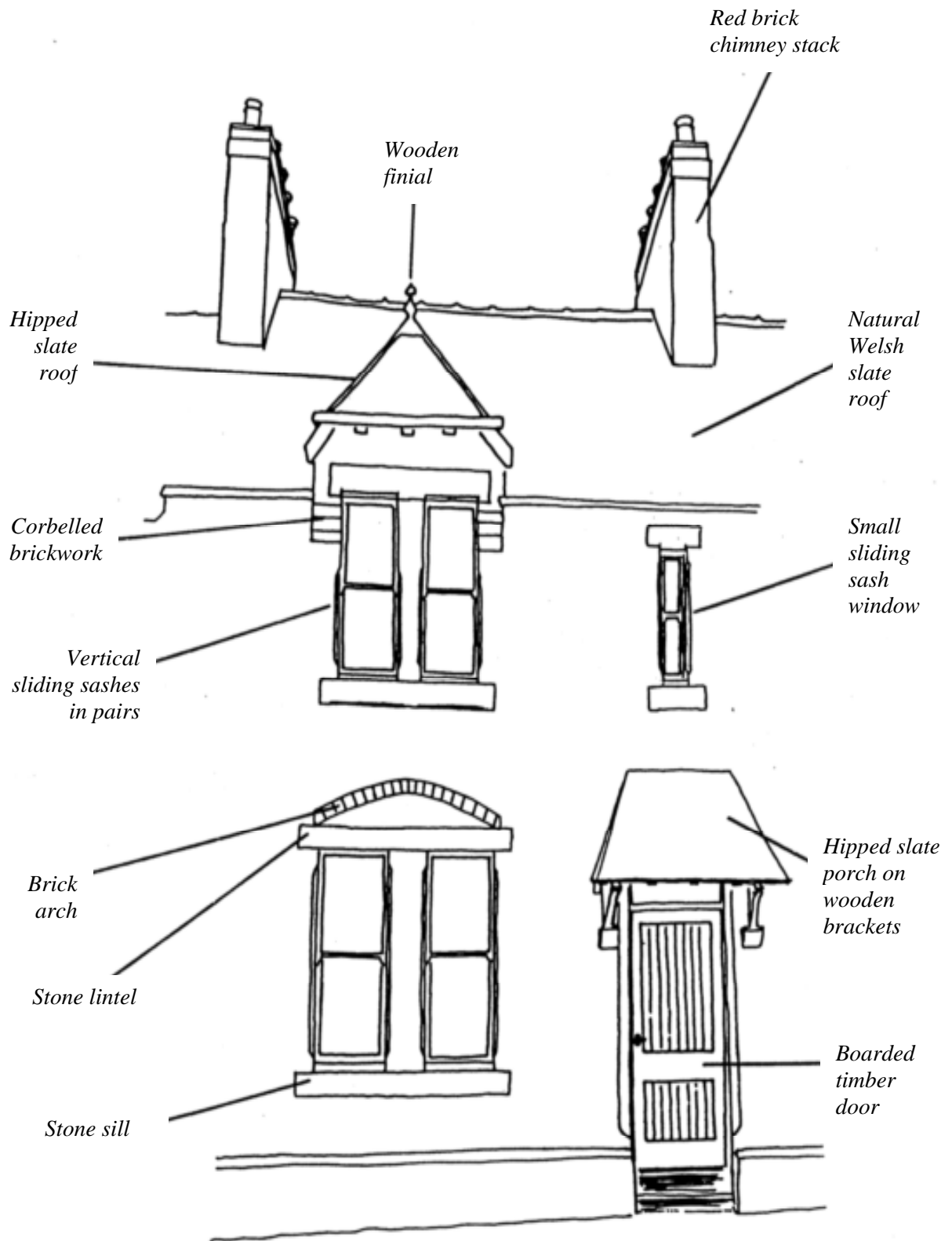
Nos. 1-4, 15-18 Park Road front elevations (1876 Properties)



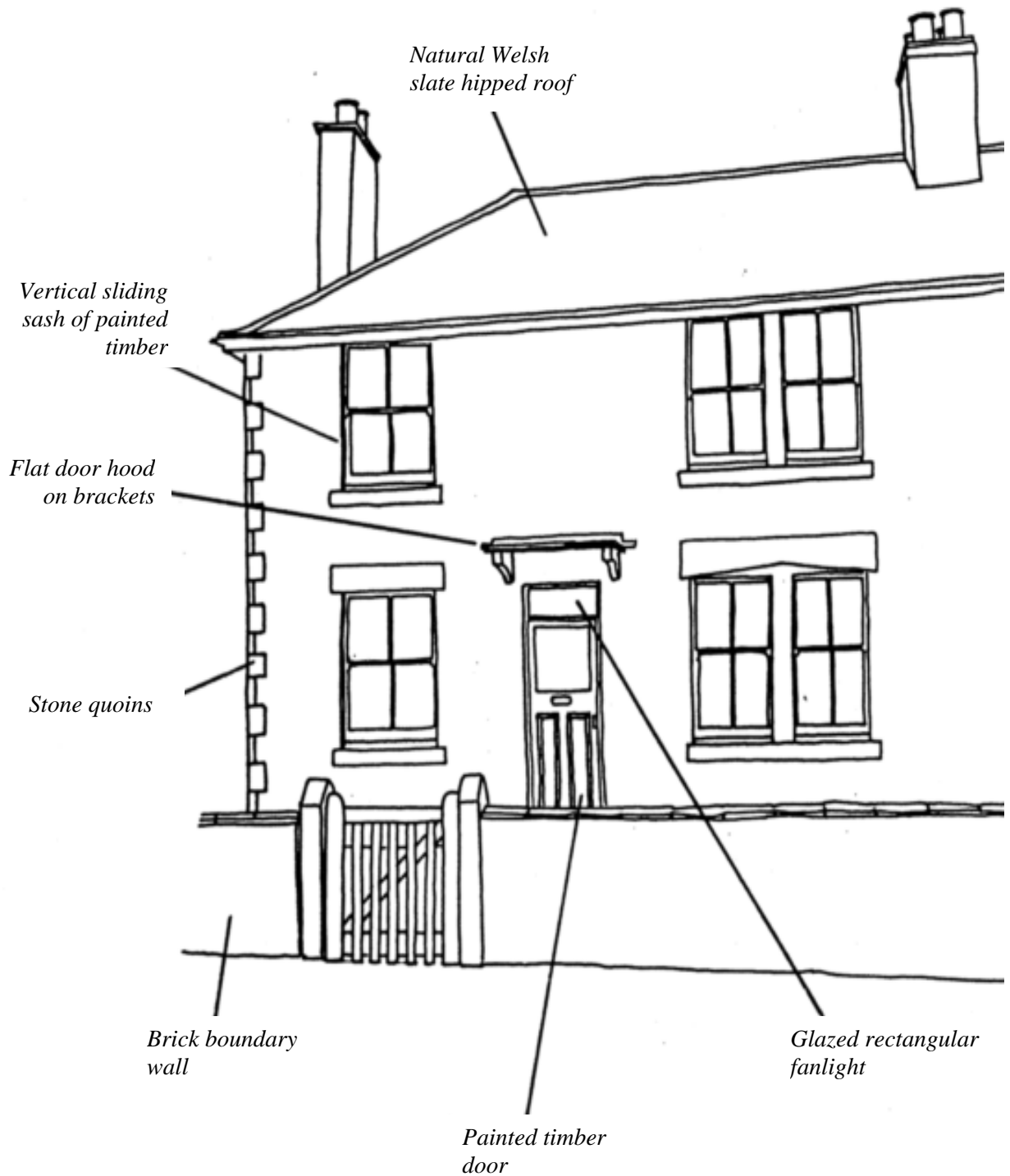
Nos. 1-4, 15-18 Park Road side elevations (1876 Properties)



Nos. 21-56 Park Road, front elevations (1876 Properties)



Nos. 5-14 St Albans Road, West Side; Nos 2-20 The Square, East Side (1876 Properties)



Nos. 1-20 Park Road, Nos. 19-42 St Albans Road (East Side), Church Road, Lancaster Road and Nos. 1-19, 21-28 The Square (Inter-War Properties)

Non-Residential Buildings of Interest

5.15 A number of non-domestic buildings have an impact on the character of the Conservation Area, though these vary considerably in their historic integrity and architectural merit. Many of these buildings have remained in their original use and are important today in village life, such as Hawthorne School, Bestwood Hotel, the Miners Welfare and St Marks Church. Other buildings have found new uses, including Hawthorne Nursing Home, The Oaks and The Sycamores.

5.16 Due to their nature, most of the non-residential buildings form important landmarks in the village, and because of their use of traditional styles and materials, are of historic and architectural merit also.

5.17 *Former Bestwood Iron & Coal Company Offices, Park Road – Local Interest Building*

These offices form a large brick and slate office building in an extensive tarmac curtilage with a number of decorative stone bands, with a spire-like pyramidal slate roofed clock tower forming a prominent landmark. The building is of an asymmetrical design with coped gables projecting from each elevation and an open porch area below the clock tower and adjacent gabled bay.

5.18 After being virtually unoccupied for over 10 years, this building has recently been re-occupied by a number of small businesses.



Main entrance (west elevation) to Clock Tower (former Bestwood Iron & Coal Company Offices), Park Road

5.19 *Bestwood Hotel, Park Road - Local Interest Building*

This dark red brick public house dated 1896 includes an elaborate Norman-style doorway and a frieze panel to the south-eastern wall. The slated roofscape includes a balcony with balustrades, gables and hips terminating in elaborate finials. Also of note are the casement windows with terracotta mullions and transoms; the frontage forms a visible landmark within the Park Road street scene.



Bestwood Hotel frontage, Park Road, showing asymmetrical gables and finials

5.20 *Hawthorne Primary School, School Walk*

The original 1878 village school building was constructed of red brick and slate with a decorated ridge and single storey hipped roof extension. The windows are large metal casements, though early photographs illustrate a different design. The school grounds are on two levels and include grassed and tarmac elements, bounded by a concrete and chain link fence.

5.21 *Miners Welfare & Community Centre, Park Road*

Originally built in 1928 (as Bestwood Village Hall) in red brick and plain tile, this building has been identified as an unlisted building of some historic interest. There has been a flat roofed extension in buff colour brick to the Park Road (south) elevation, lighter than the prevailing red brick. The extension abuts the pavement and has aluminium windows and an illuminated entrance sign visible from Park Road.

5.22 Additionally, the flat-roofed brick Community Centre, in a similar style to the Miners Welfare extension, is situated near to Moor Road.



1928 Miners Welfare building (originally Village Hall) viewed from Park Road, showing progressive later flat roof extensions

5.23 Hawthorne Nursing Home, School Walk

The Nursing Home is contemporary to the adjacent Hill Road development to the north of the Conservation Area (c1950) and was constructed in light brick with a plain tile roof and metal casement windows. The property has had substantial extensions of matching brick, but also with red brick bands and concrete tiles.

5.24 St Marks Church, School Walk - *Local Interest Building*

St Marks Church forms a prominent building at the junction of Church Road and School Walk. Constructed in 1887, it is predominantly red brick, with stone dressings, cills, pointed and round-arched windows, buttresses, and a plain tile roof. Of note is the church's south elevation, including a wood and tile bell cover supported on stone corbels, with the bell below. More recent external ground works include the construction of a recent concrete ramped access and tarmac forecourt.

5.25 The Oaks, Moor Road

This large 19th Century brick house has been converted into offices and has most recently been in use as a builders' merchants' plant. PVCu windows and rooflights have been installed for a considerable time in place of traditional sash windows. However, ancillary buildings within the curtilage including a hexagonal building with hipped roof provide additional interest.

5.26 The Sycamores, Moor Road

Alongside The Oaks, these two large former 19th Century dwellings form a clear southern gateway to the village. This building is rendered with a slate roof, but does include vertical sliding sashes. The curtilage includes many mature trees.

5.27 *Bestwood Post Office & Eden Lodge Nursing Home, Park Road*

These 1920s red brick flat-roofed buildings with small grilled/ barred windows are in a contemporary style to the former pit-head baths (now demolished) adjacent to the Bestwood Hotel, and correspond with Bestwood's Inter-War expansion.

6. TRADITIONAL AND PREVALENT BUILDING MATERIALS AND LOCAL DETAILS

Windows and Doors

- 6.1 Substantial window replacements have occurred in most of the 168 pre-1960 domestic properties within the Conservation Area. Most replacements by 1994 were softwood picture windows with small, top-opening lights. There are also a number of neo-Georgian windows with multiple glazing bars; some replacements are in stained timber, but the majority have a painted finish.
- 6.2 However, more recent replacements have shown an increase in the use of PVCu in both white and wood-grain finishes. Window replacement has also led to a large number of alterations to window openings to accommodate standard size units. Brick arches have been in-filled, stone lintels and mullions removed, groups of windows altered to form one opening and a number of unsupported and bracketed bays introduced.
- 6.3 Similarly, over 130 of the original front doors have been removed and replaced. Predominant replacement door styles are modern hardwood mass-production types, often in a non-traditional stain or varnish finish. There are also a number of fully glazed doors with wooden, aluminium and PVCu frames, some with glazing bars.
- 6.4 Traditional details of windows and doors for buildings of local and historical interest:

	Front elevations	Rear Elevations
No. 21-56 Park Road (north side)	Marginal bar vertical sliding sashes. Four-panel front doors.	6 over 6 and 4 over 4 pane vertical sliding sashes.
No. 1-4 & 15-18 St Albans Road (west side)	Non-bar vertical sliding sashes. Four-panel front doors.	Single bar and 8 over 8 vertical sliding sashes.
No. 21-28 The Square (north side), No. 19-42 St Albans Road (east side)	Diamond-glazed front door fanlights.	Front and rear glazing bar casements.
Ivy Dene, The Old School House, The Sycamores, Moor Road (east side)	Vertical sliding sashes.	Vertical sliding sashes.
No. 5-14 St Albans Road (west side)	First floor narrow sliding sashes.	
No. 2-20 The Square (east side)	First floor narrow sliding sashes.	

Roofs

- 6.5 All older domestic properties in Bestwood Village have natural Welsh slate roofs. None have yet been replaced with alternative materials and the uniform roofing material links properties of varying style and age. Many roofs are now

exhibiting signs of slippage from nail sickness and it is anticipated that much repair and replacement work will be undertaken in the short term.

6.6 Some roofs, especially those of porches, have evidently experienced problems and have often been treated with bitumen coatings. Slate from these roofs will not be suitable for re-use and thus owners will need to investigate alternative roofing materials.

6.7 The following properties do **not** have slate roofs:-

	Residential	Non-residential
Park Road		Post Office (flat roof), Miners Welfare, Welfare Bungalow, Bestwood Nursing Home.
School Walk	No. 2-8	St Marks Church, Hawthorne Nursing Home.
The Mount	No. 1-8	
Mayes Rise	No. 1-12, 14-29	
Moor Road		Welfare Community Centre.

Street, Frontage and Architectural Details

6.8 *Porches* – 1876 dwellings have three main types of porch and door canopy:-

- ◆ Slate roofs - lean-to, hipped and gabled roofs (3 respective dwelling types);
- ◆ Wooden brackets – all properties.

6.9 *Boundary walls* – 19th Century to Inter-War dwellings:-

- ◆ Low brick walls (almost entirely locally fired) with blue brick coping-stones. On the later (Inter-war) houses, boundary walls were manufactured by the Hathern Brick Co (Tamworth);
- ◆ Pedestrian gates enclose front gardens;
- ◆ Heights vary, but most are less than 1 metre high, so can therefore be removed without the need to apply for Conservation Area Consent;
- ◆ The Oaks and The Sycamores (Moor Road) - Tall stone local Magnesian Limestone walls forming a strong physical western boundary enclose the Conservation Area from Moor Road, typical for 19th Century properties around Nottingham, and give way to Park Road, the main gateway;
- ◆ The Old School House - curved brick wall with half round copings at Moor Road/ School Walk leads into the main village.

	Details of Porches	Details of Boundary Walls
No. 21-56 Park Road (north side)	Lean-to slate roof porches on wooden brackets and brick piers; some have had paint applied prior to Conservation Area designation.	Coped brick wall, below 1 metre high.
No. 1-20 Park Road (south side)		Brick wall, below 1 metre high.
No. 1-4 & 15-18 St Albans Road (west side)	Gabled slate roof 'walk-in' porches, with hipped roof timber and brick porches adjoining. All contain fine architectural detailing.	
No. 19-42 St Albans Road (east side)		Brick wall, below 1 metre high.
Ivy Dene, The Old School House, The Sycamores, Moor Road (east side)		Brick wall, below 1 metre high (except Ivy Dene). A tall stone wall encloses The Oaks and The Sycamores.
No. 5-14 St Albans Road (west side)	Hipped slate canopies on wooden brackets.	
No. 2-20 The Square (east side)	Hipped slate canopies on wooden brackets. Replaced with a gabled porch at 8 The Square, thus destroying the visual rhythm of the terrace.	
No. 1-10 Church Road (east side)		Brick wall, below 1 metre high.
No. 1-20 Lancaster Road		Brick wall, below 1 metre high.
No. 1-19 The Square (west side)		Brick wall, below 1 metre high.
No. 21-28 The Square (north side)		Brick wall, below 1 metre high.

Other architectural details of note are the elaborate '1876' and 'BICC' brick and stone date-stones at 21-56 Park Road. All of these survive, though four of the brick surrounds have subsequently been removed. Elaborate brick chimney stacks and crown pots also make a considerable contribution to the roof-scape, though the introduction of a smokeless zone in the village and conversion of domestic heating sources away from solid fuel has led to many redundant stacks being capped and lowered.

7. PROPOSED SOLUTIONS – POLICIES AND IMPLEMENTATION

BOUNDARY ASSESSMENT

7.1 In the 1995 Publication, 'Conservation Area Practice', English Heritage concludes that, "many early Conservation Areas were too narrowly drawn... In such cases, extension of the existing...boundary may be appropriate" (Paragraph 3.3). The following important features defining the current Conservation Area boundary are identified:-

- ◆ Western boundary - defined by Moor Road and Gedling/ Ashfield administrative boundary.
- ◆ South-east boundary formed by Bestwood Business Park (former NCB offices/ workshops).
- ◆ Other boundaries enclose all colliery housing built up to World War II.
- ◆ Post-war colliery housing (Hill Road and Coronation Road) is currently excluded from the Conservation Area. Although completing the full design progression of workers housing in the village, this area demonstrates a separate entity, separated from similar housing types within the Conservation Area by the school, Hawthorne Nursing Home and the cemetery.
- ◆ The modern Broad Valley Drive estate despite being accessible only from Park Road, is physically and historically separate from the main village. Unlike earlier housing in Bestwood Village, this was constructed for freehold sale rather than workers' housing and was developed after the colliery closure (1967).

7.2 An area of Bestwood Country Park is included within the Conservation Area as an important area of open space contrasting sharply with other more intensively developed parts of the village. This encompasses the main surviving item of industrial archaeological interest: the colliery winding house and headstock, virtually all other former colliery buildings have long since been demolished.

Redefinition and Strengthening of Boundary- Considered Options

7.3 The following sections of the Conservation Area boundary are not definable on the ground by a fence, road or other physical boundary:-

- ◆ South of former BICC offices (Clock Tower), though this mainly follows the property boundary between these and the Bestwood (Eden Lodge) Nursing Home;
- ◆ East and west boundaries within Country Park;
- ◆ Hawthorne Primary School playing field, linking south boundary of Hill Road houses and new Broad Valley Drive houses.

Bestwood Country Park - Options for Boundary Revision

7.4 An undefined section of the Conservation Area boundary of particular note is that between Bestwood Hotel and the southernmost boundary (south of colliery winding house). Initially this was drawn to exclude the then-derelict site of the recently demolished colliery pit-head baths and workshops. Some of these buildings dated from Bestwood Colliery's early history (1870s-1900s), being shown on the 1880 Ordnance Survey 1:2500 plan.

7.5 In 1995, the reclamation and landscaping of former pit-head baths was carried out, as an extension to the Country Park:–

- ◆ Archaeological identification of former buildings on the ground is now impossible.
- ◆ The majority of the Conservation Area boundary around Country Park is now unidentifiable on the ground.
- ◆ Substantial area of “brown-field”/ derelict land providing a reminder of the extent of Bestwood Colliery and its dominance upon the character of the historic village has reverted to “green-field” status.
- ◆ Photographs from the 1980s illustrate the dominance of the former baths, in particular 1920s 3/4 storey flat-roof structure immediately to the east of Bestwood Hotel, upon the setting of Park Road.
- ◆ Relationship between the remaining colliery buildings (winding house and electricity sub-station) and the village has significantly altered.

7.6 The easternmost Conservation Area boundary mainly follows long-established permitted paths providing access to the main Country Park. In contrast to other sections of the boundary, these are physically identifiable.

ALTERNATIVE 1: Removal of Bestwood Country Park and land to the east of St Albans Road (Park Road) from Conservation Area; redrawing of boundaries to east of 19-42 St Albans Road properties, then following southern Park Road boundary to Bestwood Hotel.

7.7 *Advantage* - Bestwood Country Park is protected open space within the Green Belt so it is extremely unlikely that this would ever be developed, in any case the majority of Conservation Area legislation relates to householder development and/ or trees on private land. Additionally, much of the Conservation Area boundary is now physically indefensible and the principal remaining colliery features (winding house and headstock) are protected by their Grade II* Listing and Scheduled Ancient Monument status.

7.8 *Disadvantage* - It could be argued that the removal of Bestwood Country Park (Colliery pit-head area) from the Conservation Area would be unacceptable, setting a dangerous precedent by the exclusion of Bestwood’s main historical feature and thereby implicitly severing the link between the Colliery and village.

ALTERNATIVE 2: Eastern and western Conservation Area boundary extensions at Bestwood Country Park to follow physically defined features.

7.9 Until the demolition of the former pit-head baths, these might be considered to provide a physical and historic ‘link’ between the residential village and remaining colliery buildings. In any circumstance, if the Conservation Area boundary is to be retained to include the Country Park, then the boundary should be extended to both the east and west, to incorporate the western Country Park extension up to the Bestwood Business Park boundary and to follow the route of the permitted path from the car park.

7.10 *Advantage* – Retention of existing Conservation Area in its entirety, only adding additional areas relating to physical features.

7.11 *Disadvantage* – Unnecessary duplication of existing protection, as Country Park and pit-head buildings already have Grade II* Listed, Scheduled Ancient Monument, Green Belt and public open space status.

Hawthorne School

7.12 The Conservation Area boundary currently bisects Hawthorne School playing field. The 1994 Study proposed the extension of the Conservation Area northwards to incorporate the entire school field.

7.13 *Proposal (2004-5)* - Conservation Area should be extended to the north, as initially proposed in 1994. As one of the key goals is to make the boundary robust and defensible throughout, this amendment should be included as part of the comprehensive review.

Eden Lodge Nursing Home (Former NCB South Nottinghamshire Area Headquarters Offices)

7.14 This flat-roofed, mainly single-storey set of buildings constructed during the 1950s forms the final phase in the development of Bestwood Colliery. As such, therefore, these buildings may be argued to fulfil the criteria laid down in S69, Planning (Listed Buildings & Conservation Areas) Act 1990, as being of “historic interest” in terms of the development of Bestwood as a mining village.

7.15 This addition would ensure that all stages in the development of Bestwood Colliery would be incorporated within the Conservation Area. However, the architectural quality of the Eden Lodge buildings are unlikely to be considered to hold sufficient architectural interest to merit designation within the Conservation Area, under the terms of PPG15, paragraph 4.3.

Revisions to Boundary

7.16 It is clear, from a visual site study undertaken during October 2003, that the existing Conservation Area boundary at Bestwood Country Park is unidentifiable for much of its route. Therefore, amendments to the route are necessary, in order to make the Conservation Area relevant, considering developments since 1992.

7.17 Despite the apparent duplication resulting from the inclusion of Bestwood Country Park within the Conservation Area, PPG15 (paragraphs 4.1-4.2) states that these must have “historic interest”, as a prime consideration in their designation. Therefore it would be **unacceptable** to remove the area of the former pit-head from the Conservation Area as this would entail the de-designation of Bestwood’s most significant historic feature.

7.18 Finally, the inclusion of the 1950s Eden Lodge building and adjacent sports ground cannot be justified due to its insufficient architectural interest.

POLICY 1: The following amendments (additions) to the Bestwood Conservation Area boundary have been agreed:-

- ◆ **Eastern and western extensions to the Conservation Area at Bestwood Country Park, so that this now follows defined features throughout (0.8 ha);**
- ◆ **Northern extension to incorporate entire Hawthorne School grounds (0.3 ha).**

IMPLEMENTATION: Boundary changes were approved by Gedling Borough Council on 12 May 2005. These will be confirmed through appropriate notifications, in accordance with Planning (Listed Buildings & Conservation Areas) Act 1990 Section 70 (8)

IMPROVEMENT OPPORTUNITIES – Negative Features

7.19 In 1991 it was considered that the older part of Bestwood Village was worthy of preservation, despite the identification of several key factors providing a detrimental impact upon the character of the proposed Conservation Area and also, possibly, the wider village:-

- ◆ The impact of minor householder development (permitted development rights);
- ◆ Impact of traffic;
- ◆ Wire-scape.

7.20 The 2003-4 officer survey and consultation exercise reconsidered earlier improvement opportunities, but notes wider priorities that would benefit the village and Conservation Area within this:-

- ◆ Vandalism, litter and other anti-social behaviour;
- ◆ Traffic calming measures (implemented during the 1990s)
- ◆ The impact of minor householder development (permitted development rights).

Vandalism, litter and other Anti-Social Behaviour

7.21 Bestwood Country Park

Acute problems recently affecting the Country Park are as follows:-

- ◆ Lack of security leading to illegal traveller encampments;
- ◆ Dumping of stolen or abandoned vehicles.

7.22 As the principal area of public open space serving Bestwood, activities such as illegal fly tipping and camping widely affect the entire community; community participation has identified these to be extremely detrimental to the character of both the Conservation Area and village as a whole.

7.23 Village Cemetery, Moor Road

The Cemetery forms an important vista into the Conservation Area from Moor Road, though the notable impact of vandalised graves upon the overall setting of this part of Bestwood, in particular the Hawthorne Nursing Home and 1870s school building (School Walk), is of considerable concern.

POLICY 2: *Damaged graves at the Cemetery should be repaired and security at Hawthorne Nursing Home, improved, to prevent future vandalism.*

IMPLEMENTATION: *Through Conservation Area Enhancement Grant; working with the Parish Council who are responsible for the maintenance of the Cemetery.*

7.24 Problems of anti-social behaviour having a detrimental impact upon Bestwood's historic character reflect the wider social problems facing many urban fringe settlements. Discussions are currently under-way concerning the conversion of the Winding Engine House and nearby sub-station building into a local heritage and educational facility; it is likely that planning and Listed Building applications will be made for such a development during 2004-5.

Impact of Traffic

7.25 Moor Road (B683) forms the western Conservation Area Boundary (and also the Gedling Borough/ Ashfield District boundary). Traffic has been heavy on this road for several years and has been the cause of considerable noise and pollution. The stone boundary walls at The Oaks and The Sycamores bear witness to the presence of pollutants, being badly soiled. In response, traffic-calming measures (speed humps) were introduced for the entire length of Moor Road through Bestwood Village during the 1990s.

7.26 Moor Road itself is outside the Conservation Area. However, it is noted that if the presence of speed humps leads to generally poor standards of driving, this will do nothing to enhance the parts of the village facing this arterial route.

Impact of Householder Development (*Appendices 7 & 8*)

7.27 The unique character of Bestwood Village has been threatened by the introduction of modern windows, inappropriate porches, extensions and the addition of stone cladding. The designation of a Conservation Area in 1992 was designed to check some of these minor alterations that cumulatively serve to erode the historic character.

7.28 *Inappropriate Additions*

A principal argument raised by Bestwood St Albans Parish Council in 1995 to the designation of an Article 4(2) Direction (see below) was that the "Direction has arrived 20 years too late and that Architectural damage has already been done to the Village". Indeed, it is clear through the progress of this appraisal that there is some strength in this assertion. As at 2003, 7 properties along Park Road have had stone cladding additions, though from earlier photographic evidence, these works were carried out considerably prior to the 1992 Conservation Area designation. Similarly, 2 properties (16 and 46 Park Road) both have had inappropriate front and side extensions respectively that have damaged the historic uniformity of that road.



46 Park Road, showing inappropriate flat roofed front extension and replacement boundary wall, constructed during the 1980s

7.29 *Windows and Doors*

Of particular note, the replacement of the predominant sliding sash window type with a variety of modern window types has eroded the appearance of the area by destroying architectural conformity and historic character. This directly relates to a key factor in the character of the old village: the uniformity between contemporary groups of dwellings.

7.30 Similarly, it is noted that the majority of the original front doors have been removed and replaced. The variety of these modern hardwood, glazed, aluminium and PVCu that have been installed to date have significantly eroded the uniformity of the original 19th Century terraced properties. Since 1994, the majority of properties have had PVCu glazing and/ or a variety of replacement front doors, in wood, aluminium or PVCu.

7.31 *Natural Slate Roofs*

Natural slate roofs have been retained on all properties, except those identified earlier. The principal short-term threat to the Conservation Area that has been identified is the need for replacement of roofs at the end of their lives. The treatment of certain slate roofs with a bitumen coating may serve to lengthen the roofs' lives in the shorter term, but slate reclaimed from these roofs is unlikely to be suitable for re-use.

7.32 *Porches*

Various works have been undertaken to individual properties within groups of porches, with those at 21-56 Park Road being painted or stone clad. The construction of a replacement gable porch at No. 8 The Square has had the effect of destroying the visual rhythm of the entire terrace; further rebuilding of porches will continue to devastate the character of the area.

7.33 *Boundary Walls*

Of the older properties with traditional boundary walls, about 25 have had these removed/ partially removed to create a vehicular hard-standing. Also, alterations have been carried out to a number of walls that destroy the continuity achieved by having matching walls to all properties, eg. replacement with decorative block-work, rendering and painting of original walls, removal of coping bricks etc.

Article 4(2) Direction (1995-98)

7.34 In March 1994, the government removed the need for approval for the designation of Article 4(2) Directions removing specified permitted development rights from properties within the Conservation Area (PPG15). Accordingly, the application of an Article 4(2) Direction to Pre-War properties within the Conservation Area was proposed. From 30th October 1995, an Article 4(2) Direction was designated for Bestwood, requiring permission to be obtained for the following works:-

- ◆ Any alterations to existing windows, doors, porches/ door canopies, chimneys, roofs;
- ◆ External painting of properties;
- ◆ Alterations to, or demolition of, existing fences, walls and gates;
- ◆ Extensions;
- ◆ Erection of new fences, walls and gates;
- ◆ Construction of hard-standing within garden.

7.35 However, tactical mistakes were made in the approach to 'selling' the idea of an Article 4(2) Direction and its potentially positive aspects to affected residents. In the eagerness to halt the further loss of original features (sash windows, porches, chimneys, boundary walls), an aggressively worded publication was sent to all affected households.

7.36 Accordingly, many residents expressed their concern that they were being dictated to by the Borough Council and that it constituted a contravention of their civil liberties to have to apply for planning permission for remedial works that would not normally require this. A petition against the Article 4(2) Direction was signed by 64% of the affected households.

7.37 In support of the Direction, English Heritage argued that it was justified in accordance with Circular 9/95, as 'there is evidence to suggest that permitted development is likely to take place which could damage an interest of acknowledged importance'. Bestwood was considered to be in need of protection, as houses making the major contribution to the history and character of the Conservation Area were (and remain) unlisted. Therefore, despite the local opposition the Article 4(2) Direction was confirmed by the Borough Council's Development Committee on 3rd April 1996, with an understanding that further guidance would be produced emphasising the positive benefits of the Direction.

7.38 However, local opposition to the Direction continued, despite the production of a second publication (September 1996) that attempted to clarify the implications of the Article 4(2) Direction and its positive aspects. A notable success for the Direction in preserving the historic character of the Conservation Area was the dismissal of an appeal for the demolition of part of a boundary wall at a Lancaster Road property to provide additional off-road parking, on the grounds that the loss of a short section of the wall might set a precedent for further demolitions of traditional front boundary walls.

7.39 On 3rd December 1997 the Development Committee resolved to reaffirm the Borough Council's support for the Article 4(2) Direction. However, at a subsequent meeting on 20th May 1998, it was concluded that the overwhelming and continuing local opposition to the Direction and the number of properties

altered (eg. by the installation of PVCu windows), meant that it had become unreasonable to retain. The Direction was therefore rescinded with effect from 2nd June 1998, despite opposition from Nottinghamshire County Council, who argued that without the Direction there was little point of maintaining the Bestwood Conservation Area at all.

Comparative Study of Minor Alterations to Pre-War Houses (1994 & 2004)

7.40 **Appendices 7 & 8** illustrate the key alterations to all pre-War residential and former residential properties over the previous decade to 2004. A direct comparison with 1994 data is possible, from a comprehensive photographic survey undertaken at this date.

7.41 The principal findings of the comparative study are as follows:-

- ◆ Predominance of PVCu/ UPVc replacement windows and doors;
- ◆ Number of properties remaining substantially in their original condition has reduced from 30 to 9 properties;
- ◆ No properties have had cladding or rendering added since 1994;
- ◆ Few alterations to boundary walls, except a few examples where damaged coping stones have been replaced;
- ◆ Only 2 porches have been altered since 1994.

	1994	2004
Number of properties with substantial alterations to, or the removal of, front boundary walls	24	27
Number of properties with substantial alterations to, or replacement of, entrance porches	13	15
Number of properties with cladding or rendering	20	19

Conclusions

7.42 The Conservation Area designation has failed to prevent the continuing erosion of the historic character of the village by certain types of minor householder development. The Article 4(2) Direction was introduced specifically to prevent damaging minor development such as the replacement of windows and doors (predominantly PVCu units) and the destruction of original doors and sash windows. Subsequent sections within this study recommend actions to halt any further erosion of Bestwood's historic fabric and, where possible/ appropriate, reverse some of this incremental change.

7.43 It is possible that the backlash that ensued from the Article 4(2) Direction may have actually accelerated the pace of minor householder development, in particular the installation of PVCu replacement windows. However, it was recommended by the Nottinghamshire Historic Buildings Preservation Trust in the aftermath of the revoking of the Article 4(2) Direction that they would like to see an individual property restored and maintained in its original condition, by the offer of financial assistance through conditional grants.

Recommendations (2004-5)

7.44 The ultimate failure of the Article 4(2) Direction provides important lessons for the future standing of Gedling's Conservation Areas. It is essential that residents understand both the implications of such a designation, but equally its benefits and positive aspects. In order to avoid repeating past errors, during March and April 2004 the Local Plans section organised a consultation exercise for Gedling Borough Council's draft Strategy and Vision for Bestwood Conservation Area.

POLICY 3:

- 1) ***Taking account of respondents who commented positively in the March – April 2004 consultation exercise, priorities for householder improvements should be considered in the following sequence:-***
 - a) ***Removal of stone cladding/ smooth rendering, in particular from Victorian properties;***
 - b) ***Replacement sash windows of traditional design.***
 - c) ***Reconstruction of missing sections of front boundary walls, including replacement of blue brick coping.***
 - d) ***Reconstruction of inappropriate porches in traditional style.***

- 2) ***Funding such as Historic Building Grants (HBG) should be allocated to individual householders in the following (1870s) properties, in accordance with the sequence identified in policy 3 (1):-***
 - ◆ ***21-56 Park Road;***
 - ◆ ***1-18 St Albans;***
 - ◆ ***2-20 (evens) The Square.***

IMPLEMENTATION: ***The reinstatement of HBG funding to individuals would be critical in the effective implementation of this policy. However, the Townscape Heritage Initiative Scheme (THI), run in partnership with the Heritage Lottery Fund might be a possibility for Bestwood. This would involve setting up a partnership mechanism with interested residents groups, Parish, Borough and County Councils, English Heritage and other non-statutory bodies to prepare a bid for THI funding during the 2005-6 financial year.***

Wire-scape (Old Village)

7.45 A potential issue affecting the entire Conservation Area may be considered to be the large numbers of overhead cables. These can be visually destructive, blocking views and detracting from the character of buildings: replacement of these with subterranean cables and the removal of telegraph poles could be considered to lead to a significant improvement in the street-scape. English Heritage (Conservation Area Practice, October 1995) argues that environmental improvements can be achieved through the removal of negative features such as unsightly poles and overhead wires.

7.46 The proposed removal of aerial telegraph wires was under discussion with BT in 1993. However, at November 2002, telegraph poles adjacent to No. 1, 7 and 16 Park Road remained (as at 1994) *in situ*, serving the majority of properties along Park Road. However, photographic evidence indicates that these do not appear to greatly detract from the dominant impact of the headstock upon the street scene.

7.47 At 2003-4, the Park Road telegraph poles remained *in-situ*, but do not significantly affect views along the road. They have remained in their current positions for many years, long before the designation of Bestwood Conservation Area. Accordingly, therefore, it is argued that the historical character of the village is not detrimentally affected by the presence of overhead telephone wires.

NEUTRAL FEATURES: ENVIRONMENTAL IMPROVEMENTS SINCE 1994 (PROGRESS OF IMPLEMENTATION AND NEW PROPOSALS)

7.48 any features both within public thoroughfares and on private land have been identified as having potential for Environmental Improvement Schemes.

Schemes implemented since 1992

7.49 *Bus Shelters, Park Road*

Three bus shelters on Park Road were identified needing painting and restoration. It was agreed with the Parish Council in July 1995 that 'Gedling Blue' (reference BS20 C40) could be used for all of the free-standing shelters in the village:-

- ◆ By November 2002, the two bus shelters adjacent to the Nursing Home and the Turning Circle had been replaced with identical black painted open-fronted designs.
- ◆ During 2003, the shelter opposite the post office was replaced with one to a matching design to the others on Park Road.

7.50 It is therefore concluded that these previously identified improvements have been satisfactorily implemented.

7.51 *Vehicle Prevention Railings, The Mount*

In the early 1990s it was recommended that the then inappropriate railings between The Mount and School Walk should be replaced by more aesthetically appealing pedestrian barriers in this prominent position.

Appropriate designs featuring a miner's head and colliery headstock were agreed and replacement barriers installed at the end of 1995, together with new bollards, raised kerbs and resurfacing, at a total cost of £663. Currently the railings remain in a good condition, but the paintwork appears to have suffered some damage over the decade since they were installed.



*The Mount/
School Walk
pedestrian
railings,
installed 1995*

POLICY 4: *It is proposed that the 1995 pedestrian barriers at The Mount/ School Walk be cleaned and repainted in order to protect them for the future.*

IMPLEMENTATION: *Through Conservation Area Enhancement Grant; working with the Highway Authority (County Council), who are responsible for the maintenance of adopted roads and Rights of Way.*

7.52 **War Memorial, Park Road**

Photographs of the unveiling of the War Memorial (1920) show a newly planted hedge to its rear, with the iron railings alongside being erected in 1921:-

- ◆ Hedge remained at the early 1990s, but was considered to be very patchy/ irregular.
- ◆ Works to repair iron railings (erected in 1921) were being considered during June-July 1995.
- ◆ Hard standing around the Memorial was liable to weed growth; during 1998 concerns were expressed as to the state of the hard-standing around the Memorial and the need for the cleaning up of this area.

7.53 During 1999 a scheme was submitted to the Borough Council for the repaving of the area around the War Memorial with Bradstone blocks laid in a 'herringbone' pattern. At 2003-4 these works appear to have been satisfactorily implemented, together with the pruning and general tidying-up of the Memorial's boundary hedge.



Broken Railings, The Clock Tower, Park Road



The War Memorial, Park Road, showing neatly pruned boundary hedge

7.54 Recreation Ground, The Square

The play area was formerly enclosed by grey aluminium fence panels, which were considered to be inappropriate in both colour and design:-

- ◆ Discussions were undertaken during 1994-5, where repainting in a better colour or full replacement was advocated.
- ◆ The replacement of damaged panels and repainting of the entire fence was carried out during summer 1995.

7.55 These railings appear to remain in good condition, with little damage to, or weathering of, their matt-black paintwork. Of note, is the well maintained, recently painted equipment in the Childrens' Playground.

7.56 Land to North (Front) of former BICC Offices and Bestwood Business Park, Park Road

During the 1990s, improvements to the area of land to the north of the Clock Tower were identified as important Conservation Area enhancement opportunities, which would significantly enhance the setting of:-

- ◆ The Grade II Listed War Memorial;
- ◆ The Clock Tower itself;
- ◆ The setting of the Park Road/ Church Road junction including Miners' Welfare.

7.57 The recent purchase of the Clock Tower building by a local development company and its renovation as office space has proved significant in securing a longer-term future for a key landmark Local Interest Building within the historic village:-

- ◆ Land to north of the Clock Tower has been reclaimed as a car park.
- ◆ The current developer has expressed interest in re-pointing all brickwork on the building and the restoration of the clock to working order, if suitable financial assistance can be secured.



Church Road southern vista, showing dominance of the Clock Tower, Miners' Welfare and its poorly maintained car parking/ hard-standing area

POLICY 5:

The Borough Council will support improvements and repairs to the Clock Tower and War Memorial boundary railings, or their replacement with similar as part of any landscaping scheme. It is emphasised that the retention of the Clock Tower building as offices or its change of use to apartments should be supported, subject to satisfactory schemes for external alterations, landscaping and boundary treatments:-

- ◆ **Tarmac surfaces are considered to be acceptable, reiterating Bestwood's industrial heritage. Further research at Arnold Library revealed a photograph from the early 1900s appearing to show Park Road carriageway and pavement in compacted gravel/sand. Another photograph from the 1930s appears to show a smoother finish, which could be tarmac.**
- ◆ **Sycamore trees/ shrubs are considered preferable planting as part of any 'soft landscaping', defined by existing predominance of mature sycamore trees upon Park Road street scene.**
- ◆ **Existing railings should be repaired or replaced with similar.**
- ◆ **The conversion of Clock Tower building to flats (planning permission granted in 2002) or its retention as offices should safeguard its distinct external character for the future.**

IMPLEMENTATION: Redevelopment is already substantially complete, though Conservation Area Enhancement funding may be used for further external improvements such as the repair/ replacement of adjacent railings or restoration of the clock.

7.58 Pavement Resurfacing, Park Road

Pavements throughout the village are generally tarmac with concrete kerbs:-

- ◆ Tarmac has been dug up and replaced in many locations, giving an unsightly and uneven appearance.
- ◆ Historical photographic evidence has proved inconclusive in determining early paving materials.
- ◆ Relaying pavements with either traditional slabs or tarmac would be appropriate. In February 1995, the Borough Council considered that the use of York Paving for resurfacing Park Road would be prohibitively costly, so the use of tarmac was considered a preferable option.
- ◆ At July 2002 the Parish Council still appeared to be concerned about the state of the pavements along Park Road and side streets; photographic surveys by officers at November 2002, October 2003 and January 2004 show that this continued to be the case.

7.59 During December 2003 a report was prepared for the Portfolio Holder outlining the case for various Parish proposals for Conservation Area Enhancement Grants. Bestwood Parish Council's bid for the relaying of pavements along Park Road and side streets (estimated cost £8,500) was successful; this work was carried during Summer 2004.

Possible Schemes at 2004-5 (Public Land)

7.60 The most significant single environmental improvement project since 1992 has been the westward extension of Bestwood Country Park. This has incorporated comprehensive re-contouring and landscaping works, with tree planting and footpath links to Park Road/ St Albans Road, and the formation of a wetland area on the site of a former reservoir. However, the October 2003 – January 2004 Bestwood Village officer survey has suggested many smaller potential schemes.

7.61 Cemetery Railings, Moor Road

The Moor Road boundary fence forms an impressive pedestrian entrance to an important local amenity and a key vista into the Conservation Area:-

- ◆ Side (north and south) boundary railings survive largely in their original form, with *fleur de lys* inserts, cast iron finial posts with iron scroll buttresses, interspersed by railings with pinnacles.
- ◆ Front (Moor Road/ west) boundary railings have long had both their pinnacles and *fleur de lys* insets removed, though it is likely that this work was carried out many decades ago.
- ◆ Repairs suggested in the 1990s included re-pointing the dwarf wall, painting of railings, manufacture of a new gate and post, and replacement of lost *fleur de lys* inserts.

7.62 Recommendations (2004-5)

The 1994 Study concluded that the lost features should be replaced. However, it is possible that these features were removed during World War II, as part of the wartime government's national policy of removing railings during this period to provide stockpiles of ferrous metal.

POLICY 6: The Borough Council will support improvements and repairs to Cemetery Railings, as follows:-

- ◆ **Dwarf walls should be re-pointed, with the railings being repainted in black;**
- ◆ **Recasting of a replica version of the original entrance gate-post, to replace the later, plain hinged post.**

IMPLEMENTATION: *Through Conservation Area Enhancement Grant; working with the Parish Council who are responsible for the maintenance of the Cemetery.*

7.63 Turning Area/ Car Parking, Mayes Rise/ The Mount

This area has had its red tarmac finish eroded away in several places. Although the retaining wall and landscaping remain in good condition (January 2004), the actual parking area appears uninviting and underused.

7.64 Recommendation (2004-5)

At January 2004 it did not appear that this area was heavily used for the turning or parking of vehicles. A comprehensive renewal of pavements would benefit the whole Conservation Area; ideally this should be applied to other sites where the tarmac/ metalling is clearly failing, though it is probable that the comprehensive resurfacing of all pedestrian areas within the village would be prohibitively costly.

7.65 Bestwood Country Park Entrance Area & Winding Engine House, Park Road

Those issues concerning the Country Park have been the most contentious through the duration of this appraisal:-

- ◆ At 2003, the Park Road entrance gantry remained *in-situ*, had been recently repainted.
- ◆ Wooden boundary fences and new information boards do not have an intrusive impact upon the view from the highway and may be considered appropriate for the function of the Country Park entrance and parking area.
- ◆ The main positive development during the past decade has been the growth and maturity of trees and vegetation.

7.66 Recommendation (2004-5)

Future projects for the Country Park/ Winding Engine House such as the proposed conversion of the Winding Engine House and nearby sub-station building into a local heritage and educational facility will need to include detailed management programmes for their care and maintenance.

7.67 Bus Turning Circle and Land to the Rear, Park Road

The turning area to the east of St Albans Road and associated land was considered, in the early 1990s, to be an area of 'derelict' land "identified as having a detrimental effect upon the current character and appearance of the Conservation Area". (Gedling Borough Council, letter to Standen Homes (1993) Ltd dated 28th February 1995):-

- ◆ Land has been un-maintained/ overgrown for a considerable period, with a particularly unattractive group of garages within the site.
- ◆ By April 1995 the Borough Council had resurfaced the bus turning circle (Parish Council minutes).

- ◆ In July 2002 the Parish Council made a request for Conservation Area Enhancement funding to clear adjacent land, owned by Standen Homes.
- ◆ The Borough Council recently reported (Addendum to Technical Paper 1 (Revised), March 2003) that this land is open, but of no amenity value, given the proximity of Bestwood Country Park (major area of public open space).
- ◆ By October 2003 the area had been recently fenced off, using a combination of chain-link and wooden boundary fencing of varied quality.

POLICY 7: Upon the adoption of Gedling Borough Council's First Replacement Local Plan this poorly maintained area of private land will fall within the village envelope/ infill boundary and as such the principle of housing development would be acceptable.

IMPLEMENTATION: Through adoption of the Gedling Borough First Replacement Local Plan (anticipated Summer 2005).

Suggested Improvements as at 2004-5 (Private Land)

7.68 Protected Trees

All trees within the Conservation Area are protected; six weeks notice being required prior to any non-emergency works being undertaken. However, individual trees and groups at St Mark's Churchyard, the Cemetery and the Old School House, School Walk and Ivy Dene, Moor Road are all afforded additional protection by a Tree Preservation Order (TPO). These TPOs are described in further detail in paragraphs 9.6 – 9.12, above.

POLICY 8: It is proposed that the review process for TPO references G108 and G204 should be formally completed.

IMPLEMENTATION: Through the ongoing review of all TPOs within the Borough.

7.69 Miners Welfare, Park Road

Based upon the origins of the Miners Welfare as Bestwood Village Hall, this is identified as an 'Unlisted Building of Some Historical Interest'. Accordingly, the following improvements are suggested:-

- ◆ Replacement of chain link and concrete boundary fence with railings;
- ◆ Improvements to block-work wall around sports pitches;
- ◆ Landscaping and resurfacing of Church Road car-parking area, with slabs to east and west of main building.

7.70 In February 2003 planning permission was granted for the construction of a new frontage and public entrance facing Church Road (east elevation). This was commenced in October 2003 and substantially completed by February 2004. However, the inappropriate use of "Lavender" painted smooth rendering on the new frontage and large painted lettering is considered inappropriate, with this point reiterated by several residents through the appraisal consultation process (March – April 2004).

7.71 *Recommendation (2004-5)*

Ideally, the implementation of such improvements would serve to enhance the setting of individual buildings within the Church Road/ School Walk part of the Conservation Area, in particular, St Marks Church.

POLICY 9: The Borough Council will support improvements which will enhance the setting of the Miners' Welfare and surrounding areas:-

- ◆ ***Selection of a more sensitive colouring (eg terra cotta) and less dominant lettering upon the Social Club/ Miners' Welfare new east elevation.***
- ◆ ***Future schemes for improvements within the curtilage of the Miners Welfare, in particular the parking area to the rear, will be sought in connection with any future development schemes for the Social Club/ Community Centre.***

IMPLEMENTATION: Through the statutory Development Control process; working with Bestwood Social Club.

7.72 ***Other Areas of Private Land, Park Road***

In addition to the most significant suggestions for private land, several other possible improvements have been identified from an officer site survey:-

- ◆ Consistent boundary treatment to service road to rear of Park Road terraces;
- ◆ Improvements to Post Office frontage;
- ◆ Traffic management and improved parking arrangements.

7.73 It is often difficult in practice for the Borough Council to secure improvements on private land. However, where a wider local environmental benefit can be demonstrated it is possible that this could be eligible for Conservation Area Enhancement funding.

POLICY 10: Improvements will be sought in connection with any planning permission for works to the Post Office frontage, or for development to the rear of 21-56 Park Road.

IMPLEMENTATION: Through the statutory Development Control process; working with householders, the Post Office and the Highway Authority.

THE FUTURE: KEY ISSUES IDENTIFIED LIKELY TO IMPACT UPON THE SETTING OF BESTWOOD CONSERVATION AREA (AS AT 2004-5)

Public Consultation Exercise (March – April 2004)

7.74 The Consultation Feedback Paper was published during June 2004, with respondents clearly identifying four key priority areas or specific projects that will benefit and enhance the Conservation Area:-

- ◆ *Removal of stone cladding/ smooth rendering;*

- ◆ *Promotion of Bestwood Country Park as a historic, community and recreational resource;*
- ◆ *Specific proposals for security improvements at Bestwood Country Park;*
- ◆ *Repairs to Clock Tower/ former BICC Offices.*

7.75 These have all also been identified through the earlier survey process for this study. As regards Bestwood Country Park, proposals for the conversion of the remaining Colliery Buildings to a local heritage and educational facility are currently being developed, while recent positive developments regarding the reinstatement of the Clock Tower for local businesses are clearly welcome. As the most visually intrusive type of householder development identified through both the officer study and the public engagement process, the removal of cladding and rendering from traditional properties should be considered as the **top** priority Conservation Area enhancement proposal affecting residential properties (**POLICY 3**).

Removal of Bestwood Village from Green Belt and Corresponding Development Pressure

7.76 Gedling's Green Belt Review and corresponding proposed alterations to the boundary in the First Replacement Local Plan are likely to increase development pressures by the 'insetting' of the village from the Green Belt, so that various policies concerning development within the Green Belt in the adopted Structure and Local Plans are likely to cease to apply for Bestwood. It is hoped that this increased potential for limited development (albeit mainly beyond the Conservation Area boundary) will enable sympathetic hard and soft landscaping in areas on the Conservation Area periphery, that appear to often be neglected and adversely affect views into and out of the historic village.

7.77 Areas have been identified where damage to the character of the Conservation Area might occur if future development is poorly implemented, but improvements could be secured if this is well managed:-

- ◆ Proposed Housing Development on land owned by St Modwen (eastern part of Bestwood Business Park;
- ◆ Potential improvements to rear of Bestwood Hotel;
- ◆ Proposed continued retention of Bestwood Business Park as protected employment land (Revised Deposit Draft Local Plan policy E3) and pressure for future industrial and commercial development within this area.

Bestwood Business Park – Proposed Housing Allocation

7.78 Since February 2000 (First Replacement – First Deposit Draft Local Plan), land at Bestwood Business Park (to the south of Park Road) has been proposed as a housing allocation, with over 175 dwellings proposed in the emerging Local Plan (at Autumn 2004). This will have a significant impact upon the setting of the Conservation Area, if implemented. In particular, the development of the site would affect views from Bestwood Country Park into the Conservation Area. Additionally, views to the south from Bestwood Hotel and Park Road are likely to be significantly affected.

7.79 Currently the southern boundary of the Conservation Area is defined by tall hedges and a vegetation belt to the south of Bestwood Hotel. This separates

the residential part of Bestwood Village (Park Road) from the under-used eastern part of Bestwood Business Park. The remainder of the boundary from the residential properties on Park Road (rear access/ service road) offers broken views across the Business Park, such an aspect at present offers little positive advantage in terms of the setting of the Conservation Area in the wider landscape context.

7.80 *Recommendation (2004-5)*

The currently under-used land to the south provides little or no benefit to the setting of the adjacent Conservation Area.

POLICY 11: As part of any Development Brief for the Local Plan housing allocation it is proposed that:-

- 1) ***Public Open Space and landscaping to serve the development should form a clear visual boundary with the Country Park and new development.***
- 2) ***Pedestrian routes access will be required to provide linkages to Park Road and the Country Park, to offer direct access from the new development to the historic village to maximise its sustainability and accessibility to local services.***
- 3) ***For the northern part of the site, adjacent to 1-20 Park Road and Bestwood Hotel, the development should meet the following design criteria:-***
 - a) ***The layout of the development should reflect the regular grid pattern of the historic village.***
 - b) ***In considering the height of new housing, this should provide an appropriate context for improving the character and quality of the surrounding area (PPS1, February 2005), particularly the historic village.***
 - c) ***Suitable building materials are red brick, with traditional slate the preferred roofing material.***
 - d) ***Other preferred features are open porches and low front boundary walls.***

IMPLEMENTATION: Through adoption of the Gedling Borough First Replacement Local Plan (anticipated Summer 2005) and preparation of a development brief for the Park Road site.

Bestwood Hotel

7.81 At present, the rear (south) curtilage of the Bestwood Hotel is overgrown and enclosed by 2 metre galvanised security fencing. Until 1989-90, this land was occupied by single-storey flat roofed buildings, linked to the former Bestwood Colliery pit head baths and workshops. This land continues to have an adverse impact upon views into the Conservation Area from Bestwood Country Park.

7.82 Similarly, the tarmac forecourt to the Hotel appears to be badly damaged; its replacement would positively enhance the overall Park Road street scene, particularly if this is carried out in conjunction with the replacement of Park Road's pavements in their entirety.

POLICY 12: Bestwood Hotel

Where new development (eg. extension to south elevation) or renovation is proposed, the Borough Council supports the following improvements to the Bestwood Hotel and its curtilage:-

- ◆ **Restoration of the rear garden area and replacement of the security fence with more traditional railings**
- ◆ **Replacement of the Bestwood Hotel tarmac frontage, as for the recent replacement of the Park Road pavements.**
- ◆ **Erection of a history/ information board at the Country Park entrance adjacent to Bestwood Hotel, indicating the history and archaeology of the former pit-head baths, with historic photographs and footprints of former buildings shown in relation to the landscaped 1995 Country Park extension.**

IMPLEMENTATION: Through Conservation Area Enhancement Grant; working with the Bestwood Hotel proprietors and County Council (responsible for the maintenance of the Country Park).



Site of former flat roofed section of Pit-head baths to the rear (south) of Bestwood Hotel. Conservation Area Enhancement schemes should significantly improve views into Bestwood Village from the Country Park

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APPENDIX 1 – ALTERATIONS TO PRE-WAR PROPERTY FRONTAGES (1994)

Address	Ground floor windows	First floor windows	Front door	Cladding/ rendering ?	Boundary wall (front) removed/ replaced?	Porch Replaced ?
1 Park Rd (Front)	Unk rep	Unk rep	Unk rep	No	No	No
2 Park Rd (Front)	Unk rep	Unk rep	Unk rep	No	No	No
3 Park Rd (Front)	Unk rep	Unk rep	Unk rep	No	No	No
4 Park Rd (Front)	Ori sash	Ori sash	Ori?	No	No	No
5 Park Rd (Front)	Unk rep	Unk rep	Unk rep	No	No	No
6 Park Rd (Front)	Unk rep	Unk rep	W rep	No	No	No
7 Park Rd (Front)	Unk rep	Unk rep	Unk rep	No	No	No
8 Park Rd (Front)	Alum	Alum	Alum	No	No	No
9 Park Rd (Front)	Alum	Alum	Alum	Cladding	No	No
10 Park Rd (Front)	Unk rep	Unk rep	W rep	No	No	No
11 Park Rd (Front)	Alum	Alum	Unk rep	No	No	No
12 Park Rd (Front)	Ori sash	Ori sash	Ori	No	No	No
13 Park Rd (Front)	Unk rep	Unk rep	W rep	No	No	Enclosed
14 Park Rd (Front)	U rep, ori	Unk rep	PVCu	No	No	No
15 Park Rd (Front)	Unk rep	Unk rep	W rep	Rendering	No	No
16 Park Rd (Front)	Alum	Alum	Alum	No	No	No
17 Park Rd (Front)	Unk rep	Unk rep	Alum	No	No	No
18 Park Rd (Front)	Unk rep	Unk rep	Unk rep	No	No	No
19 Park Rd (Front)	Unk rep	Unk rep	PVCu	No	No	No
20 Park Rd (Front)	Unk rep	Unk rep	Unk rep	No	No	No
21 Park Rd (Front)	W rep	W rep	W rep	Cladding	No	No
(Rear)	W rep	W rep	N/a	Cladding	N/a	N/a
22 Park Rd (Front)	W rep	W rep	W rep	Cladding	Coping rep	No
(Rear)	W rep	W rep	N/a	Cladding	N/a	N/a
23 Park Rd (Front)	Alum	Alum	Alum	No	Coping rep	No
(Rear)	Alum	Alum	N/a	No	N/a	N/a
24 Park Rd (Front)	W rep	W rep	W rep	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
25 Park Rd (Front)	W rep	W rep	W rep	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
26 Park Rd (Front)	W rep	W rep	W rep	No	No	No
(Rear)	Unk	Ori sash	N/a	No	N/a	N/a
27 Park Rd (Front)	W rep	W rep	W rep	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
28 Park Rd (Front)	Ori sash	Ori sash	Ori	No	No	No
(Rear)	Ori sash	Ori sash	N/a	No	N/a	N/a
29 Park Rd (Front)	PVCu	PVCu	PVCu	Cladding	No	No
(Rear)	PVCu	PVCu	N/a	Cladding	N/a	N/a
30 Park Rd (Front)	Ori sash	W rep	W rep	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
31 Park Rd (Front)	W rep	W rep	Ori	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
32 Park Rd (Front)	Ori sash	Ori sash	Ori	No	No	No
(Rear)	Ori sash	Ori sash	N/a	No	N/a	N/a
33 Park Rd (Front)	W rep	W rep	W rep	No	Coping rep	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
34 Park Rd (Front)	W rep	W rep	W rep	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
35 Park Rd (Front)	W rep	W rep	W rep	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
36 Park Rd (Front)	Ori sash	Ori sash	Ori	No	No	No
Address	Ground	First floor	Front	Cladding/	Boundary	Porch

	floor windows	windows	door	rendering ?	wall (front) removed/ replaced?	Replaced ?
36 Park Rd (Rear)	Ori sash	Ori sash	N/a	No	N/a	N/a
37 Park Rd (Front)	W rep	W rep	W rep	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
38 Park Rd (Front)	W rep	Ori sash	Ori	No	No	No
(Rear)	Ori sash	W rep	N/a	No	N/a	N/a
39 Park Rd (Front)	Ori sash	Ori sash	Ori	No	No	No
(Rear)	Ori sash	Ori sash	N/a	No	N/a	N/a
40 Park Rd (Front)	W rep	W rep	W rep	Pt render	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
41 Park Rd (Front)	Ori sash	Ori sash	W rep	No	No	No
(Rear)	Ori sash	Ori sash	N/a	No	N/a	N/a
42 Park Rd (Front)	W rep	W rep	W rep	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
43 Park Rd (Front)	W rep	Sash rep	W rep	No	No	No
(Rear)	Ori sash	Sash rep	N/a	No	N/a	N/a
44 Park Rd (Front)	Alum	Alum	Alum	No	Coping rem	No
(Rear)	Ori sash	Ori sash	N/a	No	N/a	N/a
45 Park Rd (Front)	PVCu	PVCu	W rep	No	No	No
(Rear)	PVCu	PVCu	N/a	No	N/a	N/a
46 Park Rd (Front)	W rep	W rep	W rep	No	Cal bl/work	Front ext
(Rear)	W rep	PVCu	N/a	No	N/a	N/a
47 Park Rd (Front)	Ori sash	Ori sash	Ori	No	No	No
(Rear)	Ori sash	Ori sash	N/a	No	N/a	N/a
48 Park Rd (Front)	W rep	W rep	W rep	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
49 Park Rd (Front)	W rep	W rep	W rep	Cladding	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
50 Park Rd (Front)	PVCu	PVCu	Ori	No	No	No
(Rear)	PVCu	PVCu	N/a	No	N/a	N/a
51 Park Rd (Front)	Ori sash	PVCu	Ori	No	No	No
(Rear)	Ori sash	Ori sash	N/a	No	N/a	N/a
52 Park Rd (Front)	W rep	W rep	W rep	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
53 Park Rd (Front)	Ori sash	Ori sash	Ori	No	No	No
(Rear)	Ori sash	Ori sash	N/a	No	N/a	N/a
54 Park Rd (Front)	Ori sash	Ori sash	Ori	No	No	No
(Rear)	Ori sash	Ori sash	N/a	No	N/a	N/a
55 Park Rd (Front)	Alum	Alum	Alum	Rendering	Cal bl/work	F roof rep
(Rear)	Alum	Alum	N/a	No	N/a	N/a
56 Park Rd (Front)	W rep	W rep	W rep	Rendering	Cal bl/work	Enclosed
(Rear)	W rep	W rep	N/a	Rendering	N/a	N/a
1 St Albans Rd	Ori sash	Ori sash	Ori	No	N/a	No
2 St Albans Rd	W rep	W rep	W re/ gl	No	N/a	No
3 St Albans Rd	Ori sash	W rep	Ori	No	N/a	No
4 St Albans Rd	Ori sash	Ori sash	Ori	No	N/a	No
5 St Albans Rd	Ori sash	Ori sash	W re/ gl	No	N/a	No
6 St Albans Rd	W rep	W rep	W rep	No	N/a	No
7 St Albans Rd	W rep	W rep	Ori	No	N/a	No
8 St Albans Rd	W rep	W rep	W rep	Rendering	N/a	No
9 St Albans Rd	W rep	W rep	W rep	No	N/a	No
10 St Albans Rd	W rep	W rep	W re/ gl	Rendering	N/a	No
11 St Albans Rd	W rep	W rep	W rep	Rendering	N/a	No
12 St Albans Rd	W rep	W rep	W rep	Rendering	N/a	No
13 St Albans Rd	W rep	W rep	W rep	No	N/a	No
14 St Albans Rd	W rep	W rep	Ori	No	N/a	No
15 St Albans Rd	W rep	W rep	Ori	No	N/a	No

Address	Ground floor windows	First floor windows	Front door	Cladding/ rendering ?	Boundary wall (front) removed/ replaced?	Porch Replaced ?
16 St Albans Rd	Alum	Ori sash	Ori	No	N/a	No
17 St Albans Rd	Ori sash	Ori sash	Ori	No	N/a	No
18 St Albans Rd	Ori sash	Ori sash	Ori	No	N/a	No
19 St Albans Rd	Ori	Ori	Ori?	No	No	No
20 St Albans Rd	Unk rep	Unk rep	W rep	No	No	Pitch rep
21 St Albans Rd	Ori	Unk rep	Ori?	No	No	No
22 St Albans Rd	Unk rep	Unk rep	W rep	No	No	No
23 St Albans Rd	Unk rep	Unk rep	Unk rep	No	No	No
24 St Albans Rd	Unk rep	Unk rep	W rep	No	Pt removed	No
25 St Albans Rd	Unk rep	Ori	W rep	No	Pt removed	No
26 St Albans Rd	Unk rep	Unk rep	Unk rep	No	No	No
27 St Albans Rd	Unk rep	Unk rep	Unk rep	No	No	No
28 St Albans Rd	Ori	Ori	Ori	No	No	No
29 St Albans Rd	Ori	Ori	W rep	No	No	No
30 St Albans Rd	Unk rep	Unk rep	W rep	No	No	No
31 St Albans Rd	Ori	Ori	W re/ gl	No	No	No
32 St Albans Rd	Ori	Ori	Ori?	No	No	No
33 St Albans Rd	Alum	Alum	W rep	No	No	No
34 St Albans Rd	Unk rep	Unk rep	W rep	No	No	No
35 St Albans Rd	Ori	Unk rep	Ori?	No	No	No
36 St Albans Rd	Unk rep	Unk rep	Unk rep	No	No	No
37 St Albans Rd	Unk rep	Unk rep	Unk rep	No	No	No
38 St Albans Rd	Unk rep	Unk rep	W rep	Cladding	No	No
39 St Albans Rd	W rep	W rep	W rep	No	Brick rep	Pitch rep
40 St Albans Rd	W rep	W rep	W rep	No	No	No
41 St Albans Rd	W rep	W rep	W rep	No	No	No
42 St Albans Rd	PVCu	PVCu	PVCu	Cladding	No	Enclosed
1 The Square	Unk rep	Unk rep	W rep	No	No	No
2 The Square	W rep	W rep	W rep	No	N/a	No
3 The Square	Unk rep	Unk rep	W rep	No	No	No
4 The Square	W rep	W rep	W rep	No	N/a	No
5 The Square	Unk rep	Unk rep	W rep	No	No	No
6 The Square	PVCu	W rep	W rep	No	N/a	No
7 The Square	Alum	Ori + Alum	W rep	No	No	No
8 The Square	PVCu	PVCu	W rep	Rendering	N/a	Gable rep
9 The Square	Unk rep	Unk rep	W rep	No	Pt removed	No
10 The Square	W rep	W rep	W re/ gl	No	N/a	No
11 The Square	Unk rep	Unk rep	Unk rep	No	No	No
12 The Square	W rep	W rep	W rep	Rendering	N/a	No
13 The Square	Ori sash	U rep, Ori	Ori	No	No	No
14 The Square	W rep	W rep	W rep	No	N/a	No
15 The Square	Ori sash	Ori sash	Ori?	No	No	No
16 The Square	W rep	W rep	W rep	No	N/a	No
17 The Square	Unk rep	Unk rep	Unk rep	No	Pt removed	No
18 The Square	W rep	W rep	W rep	No	N/a	No
19 The Square	Unk rep	Unk rep	W rep	No	No	No
20 The Square	W rep	W rep	W rep	No	N/a	No
21 The Square	Unk rep	Unk rep	Unk rep	No	No	No
22 The Square	Unk rep	Unk rep	Unk rep	No	No	No
23 The Square	Unk rep	Unk rep	W rep	No	No	No
24 The Square	Unk rep	Unk rep	Unk rep	No	No	No
25 The Square	Unk rep	Unk rep	W rep	No	No	No
26 The Square	Unk rep	Unk rep	Unk rep	No	No	No
27 The Square	Unk rep	Unk rep	W rep	No	No	No
28 The Square	Unk rep	Unk rep	W rep	No	No	No

Address	Ground floor windows	First floor windows	Front door	Cladding/ rendering ?	Boundary wall (front) removed/ replaced?	Porch Replaced ?
1 Lancaster Rd	Alum	Alum	Alum	No	No	No
2 Lancaster Rd	Alum	Alum	Alum	No	No	No
3 Lancaster Rd	Unk rep	Unk rep	Unk rep	No	No	No
4 Lancaster Rd	Unk rep	Unk rep	W rep	No	No	No
5 Lancaster Rd	Unk rep	Unk rep	Unk rep	No	Pt removed	No
6 Lancaster Rd	Unk rep	Unk rep	Unk rep	No	No	No
7 Lancaster Rd	Unk rep	Unk rep	Unk rep	No	No	No
8 Lancaster Rd	Alum	Alum	Alum	No	Pt removed	No
9 Lancaster Rd	Unk rep	Unk rep	W rep	Cladding	No	No
10 Lancaster Rd	Unk rep	Unk rep	Unk rep	No	Pt removed	Enclosed
11 Lancaster Rd	Alum	Alum	Unk rep	No	No	No
11a Lancaster Rd	PVCu	PVCu	?	No	Pt removed	No
12 Lancaster Rd	U rep, Ori	Ori sash	Ori?	No	No	No
14 Lancaster Rd	Unk rep	Alum	Unk rep	No	Pt removed	No
15 Lancaster Rd	PVCu	PVCu	PVCu	No	No	No
16 Lancaster Rd	Unk rep	Alum	W rep	No	No	No
17 Lancaster Rd	Unk rep	Unk rep	Unk rep	No	No	No
18 Lancaster Rd	Ori sash	Ori sash	Ori?	No	No	No
19 Lancaster Rd	Unk rep	Unk rep	Unk rep	No	No	No
20 Lancaster Rd	Unk rep	Unk rep	Unk rep	Cladding	Pt removed	No
1 Church Rd	Unk rep	Unk rep	Unk rep	No	No	No
2 Church Rd	Unk rep	Unk rep	W rep	No	Pt removed	No
3 Church Rd	Unk rep	Unk rep	W rep	No	No	Enclosed
4 Church Rd	Unk rep	Unk rep	Unk rep	No	No	No
5 Church Rd	Unk rep	Unk rep	Unk rep	No	No	Enclosed
6 Church Rd	Unk rep	Unk rep	Unk rep	No	No	Enclosed
7 Church Rd	Alum	Alum	W rep	No	No	No
8 Church Rd	Unk rep	Unk rep	PVCu	No	No	No
9 Church Rd	Unk rep	Unk rep	Unk rep	No	No	No
10 Church Rd	Unk rep	Unk rep	Unk rep	No	No	No
1 The Mount	Unk rep	Unk rep	Unk rep	No	Ori brick?	Enclosed
2 The Mount	Unk rep	Unk rep	Unk rep	No	Ori brick?	No
3 The Mount	Ori	Ori	Ori?	No	Ori brick?	No
4 The Mount	Unk rep	Unk rep	Unk rep	No	Stone rep	No
5 The Mount	Alum	Alum	Alum	No	Stone rep	No
6 The Mount	Unk rep	Unk rep	PVCu	No	Fencing	No
7 The Mount	Unk rep	Unk rep	Unk rep	No	Stone rep	No
8 The Mount	Alum	Alum	Alum	No	Stone rep	No
The Sycamores, Moor Rd	Ori sash	Ori sash	Unk rep	Historic render	No	No
The Oaks, Moor Rd	PVCu	PVCu	Ori?	No	No	No
The Old School House, Moor Rd	W rep	W rep	?	No	No	No
Ivy Dene, Moor Rd	Ori sash	Ori sash	?	No	No	No
	ABBREVIATIONS:					
	Alum	Aluminum replacement		F roof	Flat roof	
	Cal bl/work	'California' block-work replacement wall		Rem/ rep	Removed/ replaced	
NB – Properties shown in bold retain most/ all of their original features	Ext	Extension		U rep/ Unk rep	Replacement – Materials unknown	
	Ori	Original		W rep	Wooden replacement	
	PVCu	PVCu/ UPVc replacement		W re/ gl	Wooden replacement/ glazed windows	

APPENDIX 2 – ALTERATIONS TO PRE-WAR PROPERTY FRONTAGES (as at 2004)

Address	Ground floor windows	First floor windows	Front door	Cladding/ rendering ?	Boundary wall (front) removed/ replaced?	Porch Replaced ?
1 Park Rd (Front)	PVCu	PVCu	PVCu	No	No	No
2 Park Rd (Front)	PVCu	PVCu	PVCu	No	No	No
3 Park Rd (Front)	PVCu	PVCu	PVCu	No	No	No
4 Park Rd (Front)	PVCu	PVCu	PVCu	No	No	No
5 Park Rd (Front)	PVCu	PVCu	PVCu	No	No	No
6 Park Rd (Front)	PVCu	PVCu	PVCu	No	No	No
7 Park Rd (Front)	PVCu	PVCu	PVCu	No	No	No
8 Park Rd (Front)	Alum	Alum	Alum	No	No	No
9 Park Rd (Front)	Alum	Alum	Alum	Cladding	No	No
10 Park Rd (Front)	PVCu	PVCu	W rep	No	No	No
11 Park Rd (Front)	Alum	Alum	PVCu	No	No	No
12 Park Rd (Front)	Ori sash	Ori sash	Ori	No	No	No
13 Park Rd (Front)	W rep	W rep	PVCu	No	No	Enclosed
14 Park Rd (Front)	U rep, ori	PVCu	PVCu	No	No	No
15 Park Rd (Front)	W rep	W rep	W rep	Rendering	No	No
16 Park Rd (Front)	Alum	Alum	Alum	No	No	No
17 Park Rd (Front)	PVCu	PVCu	Alum	No	No	No
18 Park Rd (Front)	PVCu	PVCu	PVCu	No	No	No
19 Park Rd (Front)	PVCu	PVCu	PVCu	No	No	No
20 Park Rd (Front)	PVCu	PVCu	PVCu	No	No	No
21 Park Rd (Front)	PVCu	PVCu	PVCu	Cladding	No	No
(Rear)	W rep	W rep	N/a	Cladding	N/a	N/a
22 Park Rd (Front)	PVCu	PVCu	PVCu	Cladding	Coping rep	No
(Rear)	PVCu	PVCu	N/a	Cladding	N/a	N/a
23 Park Rd (Front)	Alum	Alum	Alum	No	Coping rep	No
(Rear)	Alum	Alum	N/a	No	N/a	N/a
24 Park Rd (Front)	W rep	W rep	W rep	No	No	Enclosed
(Rear)	W rep	W rep	N/a	No	N/a	N/a
25 Park Rd (Front)	PVCu	PVCu	PVCu	No	No	No
(Rear)	PVCu	PVCu	N/a	No	N/a	N/a
26 Park Rd (Front)	W rep	W rep	PVCu	No	No	No
(Rear)	PVCu	Ori sash	N/a	No	N/a	N/a
27 Park Rd (Front)	W rep	W rep	W rep	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
28 Park Rd (Front)	PVCu	PVCu	Ori?	No	Coping rep	No
(Rear)	PVCu	PVCu	N/a	No	N/a	N/a
29 Park Rd (Front)	PVCu	PVCu	PVCu	Cladding	No	No
(Rear)	PVCu	PVCu	N/a	Cladding	N/a	N/a
30 Park Rd (Front)	Ori sash	W rep	W rep	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
31 Park Rd (Front)	W rep	W rep	Ori	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
32 Park Rd (Front)	PVCu	PVCu	PVCu	No	No	No
(Rear)	Ori sash	Ori sash	N/a	No	N/a	N/a
33 Park Rd (Front)	W rep	W rep	W rep	No	Coping rep	No
(Rear)	Sash rep	Sash rep	N/a	No	N/a	N/a
34 Park Rd (Front)	W rep	W rep	W rep	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
35 Park Rd (Front)	W rep	W rep	W rep	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
36 Park Rd (Front)	PVCu	PVCu	Ori?	No	No	No

Address	Ground floor windows	First floor windows	Front door	Cladding/ rendering ?	Boundary wall (front) removed/ replaced?	Porch Replaced ?
36 Park Rd (Rear)	PVCu	PVCu	N/a	No	N/a	N/a
37 Park Rd (Front)	PVCu	PVCu	W rep	No	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
38 Park Rd (Front)	PVCu	PVCu	PVCu	No	No	No
(Rear)	PVCu	PVCu	N/a	No	N/a	N/a
39 Park Rd (Front)	Ori sash	Ori sash	Ori	No	No	No
(Rear)	Ori sash	Ori sash	N/a	No	N/a	N/a
40 Park Rd (Front)	PVCu	PVCu	W rep	No	No	No
(Rear)	PVCu	PVCu	N/a	No	N/a	N/a
41 Park Rd (Front)	PVCu	PVCu	W rep	No	No	No
(Rear)	Ori sash	Ori sash	N/a	No	N/a	N/a
42 Park Rd (Front)	PVCu	PVCu	PVCu	No	No	No
(Rear)	PVCu	PVCu	N/a	No	N/a	N/a
43 Park Rd (Front)	W rep	Sash rep	W rep	No	No	No
(Rear)	Ori sash	Sash rep	N/a	No	N/a	N/a
44 Park Rd (Front)	Alum	Alum	Alum	No	Coping rep	No
(Rear)	Ori sash	Ori sash	N/a	No	N/a	N/a
45 Park Rd (Front)	PVCu	PVCu	W rep	No	No	No
(Rear)	PVCu	PVCu	N/a	No	N/a	N/a
46 Park Rd (Front)	PVCu	PVCu	PVCu	No	Cal bl/work	Front ext
(Rear)	PVCu	PVCu	N/a	No	N/a	N/a
47 Park Rd (Front)	PVCu	PVCu	Ori?	No	No	No
(Rear)	PVCu	PVCu	N/a	No	N/a	N/a
48 Park Rd (Front)	PVCu	PVCu	W rep	No	No	No
(Rear)	PVCu	W rep	N/a	No	N/a	N/a
49 Park Rd (Front)	W rep	W rep	W rep	Cladding	No	No
(Rear)	W rep	W rep	N/a	No	N/a	N/a
50 Park Rd (Front)	PVCu	PVCu	PVCu	No	No	No
(Rear)	PVCu	PVCu	N/a	No	N/a	N/a
51 Park Rd (Front)	PVCu	PVCu	Ori	No	No	No
(Rear)	PVCu	PVCu	N/a	No	N/a	N/a
52 Park Rd (Front)	PVCu	PVCu	PVCu	No	No	No
(Rear)	PVCu	PVCu	N/a	No	N/a	N/a
53 Park Rd (Front)	Ori sash	Ori sash	Ori	No	No	No
(Rear)	Ori sash	Ori sash	N/a	No	N/a	N/a
54 Park Rd (Front)	PVCu	PVCu	Ori?	No	Coping rep	No
(Rear)	PVCu	PVCu	N/a	No	N/a	N/a
55 Park Rd (Front)	PVCu	PVCu	Alum	Rendering	Cal bl/work	F roof rep
(Rear)	PVCu	PVCu	N/a	No	N/a	N/a
56 Park Rd (Front)	PVCu	PVCu	W rep	Rendering	Cal bl/work	Enclosed
(Rear)	PVCu	PVCu	N/a	Rendering	N/a	N/a
1 St Albans Rd	Ori sash	Ori sash	Ori	No	N/a	No
2 St Albans Rd	PVCu	PVCu	PVCu	No	N/a	No
3 St Albans Rd	PVCu	PVCu	Ori	No	N/a	No
4 St Albans Rd	PVCu	PVCu	Ori?	No	N/a	No
5 St Albans Rd	PVCu	PVCu	W re/ gl	No	N/a	No
6 St Albans Rd	W rep	W rep	W rep	No	N/a	No
7 St Albans Rd	PVCu	PVCu	Ori?	No	N/a	No
8 St Albans Rd	W rep	W rep	W rep	Rendering	N/a	No
9 St Albans Rd	PVCu	PVCu	W rep	No	N/a	No
10 St Albans Rd	W rep	W rep	W re/ gl	Rendering	N/a	No
11 St Albans Rd	W rep	W rep	W rep	Rendering	N/a	No
12 St Albans Rd	W rep	W rep	W rep	Rendering	N/a	No
13 St Albans Rd	W rep	W rep	W rep	No	N/a	No
14 St Albans Rd	PVCu	PVCu	Ori?	No	N/a	No
15 St Albans Rd	Sash rep	Sash rep	Ori?	No	N/a	No

Address	Ground floor windows	First floor windows	Front door	Cladding/ rendering ?	Boundary wall (front) removed/ replaced?	Porch Replaced ?
16 St Albans Rd	W rep	W rep	W rep	No	N/a	No
17 St Albans Rd	PVCu	PVCu	Ori?	No	N/a	No
18 St Albans Rd	Ori/ PVCu	Ori/ PVCu	Ori?	No	N/a	Enclosed
19 St Albans Rd	PVCu	PVCu	Ori?	No	No	No
20 St Albans Rd	PVCu	PVCu	W rep	No	No	Pitch rep
21 St Albans Rd	W rep	Alum	Ori?	No	No	No
22 St Albans Rd	W rep	W rep	W rep	No	No	No
23 St Albans Rd	W rep	W rep	W rep	No	No	No
24 St Albans Rd	PVCu	PVCu	PVCu	No	Pt removed	No
25 St Albans Rd	PVCu	PVCu	PVCu	No	Pt removed	No
26 St Albans Rd	PVCu	PVCu	PVCu	No	No	No
27 St Albans Rd	W rep	W rep	W rep	No	No	No
28 St Albans Rd	Ori	Ori	Ori	No	No	No
29 St Albans Rd	W rep	W rep	W rep	No	No	No
30 St Albans Rd	PVCu	PVCu	PVCu	No	No	No
31 St Albans Rd	PVCu	PVCu	PVCu	No	No	No
32 St Albans Rd	Ori	Ori	Ori?	No	No	No
33 St Albans Rd	PVCu	PVCu	PVCu	No	No	No
34 St Albans Rd	PVCu	PVCu	W rep	No	No	No
35 St Albans Rd	Ori	W rep	PVCu	No	No	No
36 St Albans Rd	PVCu	PVCu	PVCu	No	No	No
37 St Albans Rd	PVCu	PVCu	PVCu	No	No	No
38 St Albans Rd	PVCu	PVCu	PVCu	Cladding	No	No
39 St Albans Rd	PVCu	PVCu	PVCu	No	Brick rep	Pitch rep
40 St Albans Rd	PVCu	PVCu	PVCu	No	No	No
41 St Albans Rd	W rep	W rep	PVCu	No	No	No
42 St Albans Rd	PVCu	PVCu	PVCu	Cladding	No	Enclosed
1 The Square	PVCu	PVCu	PVCu	No	No	No
2 The Square	W rep	W rep	W rep	No	N/a	No
3 The Square	PVCu	PVCu	PVCu	No	No	No
4 The Square	PVCu	W rep	W rep	No	N/a	No
5 The Square	PVCu	PVCu	PVCu	No	No	No
6 The Square	PVCu	PVCu	W rep	No	N/a	No
7 The Square	Alum	Ori + Alum	PVCu	No	No	No
8 The Square	PVCu	PVCu	PVCu	Rendering	N/a	Gable rep
9 The Square	PVCu	W rep	W rep	No	Pt removed	No
10 The Square	PVCu	W rep	W re/ gl	No	N/a	No
11 The Square	PVCu	PVCu	PVCu	No	No	No
12 The Square	W rep	W rep	W rep	Rendering	N/a	No
13 The Square	PVCu	PVCu	Ori	No	No	No
14 The Square	W rep	W rep	W rep	No	N/a	No
15 The Square	Alum	Alum	Ori?	No	No	No
16 The Square	PVCu	PVCu	PVCu	No	N/a	No
17 The Square	W rep	W rep	PVCu	No	No	No
18 The Square	PVCu	PVCu	PVCu	No	N/a	No
19 The Square	PVCu	PVCu	W rep	No	No	No
20 The Square	PVCu	PVCu	PVCu	No	No	No
21 The Square	Alum	Alum	PVCu	No	No	No
22 The Square	W rep	W rep	PVCu	No	No	No
23 The Square	W rep	W rep	PVCu	No	No	No
24 The Square	PVCu	PVCu	PVCu	No	No	No
25 The Square	PVCu	PVCu	PVCu	No	No	No
26 The Square	PVCu	PVCu	PVCu	No	No	No
27 The Square	W rep	W rep	W rep	No	No	No
28 The Square	W rep	W rep	W rep	No	No	No

Address	Ground floor windows	First floor windows	Front door	Cladding/ rendering ?	Boundary wall (front) removed/ replaced?	Porch Replaced ?
1 Lancaster Rd	Alum	Alum	Alum	No	No	No
2 Lancaster Rd	PVCu	PVCu	PVCu	No	No	No
3 Lancaster Rd	PVCu	PVCu	PVCu	No	No	No
4 Lancaster Rd	PVCu	PVCu	PVCu	No	Pt removed	No
5 Lancaster Rd	PVCu	PVCu	PVCu	No	Pt removed	No
6 Lancaster Rd	PVCu	PVCu	PVCu	No	No	No
7 Lancaster Rd	PVCu	PVCu	PVCu	No	No	No
8 Lancaster Rd	Alum	Alum	Alum	No	Pt removed	No
9 Lancaster Rd	PVCu	PVCu	PVCu	Cladding	No	No
10 Lancaster Rd	PVCu	PVCu	W rep	No	Pt removed	Enclosed
11 Lancaster Rd	Alum	Alum	PVCu	No	No	No
11a Lancaster Rd	PVCu	PVCu	W rep	No	Pt removed	No
12 Lancaster Rd	PVCu	Ori sash	Ori?	No	No	No
14 Lancaster Rd	W rep	W rep	PVCu	No	No	No
15 Lancaster Rd	PVCu	PVCu	PVCu	No	No	No
16 Lancaster Rd	W rep	Alum	W rep	No	Pt removed	No
17 Lancaster Rd	PVCu	PVCu	PVCu	No	No	No
18 Lancaster Rd	PVCu	PVCu	PVCu	No	Pt removed	No
19 Lancaster Rd	PVCu	PVCu	PVCu	No	No	No
20 Lancaster Rd	PVCu	PVCu	PVCu	Cladding	Pt removed	No
1 Church Rd	PVCu	PVCu	PVCu	No	No	No
2 Church Rd	PVCu	PVCu	PVCu	No	Pt removed	No
3 Church Rd	PVCu	PVCu	W rep	No	No	Enclosed
4 Church Rd	PVCu	PVCu	PVCu	No	No	No
5 Church Rd	PVCu	PVCu	W rep	No	No	Enclosed
6 Church Rd	PVCu	PVCu	W rep	No	No	Enclosed
7 Church Rd	PVCu	PVCu	PVCu	No	No	No
8 Church Rd	PVCu	PVCu	PVCu	No	No	No
9 Church Rd	PVCu	PVCu	PVCu	No	No	No
10 Church Rd	PVCu	PVCu	W rep	No	No	No
1 The Mount	PVCu	PVCu	W rep	No	Ori brick?	Enclosed
2 The Mount	Alum	Alum	Alum	No	Ori brick?	No
3 The Mount	Ori	Ori	Ori?	No	Ori brick?	No
4 The Mount	PVCu	PVCu	PVCu	No	Stone rep	No
5 The Mount	PVCu	PVCu	PVCu	No	Stone rep	No
6 The Mount	PVCu	PVCu	PVCu	No	Fencing	No
7 The Mount	PVCu	PVCu	PVCu	No	Stone rep	No
8 The Mount	Alum	Alum	Alum	No	Stone rep	No
The Sycamores, Moor Rd	Ori sash	Ori sash	Unk rep	Historic render	No	No
The Oaks, Moor Rd	PVCu	PVCu	Ori?	No	No	No
The Old School House, Moor Rd	PVCu	PVCu	?	No	No	No
Ivy Dene, Moor Rd	Ori sash	PVCu	?	No	No	No
ABBREVIATIONS:						
	Alum	Aluminum replacement		F roof	Flat roof	
	Cal bl/work	'California' block-work replacement wall		Rem/ rep	Removed/ replaced	
NB – Properties shown in bold retain most/ all of their original features	Ext	Extension		U rep/ Unk rep	Replacement – Materials unknown	
	Ori	Original		W rep	Wooden replacement	
	PVCu	PVCu/ UPVc replacement		W re/ gl	Wooden replacement/ glazed windows	

APPENDIX 3 VIEWS INTO AND OUT OF THE CONSERVATION AREA

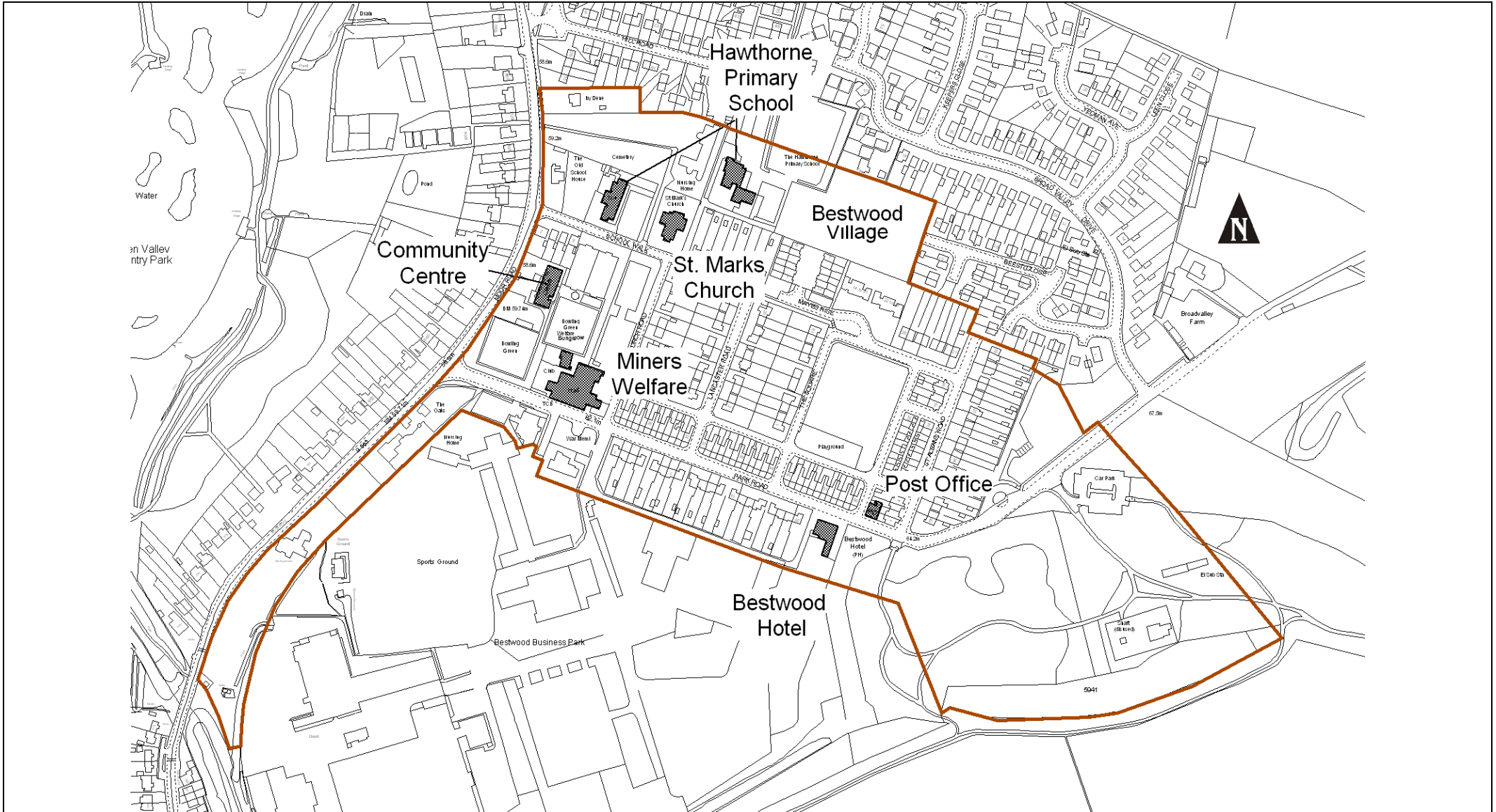
- 1) Important view across the Cemetery from Moor Road towards Hawthorne Nursing Home; includes protected sycamore and pine trees.
- 2) From Hill Road, there is a partial view towards the 1960s Hawthorne School building.
- 3-5) Views from Mayes Rise across the rooflines of Park Road and The Square properties to Bestwood Colliery pit-head and reclaimed spoil heap, Bestwood Hotel and the Clock Tower (former Bestwood Iron & Coal Co/ BICC offices).
- 6) From reclaimed spoil heap, Bestwood Hotel is the only notable visible landmark.
- 7) Colliery winding house and headstock is the principal view out of the Conservation Area from Park Road.
- 8) From The Oaks (Moor Road), the main visible landmarks are Eden Lodge Nursing Home, the Clock Tower and pit-head winding gear.
- 9) View from Moor Road across the Bowling Green, to the Community Centre, St Marks Church and the Miners' Welfare.
- 10) Eden Lodge Nursing Home and the Miners' Welfare dominate the vista into Park Road from Moor Road.

KEY VIEWS WITHIN CONSERVATION AREA

- A) Views from St Marks Church and Hawthorne School to The Mount (summit/highest point within Bestwood Village).
- B) View from Mayes Rise to School Walk Railings.
- C) Northern vista across The Square, terminating at Mayes Rise flats.
- D) Views from The Square towards Bestwood Hotel and the former pit-head baths.
- E) West facing view along the Park Road Service Road is terminated by the Miners' Welfare.
- F-G) Church Road vistas are terminated by St Marks Church and the Clock Tower respectively.
- H) The principal features of note visible across the Miners' Welfare open space and Bowling Green are the rear of the Miners' Welfare, with the Clock Tower also forming a prominent landmark.

APPENDIX 4 IMPORTANT VISUAL BARRIERS

- i) Sycamore trees at “The Sycamores” form an important barrier to broad views into the Conservation Area from the National Cycle Network route (former Bestwood Colliery railway station).
- j) ‘Solid’ *leylandii* hedge at The Old School House, Moor Road.
- k) St Marks Church and trees to the rear.
- l) Ridge/ summit at Hawthorne School playing field limits views into the Conservation Area from the north.
- m-n) The Mount (highest point within Bestwood Village) with its substantial vegetation growth forms a major visual barrier for many potential views into and out of the Conservation Area.
- o) The belt of trees adjacent to Park Road at the former Bestwood Colliery settling reservoir (in-filled/ reclaimed during 1995) limits views into and out of the residential parts of the village to/ from Bestwood Country Park.
- p) Areas of new planting at Bestwood Country Park.



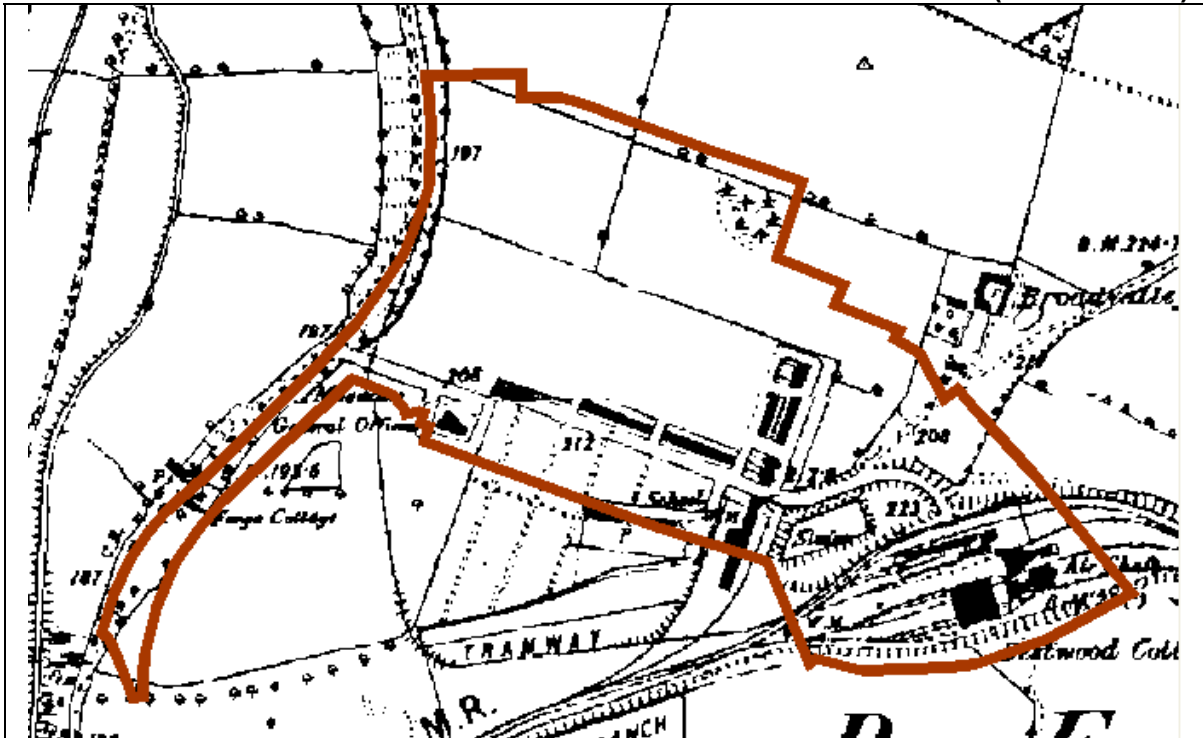
M.D. Stevenson Dip.T.P M.R.T.P.I.
 Head of Planning and Environment,
 Civic Centre, Arnot Hill Park,
 Arnold, NOTTINGHAM. NG5 6LU.

APPENDIX 1 – LOCAL SERVICES

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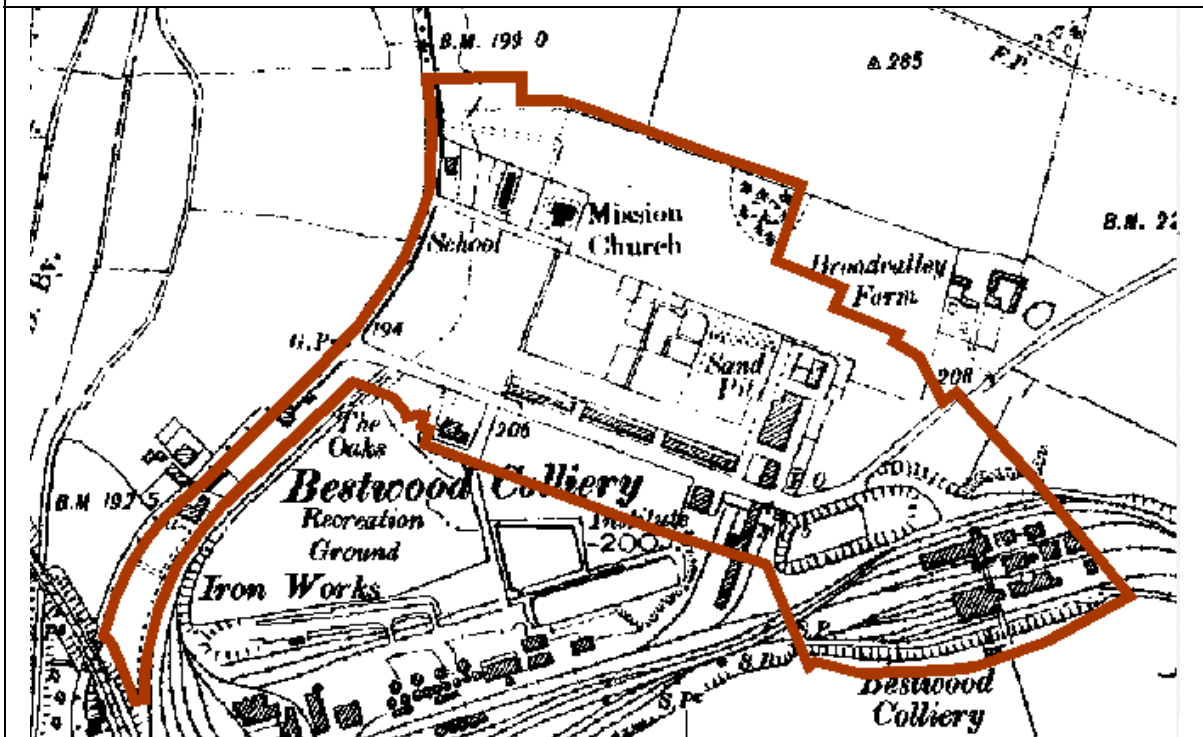
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APPENDIX 2 – ORDNANCE SURVEY 6 INCHES TO 1 MILE SERIES
HISTORICAL MAP EXTRACTS (1880 – 1940)



1880 Ordnance Survey "6 inches to 1 mile" map series extract showing 1992 Conservation Area Boundary

Not to scale



1900 Ordnance Survey "6 inches to 1 mile" map series extract showing 1992 Conservation Area Boundary

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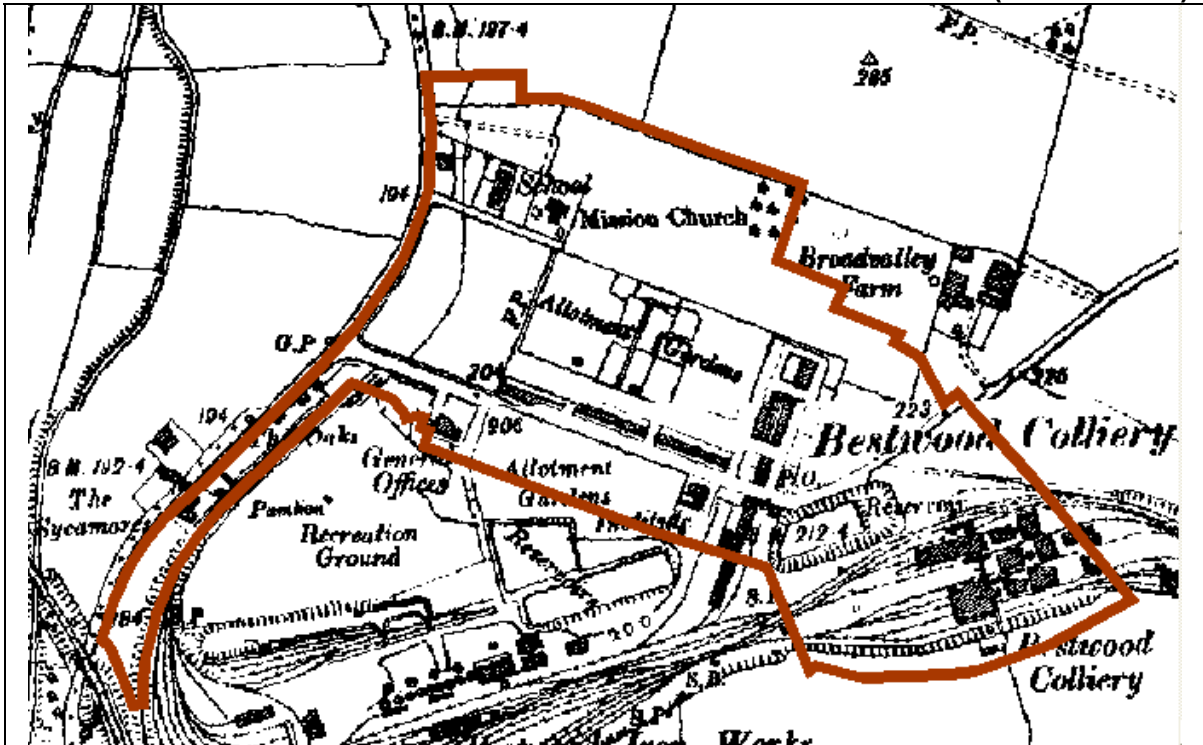


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M.D. Stevenson Dip.T.P M.R.T.P.I. Head of Planning and Environment, Civic Centre, Arnot Hill Park, Arnold, NOTTINGHAM. NG5 6LU.

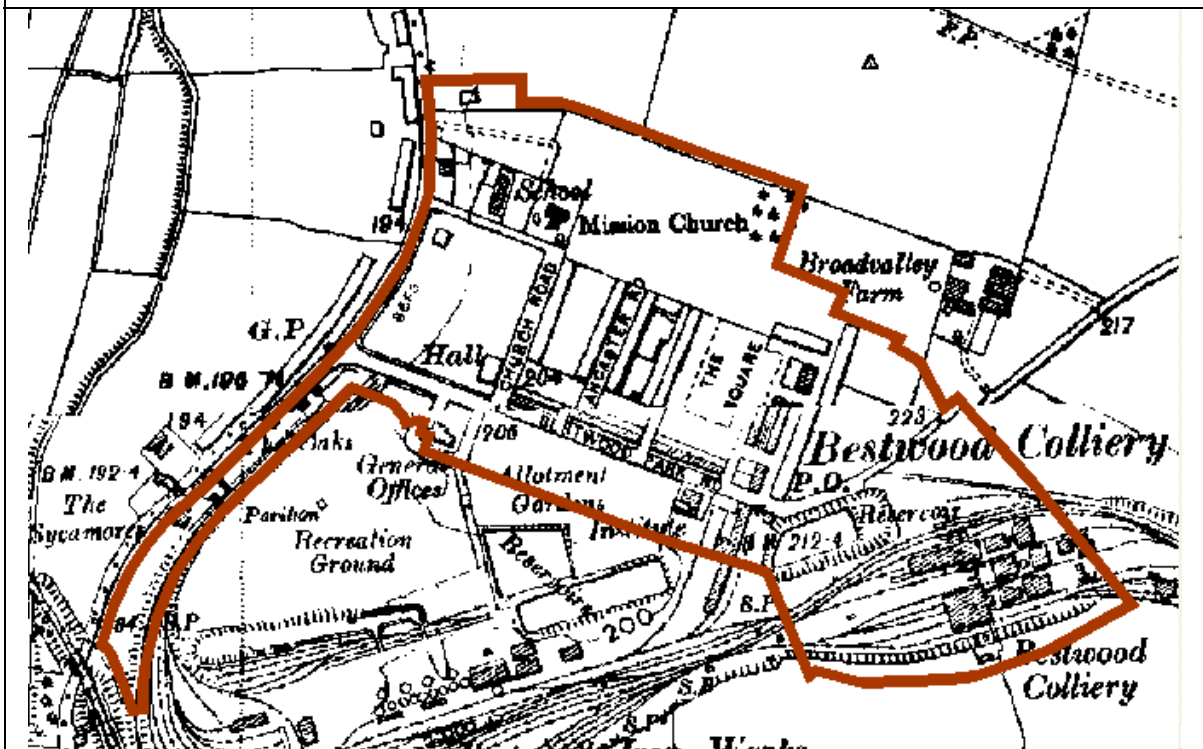
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APPENDIX 2 – ORDNANCE SURVEY 6 INCHES TO 1 MILE SERIES
HISTORICAL MAP EXTRACTS (1880 – 1940)



1920 Ordnance Survey "6 inches to 1 mile" map series extract showing 1992 Conservation Area Boundary

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1940 Ordnance Survey "6 inches to 1 mile" map series extract showing 1992 Conservation Area Boundary

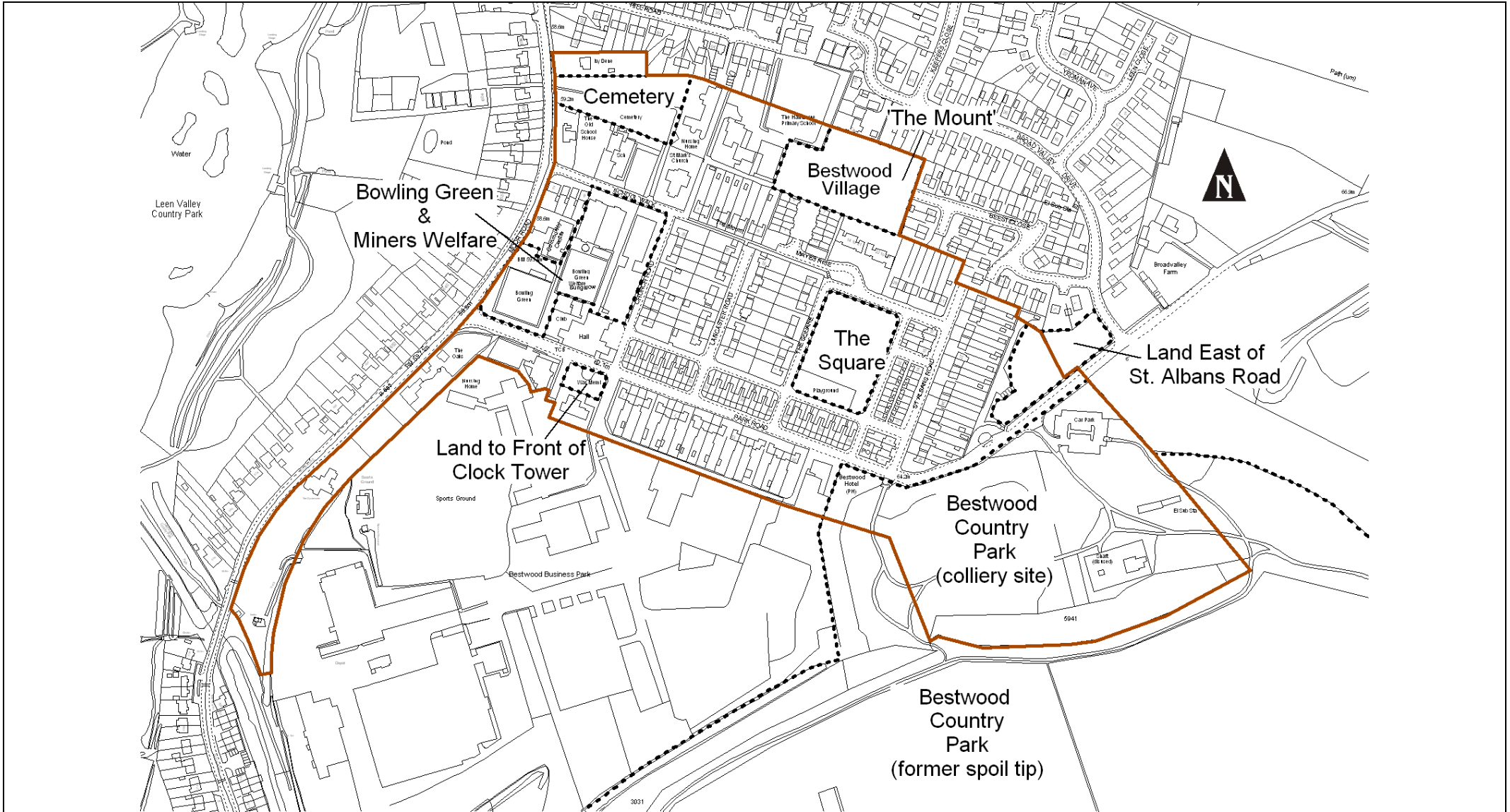
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M.D. Stevenson Dip.T.P M.R.T.P.I. Head of Planning and Environment, Civic Centre, Arnot Hill Park, Arnold, NOTTINGHAM. NG5 6LU.

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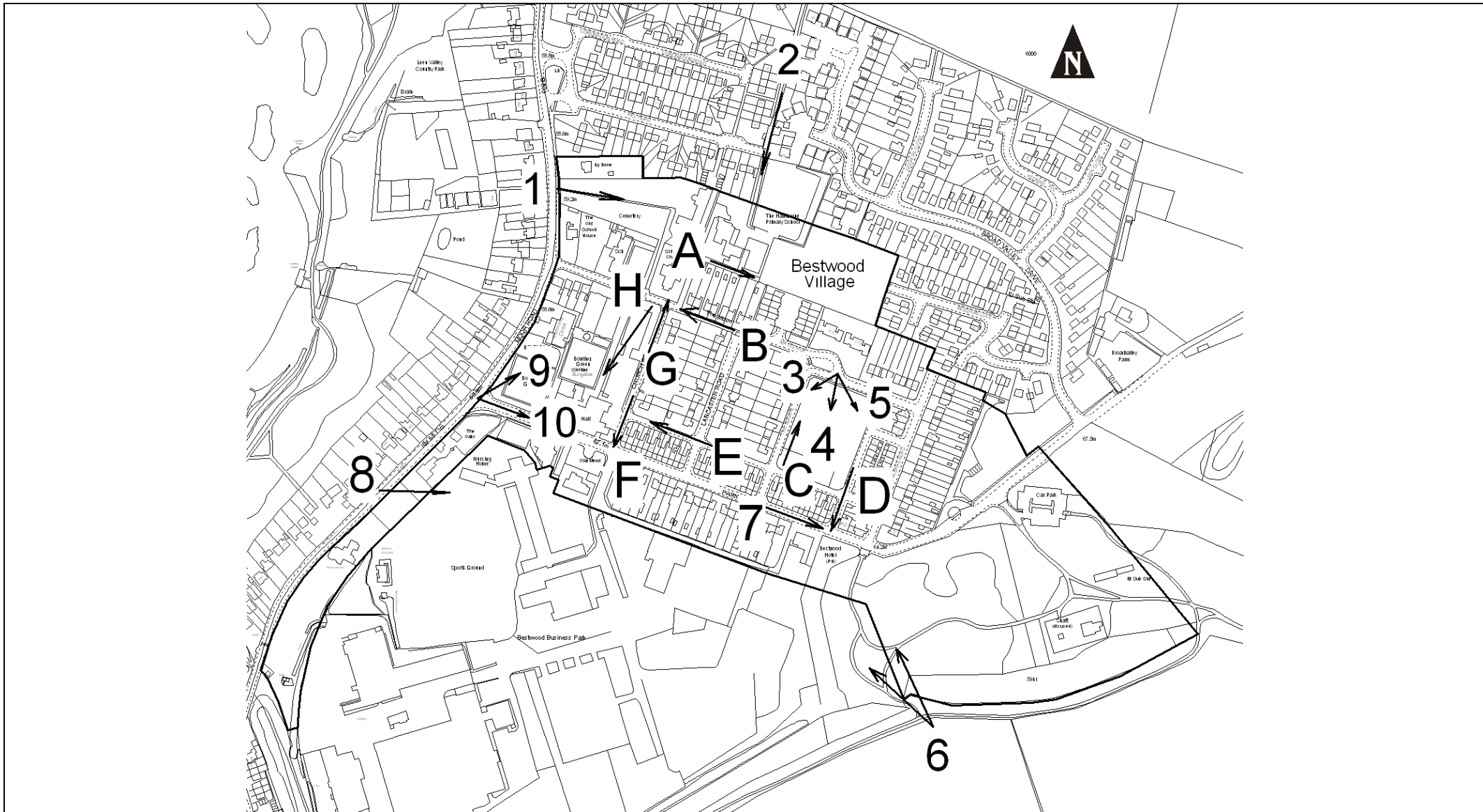
APPENDIX 3 – PRINCIPAL AREAS OF OPEN SPACE



M.D. Stevenson Dip.T.P M.R.T.P.I.
 Head of Planning and Environment,
 Civic Centre, Arnot Hill Park,
 Arnold, NOTTINGHAM. NG5 6LU.

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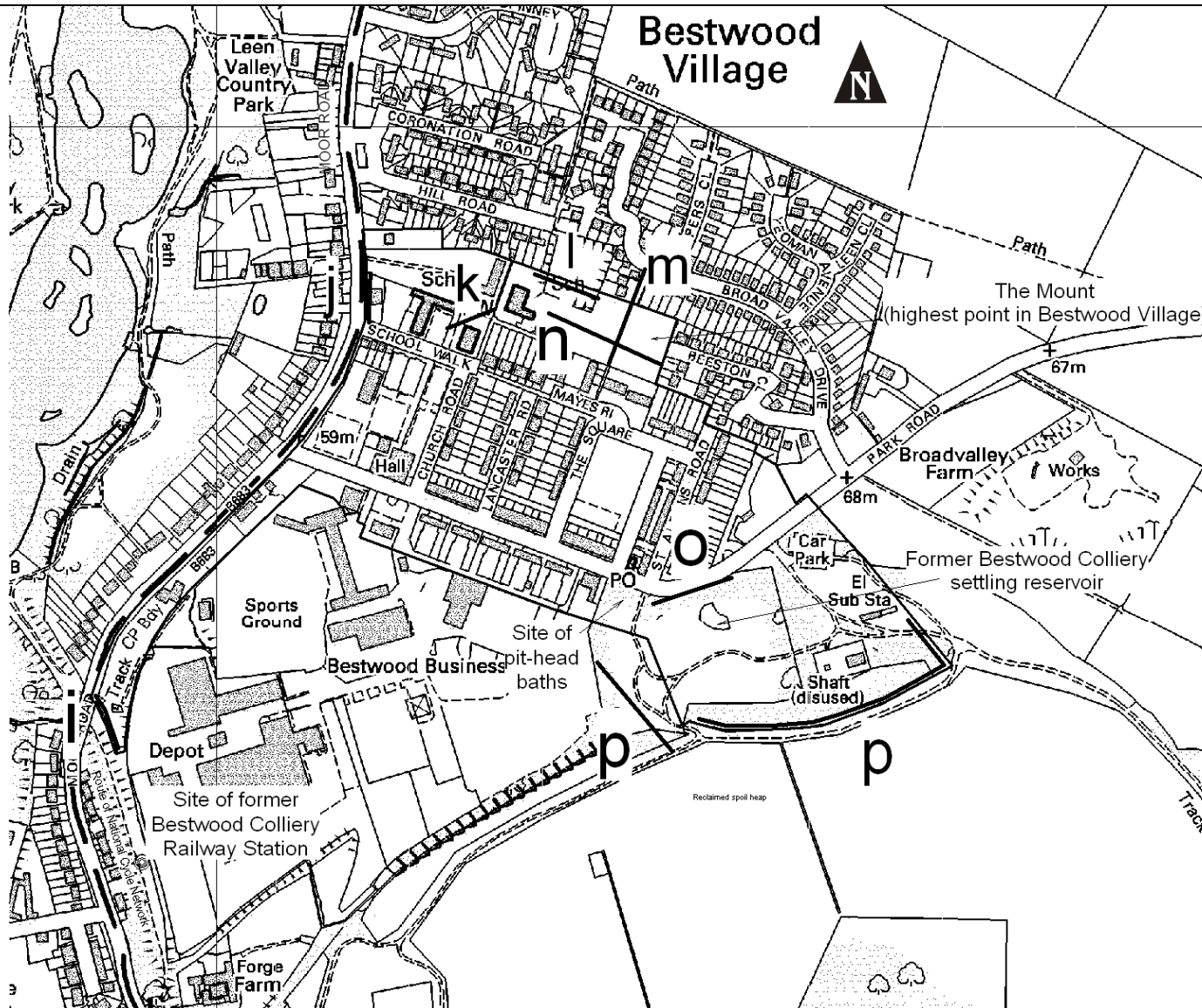
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M.D. Stevenson Dip.T.P M.R.T.P.I.
Head of Planning and Environment,
Civic Centre, Arnot Hill Park,
Arnold, NOTTINGHAM. NG5 6LU.

Map 4b – VIEWS INTO, WITHIN AND FROM THE CONSERVATION AREA

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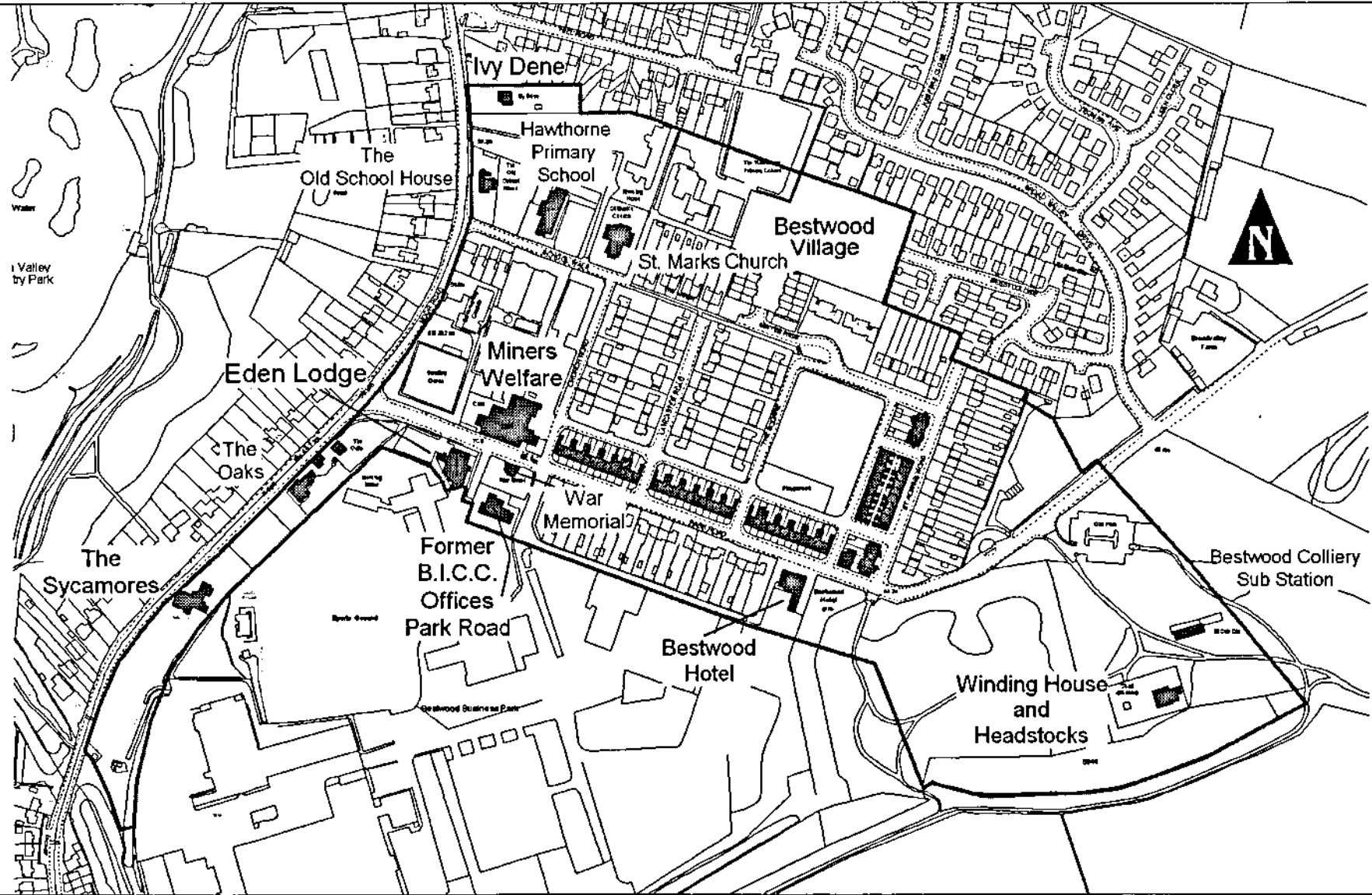
Map 4a – IMPORTANT VISUAL BARRIERS



M.D. Stevenson Dip.T.P M.R.T.P.I.
 Head of Planning and Environment,
 Civic Centre, Arnot Hill Park,
 Arnold, NOTTINGHAM. NG5 6LU.

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M.D. Stevenson Dip.T.P M.R.T.P.I.
 Head of Planning and Environment,
 Civic Centre, Amot Hill Park,
 Arnold, NOTTINGHAM. NG5 6LU.

APPENDIX 5 – STRUCTURES OF ARCHAEOLOGICAL AND HISTORICAL INTEREST

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