

LAMBLEY CONSERVATION AREA CHARACTER APPRAISAL



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Please note that the omission of any particular tree, building, feature or space from a map should not be taken to imply that it has no value to the character of the Conservation Area.

1. INTRODUCTION

Lambley

- 1.1 The village of Lambley, seven miles north-east of Nottingham, can be found at the meeting point of two shallow valleys or dumbles, where the streams that flow through them converge to form Cocker Beck. The historic village is centred on this confluence with later development spreading out to the west and north. Considering its proximity to Nottingham, residential expansion in the later half of the twentieth century was minimal and Lambley has retained much of its rural character. The village is predominately residential in nature with facilities that include two churches, a garage, two public houses, restaurant, beauty salon, primary school and accountants.
- 1.2 The Conservation Area, designated in 1976, covers just over half of the village and is concentrated at its eastern end, the historic heart of the settlement. The Conservation Area boundary excludes most of the modern estates and outlying groups of houses along Park Lane and Catfoot Lane.

Conservation Areas

- 1.3 Under Sections 69-71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 there is a duty on local planning authorities to determine which parts of their areas are of special architectural or historic interest and to designate them accordingly, in order that their character or appearance may be preserved or enhanced.
- 1.4 A map showing the boundaries of the Conservation Area may be found at **Map 1**, the previous boundaries are shown on **Map 2** and information on the boundary changes set out at **Appendix 6**.
- 1.5 Designation brings certain responsibilities for Local Authorities as follows:
 - Local Authorities should review Conservation Areas from time to time to consider whether further designations are required;
 - Local Authorities must formulate and publish proposals for the preservation and enhancement of conservation areas;
 - In exercising their planning powers, Local Authorities should pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 1.6 Conservation Area designation does not prevent development. It does, however, provide a means of maintaining the quality of an area for present and future generations, ensuring that development is of a sufficiently high

standard of design (be that traditional or modern) that it will preserve or enhance the Area's character. In this context there is a range of planning controls that relate specifically to development in conservation areas, as follows:

- There is a restrictive range of permitted development rights. These rights exclude, for example, roof extensions; certain types of cladding; the erection of satellite dishes on structures fronting the highway; a reduction in the size of extensions permitted without planning permission;
- There are additional controls over demolition in conservation areas. Consent to demolish is called Conservation Area Consent and must be applied for through the Borough Council;
- Anyone proposing to carry out any works to a tree that is in a conservation area must give at least six weeks written notice of their intentions to the Borough Council;
- Local Authorities are able to carry out urgent works to preserve unlisted buildings in a conservation area;
- New development should be designed to respect and enhance its surroundings and complement the character of the area.

Conservation Area Character Appraisals

- 1.7 While this Conservation Area Appraisal does not have the status of a Supplementary Planning Document, it nonetheless seeks to highlight the specific qualities of Lambley that contribute to the character of the village and are worthy of protection and enhancement, in order to provide a framework against which decisions about future development can be made. It does this through exploring how social and economic change is reflected in the present layout of streets, buildings and open spaces. It describes the origins and development of Lambley, its prominent historic buildings, local building materials and styles, important views and the importance of tree cover and open spaces. It works on the principle that once the character of an area is clearly understood then it will be easier to draw up development proposals and to consider them in a way that ensures that they are sympathetic to the Conservation Area. Its target audience is anyone with an interest in a conservation area be they, for example, a resident, planner, developer or local historian.

2 DEVELOPMENT AND SETTING

Origins and historic development

- 2.1 While archaeological evidence suggests that people have been in the area around Lambley for thousands of years, the origin of the village is more likely to be ninth or tenth century. In the medieval period Lambley was located within Sherwood Forest. Indeed, the name 'Lambley' dates from or shortly before this period, being Old English for 'a clearing for sheep or lambs'. The manor of Lambley is also mentioned in the Domesday Book (1086) as being in the ownership of the Saxon lord Ulchet at the time of the Norman Conquest (1066) before passing to another Saxon, Alden. Unusually for the time, the manor was not passed onto a new Norman lord and Alden retained possession, his descendents becoming the Cromwells, the principal medieval family within the village.



Holy Trinity Church (east front)

- 2.2 Holy Trinity Church is the most noticeable survival of medieval Lambley, yet the layout of the village's streets and main lanes is also medieval in origin. South of the church is Lambley Pingle, an area of open ground within which once stood the moated manor house of Alden and the Cromwells.
- 2.3 The main part of the medieval village can be identified through the property boundaries of the eastern section of Main Street and the southern section of Church Lane. Here, long narrow plots go back from the street and end in a common boundary or back lane, once the border between the village and the start of open fields. Green Lane was the village green where animals were grazed and festivals and markets held.
- 2.4 Besides farming, frame-work knitting was important to the life and development of the village. Flemish weavers are mentioned in the village as early as 1434. and the trade's height was in the nineteenth century. From 1801 to 1841 the population of the parish increased from 467 to 983 and in 1844 there were 381 knitting machines in the village. Until the late-

nineteenth century the manufacture of knitted goods was a cottage-based industry and the effect of the trade is still very evident within the village. Most of the historic buildings, chiefly from the late-eighteenth to mid-nineteenth century period, show some evidence of knitting. The long windows, needed to illuminate the workshops, are the most common feature and earlier buildings appear to have been adapted and extended to accommodate frames. Green Lane was developed at this time and within the village new properties were built where space existed and opportunity allowed. This gave the village, especially the eastern section of Main Street, its slightly cramped and varied feel. The absence of major farm buildings (although there are some extant outbuildings at 52 and 72 Main Street) is also telling, suggesting that the pressure on available land meant that farm owners moved outside the village or combined agriculture activity with knitting. There is, however, evidence of former orchards at a number of properties, such as the area beyond 74-76 Main Street and the garden of 45 Main Street.

- 2.5 There are no obvious remaining examples within the village of the small knitting factories that were built in the last decades of the nineteenth century. Certainly, by 1922, the local trade directory states that knitting was 'very much in decline' with the majority of the population now being employed by local collieries.
- 2.6 The increased population in the nineteenth century may well have stimulated the construction of several public buildings within the village. The Wesleyan Chapel was built at the top of Chapel Lane in 1807 and the Methodist Chapel in Main Street in 1849. Around 1850 a school classroom with teacher's house was built on Church Street, which was used until 1906 when a new elementary school was built on Catfoot Lane.
- 2.7 By the end of the twentieth century the village had become largely residential. While modern houses have been built within or near the historic core of the village, Lambley has not seen large-scale residential expansion and retains a village atmosphere.
- 2.8 Gedling Borough Council prepared in November 2005 a community profile for Lambley, providing comprehensive information about the village's key demographic, social and economic characteristics. This can be found at:

www.gedling.gov.uk/index/gcp-home/gcp-area_profile/gcp-lambley.htm

Archaeology

- 2.9 Outside the village, medieval earthworks and hollow ways are common and 'ridge and furrow', the medieval practice of ploughing long and low ridges in which to plant crops, survives in many places (e.g. within the field

west of the pumping station). The mound east of Green Lane known as 'Round Hill', now a scheduled ancient monument, was once believed to be a castle motte but it is now thought more likely to be a mound for a windmill, possibly that known to be in the ownership of the medieval manor in the fourteenth century.

- 2.10 Only a few earthworks now survive, but the boundary formed by the meeting of the two streams, the church and Orchard Rise probably denotes the extent of manorial enclosure. It is thought that the field boundaries shown on the parish tithe map (1841) may follow the line of the manor house moat, its trapezoidal shape being similar to other examples in England.

Character and form

- 2.11 The Conservation Area covers the historic part of Lambley, which approximates to the extent of the village at the beginning of the twentieth century. It also includes three 'green' approaches to the village: parts of Lambley Dumble (or 'Top Dumble'); Bottom Dumble (beside The Dumbles) and Park Lane. Indeed, the surrounding countryside's many footpaths and roads provide various vantage points from which to see the village in its landscape setting. The gradual and relatively shallow rise of the land means that views become more constrained and intimate moving down into the village. Important features are the wooded edges to the Dumbles and the footpaths closest to the village.



Footbridge over Bottom Dumble

- 2.12 The historic village is clearly shaped by the surrounding landscape. The two main streets follow the course of the two dumble streams and the oldest part of the village may be found where these streams meet and Cocker Beck starts. The lanes are also long established, leading out into the fields and connecting to other villages. Consequently, the basic layout of the roads in the Conservation Area may be regarded as the oldest surviving feature of the village, save the wooded dumbles, and has been

respected by all development. The way that these lanes follow the landscape gives them a loose meandering feel, while the gradual rises of the dumble hillsides means that there are many changes in level either side of the main streets, providing various views and changes of scene.

- 2.13 Main Street, Church Street and Green Lane retain the impression of traditional village streets that have evolved over centuries, while regional building traditions and the enduring patterns of village life, such as farming and knitting, have produced similarities in architecture and materials that give a sense of unity to the character of the Conservation Area. Even so, there is a variety between the size and status of buildings, although the church of the Holy Trinity is the only one that really dominates. There is not, for example, any great hall or development of middle-class villas that impose upon the wider surroundings. Neither is there any strong physical separation between larger and smaller buildings, which sometimes sit side by side in the same plot.

3. SPATIAL ANALYSIS

Green spaces and trees

- 3.1 The relationship between buildings and green spaces such as gardens, fields and paths is central to the traditional rural character of the village. The conservation area contains four significant areas of green space: Lambley Dumble; Bottom Dumble; Reed Pond nature reserve; and Lambley Pingle. The first three are located at the edge of the village and contain a large number of native trees and herbage, bringing the surrounding landscape down into the village and reinforcing its rural setting. Lambley Pingle is located at the heart of the village and is of both archaeological (it being the site of the medieval manor) and spatial importance. It contributes significantly to the setting of this part of Lambley, acting as a village green of sorts and providing views from Main Street across to 19-21 Church Street and the Church.



Lambley Dumble/Cocker Beck as it flows through Main Street

- 3.2 Cocker Beck and the two streams that flow through the dumbles define the layout of the village. They are, however, features that may be overlooked because of their narrow width and shallow beds. They are also obscured by plant growth or roads. Even so, their banks do provide significant green stretches throughout the Conservation Area, impact that is most significant at the village edges where there is sufficient space for mature native planting to establish itself. At the heart of the village the banks become narrower and planting is reduced, with narrow stretches of grass and plant growth limited to the inward slopes of the streams.
- 3.3 Gardens in the Conservation Area not only provide attractive features in themselves, but also provide fitting settings for a number of buildings (such as 45 Main Street) and help to maintain the low density of development that is associated with villages. Because house plots have evolved over centuries, there is no strong sense of uniformity to garden

size, which reinforces the organic form of the Conservation Area.

- 3.4 There are numerous individual and groups of trees of quality in the Conservation Area. The density and importance of tree cover increases towards the village edges, most notably around the Dumbles and Park Lane. There is no significant area of planned planting or park land and the vast majority of trees are of native species, often self-seeded. In this respect trees contribute to the informal rural character of the area.

Key views and vistas

- 3.5 There is a strong distinction between views within the Conservation Area, which are often limited and constrained, and those into the Conservation Area, from the high points in and around the village, which are more expansive. This difference is a clear result of the changes in landscape. The Conservation Area is within the village, at the bottom of or on the lower slopes of, the Dumbles. Views into the Conservation Area are generally from the upper slopes overlooking the village.
- 3.6 Views along Main Street and Church Street follow subtle curves as the street traces the course of each stream. Occasional glimpses of open countryside may be had from between buildings, sometimes opening up to reveal the surrounding hillsides. Moving up the hillsides, along Mill Lane and Green Lane, views across the village and out into the open countryside are revealed.
- 3.7 The village has a good footpath network, which provides a multitude of vantage points from which to view the village within the surrounding landscape. As these paths get close to the village, views into the Conservation Area often become obscured by hedgerows. Gaps in the hedgerows or views over them provide glimpses across rear gardens back into the heart of the village. Significant views, that it is desirable to protect or enhance, are shown on **Map 5** and highlighted in **chapter 5** below.



View of Church Street from the former nursery

4. CHARACTER ANALYSIS

Significant buildings

Listed buildings

- 4.1 A number of buildings (see list below) within the historic core of the village have statutory Listed Building status, afforded to those buildings recognised as being of special architectural or historic interest. Policies ENV18 to 21 of Gedling's Replacement Local Plan relate to the protection and enhancement of listed buildings and these policies may be found in full at **Appendix 4**. A map showing the location of listed buildings within Lambley may be found at **Map 3**. It should be noted that listed status also applies to structures within the curtilage of the main listed building (e.g. outbuildings and boundary walls), which are not highlighted on the map.

<i>Church of Holy Trinity, Church Street</i>	C11th onwards	Grade I
Brookside House	C17th	Grade II
Mill House	C19th	Grade II
16 Church Street	C17th	Grade II
18 Main Street	C18th	Grade II
52 Main Street	C17th	Grade II

Buildings of Local Interest

- 4.2 In addition to the listed buildings noted above, the Council has assessed a number of other buildings across the Borough (including a number of former Grade III listed buildings), which have architectural, historic or townscape value but do not merit listing. These buildings are classed as being of local interest. They are not afforded the full protection of statutory Listing, but Replacement Local Plan policy ENV22 (which may be found in full at **Appendix 4**) refers to the safeguarding of these buildings, which again include ecclesiastical, industrial, agricultural and residential properties. A map showing the location of those buildings that are in the Lambley Conservation Area may be found at **Map 3**. They are as follows:

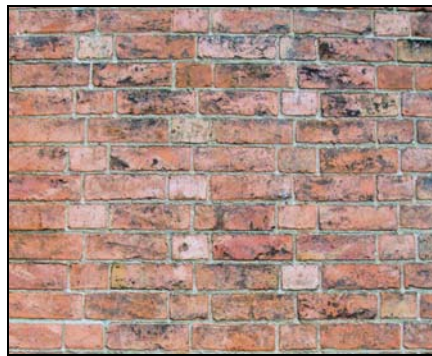
23-29 Main Street (former framework knitters cottages)	
24 Church Street	C18th
32 Main Street	
45 Main Street	Late C18th
47 Church Street (former school house)	Early C19th
62 Main Street	Early C19th
88 Main Street	Late C18th
98/100 and 102 Main Street	Late C18th
Woodlark Inn	C19th
Methodist Church, Main Street	

Other significant buildings

- 4.3 The most significant historic buildings are recognised by their national or local listing and are noted above. There are, however, other buildings within the Conservation Area notable for their historic or architectural interest, or their prominence within the area. These are picked out in **chapter 5** below.

Local constructional details

- 4.4 There are two seventeenth-century houses in the Conservation Area that do (52 Main Street) or may (16 Church Street) retain timber framing. Most historic buildings within the village, however, date from the late eighteenth to late nineteenth century, which corresponds with the rise and fall of the framework knitting trade. Most are houses or cottages (with some surviving outbuildings) and the architecture of the village reflects the adaptation of a farming community to the cottage industry of frame-work knitting. The resulting buildings are generally simple in design. The tall and thin proportion of many buildings, the use of brick laid in Flemish bond and the wide windows are all major unifying factors in forming the character of the conservation area. Though each feature is not present in every building, they are common enough to produce a local pattern of architecture for the village.



Flemish bond

- 4.5 Similarly, although there is considerable variety in appearance between properties, by far the most common type of building is a two-storey house, or cottage, that is long, tall and thin in proportion, one room deep and three to four rooms across. More often than not these buildings run back at right-angles from the roadside, due to the narrow plot-widths. Sometimes these building are paired to create long rows running along the side property boundary.
- 4.6 The long 'knitters' windows are the most common feature in the village, most of which would originally have been horizontal sliding, or 'Yorkshire'

sash windows. Some examples of such windows still exist at, for example, 18 Church Street, 38 Green Lane, 22 and 88 Main Street. These windows are divided into different numbers and arrangements of panes, six panes with a central glazing bar being perhaps the most common arrangement. Some of the larger detached buildings have vertical sash windows, with twelve to sixteen panes to each window being the most typical.

- 4.7 Architectural detailing is minimal, limited to simple elliptical window and door arches. Eaves courses of brickwork laid in a dog-tooth or dentil pattern are more common. Although most properties are plain their elevations are well ordered and proportioned, with openings neatly aligned vertically and horizontally. The most common type of construction is Flemish bond brickwork. Where this bond is not found, an 'irregular' Flemish bond is used, where a stretcher/header course is placed every three of four courses.



Dog-toothed eaves



Dentilated eaves

- 4.8 There are a number of prominent detached properties within the village with more elaborate detailing. Even so, this is still confined to window openings and eaves courses, with the exception of 24 Church Street, which has two string courses of chequered brickwork. Apart from 36 to 48 and 78 Main Street there are no examples of 'revival' or stylised architecture such as Italianate or Gothic.



Long windows in 30 Green Lane



20 to 24 Church Street

Prevalent local and traditional materials

- 4.9 Brick is the main building material for houses, outbuildings and walls. The main or stock brick used is of a deep orange-red tone with limited variation in the colour of each brick. Brick is generally left exposed, though painted and rendered finishes are common and are painted in whites, creams and greys. 88 Main Street has some stone footing, although this is not a common occurrence.



Brick, painted and rendered finishes on Main Street

- 4.10 Roofing is predominately pantile, deep orange-red in colour. Slate is used, although largely on the larger buildings. Orange-red plain tiles occur but these may be a modern introduction to the village.

Public realm

- 4.11 Street edges are typical of most rural villages, being varied and informal in character. With the exception of Mill Lane and the footpaths which run through the dumbles, which are un-metalled, tarmac is used for road surfaces and pavements. Many properties front directly onto the pavement and where front boundary walls and hedges exist they vary considerably in quality. Hawthorn and privet hedges are the most typical and traditional type of natural boundary. Low brick walls, occasionally with a few courses of stone to the bottom, are the typical traditional built boundary and are common along Main Street in particular. Railings are rare and there are only a few isolated examples, for example those at the junction of Church Street and Main Street.
- 4.12 Pavements combine or alternate with grass verges throughout the Conservation Area, most notably along Green Lane, Church Street and at the western end of Main Street. Church Street is special in this respect, thanks to the relationship between the street with the raised banks of the churchyard on the south-west side and the hill on the north-east side. Here, banks of earth provide an area for mature planting and trees to

become established, the change in height and lack of development making for a prominent natural edge to the street.

- 4.13 Street furniture, such as benches and signs, is low-key and at times rather basic in character, which is to be welcomed. Fortunately, road signs and markings are kept to a minimum and the retention of traditional fingerpost signs and lamp-posts is beneficial to the appearance of the Conservation Area. There is one traditional red 'K6' phone box along Main Street.



Traditional finger post at the junction of Main Street and Church Street

- 4.14 It is desirable that attention be paid to the character of the Conservation Area when carrying out highway maintenance and improvement schemes. Of particular importance are the remaining traditional sign-posts, lamp-posts, brick bridges and green verges. Work to the highway should respect the low-key nature of the present surfaces and furniture. Signage that is not necessary for highway safety and information should be avoided so as not to add clutter to the Conservation Area.

Extent of intrusion or damage

- 4.15 There is a significant amount of modern (1950s onward) housing development within the Conservation Area. Most developments are single infill or replacement properties with a few examples of small estate developments, such as Cocker Beck, The Dumbles and a section of Orchard Rise. With the exception of a few single infill developments (such as 10 Green Lane, its veranda notwithstanding, or 4 Chapel Lane), such development is suburban in character and pays little regard to the traditional form of architecture in the village in terms of materials, scale and massing. It has also largely been built to a low density, which has reduced the coherency of historic character in Lambley without overwhelming it. This is not unusual within a Conservation Area and does not devalue the purpose or contribution that such a designation makes to the quality of the village.

- 4.16 Many unlisted historic buildings within the Conservation Area have been altered in ways that detract from their original character. Replacement plastic windows are the most common modern intervention and a number of poorly designed or over-large extensions, many with unsympathetic flat roofs, are evident. Despite such changes the majority of altered buildings retain their basic historic character.

Problems, pressures and capacity for change

- 4.17 Lambley is washed over by green belt and has an infill boundary that closely follows the existing line of the settlement. Consequently, development pressure within the Conservation Area is limited, consisting chiefly of property alterations and limited in-fill development. This level of protection greatly assists in maintaining the village's rural feel.

Historic properties

- 4.18 All historic buildings, not just those specifically mentioned within the appraisal, make some degree of positive contribution to the special character of the Conservation Area. Any future development proposals will need to consider fully a building's contribution to the character of the area as a whole. While there are a number of prominent and important individual buildings it is the sum of the historic building stock that forms one of the basic building blocks of the Conservation Area's character. This is a finite resource that would be undermined by the loss of seemingly typical historic buildings.

Modern properties within the Conservation Area

- 4.19 Most modern properties within Lambley draw few references from the village's vernacular architecture and many are wholly inappropriate in terms of materials used and their scale. Some have a neutral contribution to the character of the Conservation Area, notably those that have drawn references from the vernacular buildings and where gardens and tree cover add to the informality of the streetscape. It is likely that these buildings will be extended and altered in future and, while their contribution to the Conservation Area in terms of style and character is limited, care will need to be taken to ensure that alterations do not result in these buildings overwhelming their historic surroundings.

Future development within the Conservation Area

- 4.20 It is likely that some new development, chiefly in terms of infill, may occur in the Lambley. This is not of itself a bad thing and can add to the character of the Conservation Area, but high quality design, be it modern or more traditional, should be expected. It is hoped that new buildings will

respect the historic context in which they are to be placed, both in terms of the style, grain and density of development. This does not mean that pastiche architecture is all that can be expected but development should respect its setting. 24-30 Church Street is a reasonable example of modern design that, in terms of scale and materials complements its surroundings.

5. A CLOSER LOOK AT THE LAMBLEY CONSERVATION AREA

Main Street

- 5.1 There is a gradual change in the density and character of historic development moving from west to east along Main Street. Though the change is subtle, it is useful to divide the area into three sections: the junction with Catfoot Lane and Spring Lane, and the western and eastern sections of Main Street.

Junction with Catfoot Lane and Spring Lane

- 5.2 The natural feel of Lambley Dumble ends abruptly at the junction of Main Street, Catfoot Lane and Spring Lane. The stream disappears through a brick-lined culvert and vegetation gives way to roads and buildings. Views open up here as Spring Lane sweeps round a corner from the south, Catfoot Lane rises sharply to the north and Main Street starts to the east. Nonetheless, this area provides a transitional buffer between the built environment and the countryside, achieved through the low density of development and the screening of houses along Spring Lane. While there is some potential for enhancement in this location change should seek to maintain the low-key and low-density nature of the area.
- 5.3 The expanse of tarmac provided by the road, pavements and *The Lambley* restaurant car park (although partly screened by planting) is overly dominant here and poorly maintained in places. On the positive side, road markings and signs are kept to a minimum and there are numerous green edges, mostly notably along Catfoot Lane and opposite *The Lambley*. **Brookside House**, an attractive seventeenth-century timber framed and brick building situated here, is complemented by the traditional fingerpost, brick culvert, stream and mature tree cover.



Brookside House and road junction

Western Section

- 5.4 The western section of Main Street stretches from the junction with Catfoot Lane and Spring Lane to 48 Main Street on the south side of the street and up to the small area of open ground before Orchard Rise on the north side.
- 5.5 Development here is largely residential and comprises a mix of historic and modern housing situated on either side of the road. Historic properties along this section are characteristic of development within the village. Variety of age, size and layout is central here, with each building having its own sense of individuality. A shared and limited pallet of materials, along with large gardens or plot sizes provides some sense of unity of character. Many of the properties have been altered in recent times often to the detriment of historic character, with plastic windows and prominent extensions being common.



18 Main Street

- 5.6 There are several buildings of particular note. ***The Lambley***, previously the Nag's Head public house, is the first historic property along the street and is noticeable for its size and restrained late eighteenth-century frontage, with sixteen pane sash windows. A building of some status, it appears slightly separated from the rest of the village and acts as a focal point at the western section of Main Street. Adjoining it is a small orchard, the openness of which helps to maintain the traditional edge of village character established by the junction with Catfoot Lane and Spring Lane.
- 5.7 **23 to 29 Main Street** is a terrace of cottages raised up and set back from the street. These are simple unadorned buildings with the traditional long window openings characteristic of a weaver's cottage.
- 5.8 **18 Main Street** is a grade II listed cottage and former shop dating from the mid-eighteenth century. Probably one house originally, it is an excellent

example of local vernacular architecture retaining such details as multi-paned Yorkshire sash windows and a raised dentilated eaves course. Facing the street where the road starts to curve, this is a prominent and important building within this section of the conservation area.

- 5.9 **45 Main Street** is a mid-nineteenth century building that retains several original features, including the remains of a loading hoist and attic storage door to its Chapel Lane elevation.
- 5.10 Though much altered, **36 to 46** and **48 Main Street** is an interesting group of Edwardian middle-class houses. They are mentioned here partly due to their prominence on a shallow curve in the street, but also because they are the only example of such architecture within the village. Though typical of their period their 'pattern-book' design and attention to detail contrasts with the simplicity of traditional building within the Conservation Area.



View east along Main Street to 36 to 48 Main Street

- 5.11 The modern properties follow the traditional layout of the street and are mostly detached houses built or designed individually to a low density. This helps them to fit in with the traditional grain of development. Architecturally, however, they are, for the most part of modern suburban design, which pays little or no regard to the historic village building tradition. Though pleasant and well cared for buildings, their contribution to the character of the Conservation Area is limited to their siting and density. Otherwise, they make a neutral contribution. One exception to this rule is **4 Chapel Lane** which fronts Main Street. This property uses local materials and reflects the detailing and form of traditional development.
- 5.12 The character of this part of the Conservation Area is greatly enhanced by gardens that are well-maintained and planted. Boundaries are mixed in quality but generally low-key in character. Consequently, they make only a subtle impact on the character of the street. Hedgerows and low brick walls are common, if sporadic, and are attractive features where they are well-established or built in traditional stock brick. Tree cover is not as

noticeable as in other parts of the Conservation Area, being limited to individual specimens or groups within gardens.

- 5.13 Views are constrained along the street, the surrounding hills being largely hidden with the occasional glimpse through the building line. The slight curves within the street break up the linear quality to development, giving some buildings prominence, such as **18** and **36 to 48 Main Street**. The various ways in which buildings are sited (some directly onto the street, others slightly raised up) also helps to punctuate views along Main Street.
- 5.14 When considering development in this area special consideration should be paid to the importance of gardens and other open spaces around buildings, not just to the buildings themselves. An intensification of development here, especially in modern architectural styles, could undermine the sense of local and traditional character.

Eastern Section

- 5.15 The eastern section stretches from 52 Main Street to the start of Park Lane. Development is located on the south side of the street opposite the open space of the Pingle. The buildings are predominately historic and built to a high density for the village. This density increases towards Park Lane as generous front and side gardens are replaced by buildings built directly onto the street and around yards. This change corresponds with the centre of the village, where settlement patterns have been established the longest.
- 5.16 In contrast to the close knit feel of the historic buildings, the openness of Lambley Pingle presents a solid natural boundary in front of which the small stream of Lambley Dumble flows. This contrast between developed and undeveloped space is both aesthetically pleasing and an important historic survival, in that it maintains the relationship between village and manor house.
- 5.17 The variety of historic buildings on the south side is remarkable. Some detached houses remain but many have been converted into cottages or extended to accommodate cottages. In some places new terraces or houses have been built running back from the street frontage or within former farm yards or back gardens. In other places outbuildings have been utilised. These changes probably reflect the growth of framework knitting, particularly in the early to mid-nineteenth century, and the development pressure it brought to the village. While this pattern is seen throughout the Conservation Area, it is within this section of Main Street that it is most clearly experienced. Consequently the historic value of this area is high.

- 5.18 In common with most of the village, many historic buildings have lost some degree of character due to replacement windows in modern styles and materials. There are a number of extensions and conversions which also obscure traditional appearance. Even so, the simple and traditional character of these buildings remains.
- 5.19 Several buildings deserve particular mention. **52 Main Street** is a timber framed seventeenth and early eighteenth-century grade II listed property. Originally two houses the property is a notable and rare survival of village architecture, which pre-dates the period of rebuilding and expansion which started in the late eighteenth century. In the context of the village it is a landmark building whose age makes a distinct and instant impression. The property also retains a good range of single-storey nineteenth-century outbuildings.



52 Main Street

- 5.20 **62 Main Street** is a good example of a late-eighteenth century to early nineteenth-century house with fine early brickwork. To the front of the property is a small garden and low boundary wall, both of which complement the appearance of the house.
- 5.21 The **Methodist Chapel** and **68 Main Street** make an interesting pair of buildings. The Chapel has a balanced façade behind a plain, almost barn-like body. The upper storey has two tall windows beneath round brick arches, a painted date stone of 1849 and a triangular pediment with dentilated brick detailing. Unfortunately, the lower half of the building has been obscured by a flat-roofed porch, and a small chimney partly hides the left-hand edge of the building. The Chapel adds visual interest to a street of houses and has social and historic importance. Set back slightly from the Chapel is 68 Main Street, a tall and thin house of the mid nineteenth century. The building is notable for the quality of its construction. The brickwork has a neat, crisp quality, sash windows have marginal glazing bars and are set under cambered flat arches and slate is used to differentiate it from its neighbours. Of particular interest are the

high eaves and tall expanse of brickwork above the first floor windows, which must be for practical rather than aesthetic reasons as it unbalances the appearance of the front elevation. The most likely explanation is that it increases the area of the attic, the lack of windows suggesting that it is unlikely it would have been used to accommodate framework knitting.



Methodist Chapel and 68 Main Street

- 5.22 **80 Main Street and 2 to 4 Ross Lane** is a row of cottages running back from the road. Built at various points in the mid to late nineteenth century they clearly show the way that housing was slotted and squeezed into existing plots. Several of the properties retain outside toilet blocks.



80 Main Street and 2 to 4 Ross Lane

- 5.23 At the eastern edge of Main Street lies an important group of historic buildings in **88 to 102 Main Street** and **1 and 3 Park Lane**. Three properties run at right-angles to the street with one set back and facing the street (Beck House, 90 Main Street). The former are tall thin buildings which have been converted or extended to accommodate cottages. These buildings are typically simple in design with characteristic long window openings. Changes to the brickwork and windows document the complex change that has occurred to these properties over the last two hundred

years. By comparison, **Beck House** is markedly grander with a rendered front elevation with multi-paned sash windows.

- 5.24 The main natural contribution to this area is the boundary hedge to Lambley Pingle and the narrow grass bank of the stream. Otherwise the density of building on the south leaves little room for noticeable gardens and tree cover.
- 5.25 Traditional boundaries are comprised of low brick walls and hedgerows. There are a few good examples (e.g. 58 and 62 Main Street) but they occur sporadically. Consequently, there is not a strong sense of continuity.
- 5.26 Views are limited and channelled down the street in the same way as the western section of Main Street. Views over the Pingle boundary hedge provide glimpses of 19 and 21 Church Lane, Trinity Crescent and Chapel Lane. More significantly, to the south there are occasional glimpses between buildings through to the upper hill slopes, with long and regular fields bounded by hedgerows.



View out of the Conservation Area at 52 Main Street

- 5.27 The number and variety of historic buildings makes this area one of the most sensitive in the Conservation Area. Development should work within, rather than seek to dominate, this pattern of historic building. Most significant is the relationship between Main Street and the Pingle, the latter being central to the village's identity.

Church Street

- 5.28 In comparison to the eastern section of Main Street, Church Street is quieter. It is more sparsely developed and has a stronger relationship between natural and built elements. This difference starts at the junction with Main Street. Here the road crosses over Cocker Beck by a small brick bridge immediately beyond which is a collection of native shrubs and trees, both self-seeded and planted. There is also a traditional fingerpost,

lamp post and a set of iron railings. The view here has a haphazard quality that is very characteristic of an English village and which is to be valued, especially by way of contrast to the Main Street, Catfoot Lane and Spring Lane junction.



Junction of Church Street and Main Street

- 5.29 Just north-east of the junction is the **Cocker Beck** development. Five large estate houses, from the late 1970s to early 1980s, are built within the grounds of the now-demolished village rectory. The size and layout of the development is contrary to the grain of traditional development in the village, yet its impact is lessened through being screened by numerous mature trees that remain from the former rectory garden.
- 5.30 Moving north, the traditional grain of development quickly re-establishes itself with a collection of historic and modern properties. In common with the rest of the Conservation Area the modern properties have been designed with little regard to the historical building traditions of the village. Several historic properties have also been much altered. This has weakened the traditional character of the area, yet Church Street remains an attractive village street.



16 Church Street

- 5.31 Naturally, Church Street is dominated by **Holy Trinity Church**, a grade I listed building, the foundation of which goes back at least to c.1170. Situated on a rise, the Church acts as a focal point along Church Street as well as being a landmark throughout the village and adjoining valleys. The impact of the church is lessened slightly by mature tree cover and several modern houses, which obscure the lower sections of the building from the north and north-west. The churchyard contains many fine gravestones, most of which are made from slate and date from the nineteenth century. The entrance to the church and the Pingle is over a small brick bridge with stone and brick coping. The laying of new tarmac over the bridge rather detracts from this important feature.
- 5.32 There are several other historic buildings of interest along Church Street. **10 Church Street** is a medium sized mid to late nineteenth-century house of some quality, with a strong garden setting. **16 Church Street** is a grade II listed building dating from the early seventeenth century. Unusually for the village, the first floor is taken up into the roof-line, necessitating the insertion of dormer windows. The steep pitch and the pronounced swoop of the roof suggest that it was originally thatched. **20 and 22 Church Street** is a good pair of cottages, that were once three. Next door, **24 Church Street** is a tall well-built building very similar to 68 Main Street, with a high eaves line and blank attic storey. Of particular interest are two brick bands, or string courses, of chequered brick that run above the ground floor and first floor windows.
- 5.33 North-west of the church the ground on the north of the street rises sharply as it meets the hillside. A path leads up to a former nursery, while the hillside beyond continues as an earth bank fronting the road. This bank is a strong natural feature, covered in self-seeded native trees. Opposite the earth bank is a narrow strip of land, which runs alongside the stream. The village schoolhouse and hall are located here next door to the *Woodlark Inn*, before the street turns sharply into Green Lane.



Woodlark Inn

- 5.34 The **former school** was built around 1850 and has considerable importance to the social history of the village. The **Woodlark Inn** opened in 1833 and is a good example of a nineteenth-century purpose-built public house. Situated at the corner of Green Lane, it is a key focal point when entering the village from the north.
- 5.35 Views from Church Street are constrained by tree cover and the rising ground levels. Consequently, the eye is drawn along the street, while views from the higher sides of the street, for example from the Nursery, give a more open aspect. Most buildings are built directly onto the street, meaning that property boundaries are not a strong feature, although some good brick walls do remain. More important are the green edges formed by the course of the stream, the Pingle and the earth bank. Such features provide an almost continuous natural quality along the street.
- 5.36 The relationship between the natural and built environment is very strong along Church Street and should be respected within development proposals. Planting and space around buildings should be maintained, as should views of significant historic buildings, especially Holy Trinity Church.

Green Lane

- 5.37 Green Lane comprises a mix of historic and modern housing rising up a hillside to the northern village edge. Originally this was the village green, used for the common grazing of animals. Such long and thin greens are not unusual in the Midlands and north of England and the existing rear property boundaries define its course between once open fields. When the remaining open fields of the parish were enclosed in 1792, the green was parcelled off to individual owners. These parcels were then developed with housing and cottages, as framework knitting grew and the village population increased. It is noticeable that the historic properties here are small in scale and simple in design with tall thin proportions and wide window openings, perhaps as a result of the poor yield from marginal land. Architectural embellishment is limited to dog-tooth or dentilated courses at eaves level.
- 5.38 Buildings are ranged up the hillside, interspersed with the occasional large garden or field. The rise in land provides a stepped appearance to the buildings. Development is built across the slope and side onto the street, avoiding the need to deal with a change in levels and taking advantage of a southerly aspect. Many buildings are on small plots, while others have taken undeveloped parts of the green to form long south-facing gardens. This arrangement forms a strong pattern on the street edge, the gable end of houses alternating with boundary walls.

- 5.39 Most of the historic buildings have been altered, with uPVC double glazing being common. The buildings are so similar in type and design it is difficult to single out specific good examples. **33 Green Lane, however,** is unusual for having an 'M' shaped roof (albeit as a result of a 1950s extension to the property. It was previously similar to 30 and 32 Green Lane), while **26 and 28 Green Lane** are perhaps the most exaggerated example of the tall and thin type of house within the village. As an exception to the rule, **York Cottage, 30 Green Lane** is a rectangular cottage of the mid-nineteenth century with particularly long window openings of five windows.
- 5.40 Boundaries are mixed in quality and in age, but hedgerows make an important contribution, helping the visual transition from village to countryside. Gardens also contribute to a sense of openness and compliment the fields either side of the lane.
- 5.41 The brow of the hill at the top of the Green Lane provides panoramic views south over the village. Moving down the hill into the village the views become channelled down the lane and the stepped effect of housing and gardens is emphasised. **3 Green Lane** dominates the bottom of the lane. Though well-considered, its scale, materials and design are quite out of character with the Conservation Area and the village generally.



View up Green Lane

- 5.42 The similarity of building types and scales, and the gradual stepped effect to development, is central to the character of Green Lane. Consequently, care should be taken not to dominate this pattern or obscure views to and from the village through over-large extensions or poorly considered new building. The relationship between open green space and buildings should also be carefully maintained in order to preserve the transition between village and countryside.

Mill Lane and Chapel Lane

- 5.43 Mill Lane and Chapel Lane run at right angles from Main Street up the northern hillside of Lambley Dumble. The former led to a windmill (now demolished), while the latter led to a Wesleyan Chapel (now 24 Chapel Lane). Historically, the lanes were sparsely developed with just a few cottages and houses set in small plots of land, sandwiched between the back gardens of Main Street.



Mill Lane

- 5.44 Mill Lane largely retains this sparse character. A narrow track runs up the hillside, bounded on the west by an overgrown back garden plot, which provides a strong natural boundary and a sense of enclosure. The east side contains two nineteenth-century cottages with long front gardens. At the brow of the hill the lane widens where the windmill was situated. **Mill House**, the former miller's house, is located on the east side of the track. This grade II listed building, dating from around 1820, has a well-proportioned front elevation with a mix of multi-paned vertical sash and Yorkshire sash windows. The site of the mill now contains two modern bungalows. *Penrhyn*, the bungalow nearest the track, appears to be built on a slight mound, which may be the mound on which the windmill was built.



Mill House

- 5.45 At the brow of the hill are good views north and west, towards Green Lane and Catfoot Lane respectively. Looking north, the historic stepped development of Green Lane can be clearly seen and a sense of the village in its landscape setting is gained. Looking west gives good views of Bottom Dumble and again the strong landscape setting of the village.
- 5.46 Chapel Lane, in contrast to Mill Lane, has seen significant modern development and its character is more mixed. Also, at the brow of the hill, the lane runs round the back of Steeles Way, the character becomes suburban and views are closed off. The western side of Chapel Lane, however, contains a collection of traditional houses and cottages. The strong sense of enclosure found in Mill Lane is also evident here. **24 Chapel Lane** is the former Wesleyan Chapel built in 1807. The property has been considerably altered by its conversion to a house. A very weathered date or inscription stone can be seen on its front elevation.
- 5.47 Where possible, natural boundaries and planting should be maintained and added to in order to preserve the pleasant sense of enclosure along these lanes. Considering the narrowness of the Lanes, further in-garden development could easily over-crowd the area while restricting views back to Main Street.

Park Lane

- 5.48 The Conservation Area stretches out a short length along Park Lane to include the **Reed Pond nature reserve** and **Reed Pond House**. The reserve is an area of pasture with a large stream-fed pond in the middle. The pond was originally a medieval stew or fish pond that was later filled in, before being re-opened in 1974. The pond and pasture combine to make an attractive natural space adjacent to the village. Reed Pond House is a detached nineteenth-century house within a large garden. The combination of house, garden and pasture paints a very traditional picture. There are many mature trees to the edges of the reserve as well as to Park Lane itself. Largely native species, they greatly add to the natural character of this area.
- 5.49 The nature reserve provides a good vantage point, south and north to the surrounding hillsides. The hillside to the south retains a strong linear pattern of field boundaries, which was established when the fields were enclosed, probably in 1792. The Cocker Beck development and the small development of 12, 12a and 14 Church Street intrude onto views west, hinting at the start of the village.



Reed Pond Nature Reserve

- 5.50 The nature reserve is a carefully managed and maintained area that is of considerable benefit to the local community and wildlife. Care should be taken not to impact upon the setting of the reserve in a way that would detract from its natural character. Similarly, the green entrance to the village along Park Lane needs to be maintained and added to in order to retain a link between the village and countryside.

Lambley Pingle

- 5.51 It is important to reiterate here that, in addition to its archaeological importance, the relationship between the Pingle, streams and the surrounding streetscape is central to defining the character of the Conservation Area and the village.
- 5.52 **19 and 21 Church Street** occupies the middle of the Pingle, possibly on the same site as the original manor house. It is a large and plain nineteenth-century building of painted brick with a slate roof. Between it and the Church is the **Old Barn**, a converted threshing barn of the late-eighteenth to early-nineteenth century. It is the largest remaining farm building within the village. It presents a blank elevation of brickwork to the churchyard which helps to maintain the setting of the church.

Lambley Dumble and Bottom Dumble

- 5.53 The south-west boundary of the Conservation Area starts where Lambley Dumble meets the edge of the village. It has a strong natural character with much mature, native vegetation and tree cover lining the banks of the small stream that flows through the bottom of the dumble. Footpaths follow the course of the stream on its north and south sides. On each side the stream is mostly hidden by the thick vegetation. Looking away from the stream, the south side provides views of the pumping station while the north side adjoins the village school, play area and tennis court.



Lambley Dumble

- 5.54 Bottom Dumble shares many of the natural characteristics of Lambley Dumble, providing a strong natural environment at the village edge. The sides of Bottom Dumble are considerably steeper than Lambley Dumble, which allows a greater degree of natural plant growth especially on the south bank. A small wooden footbridge crosses the dumble just after **Dumbles Cottage** and **20 The Dumbles**. Both of these properties date from the nineteenth century and appear isolated in the strong natural setting, which adds greatly to their character. Moving back into the village along the north side there is a collection of modern houses, '**The Dumbles**', the design of which is suburban rather than traditional and the strong natural character breaks down here.
- 5.55 Both Dumbles brings the surrounding countryside into the village greatly adding to the sense of rural character and both areas should be seen as making a strong contribution to the character of the Conservation Area.

APPENDIX 1 MANAGEMENT STRATEGY

Having defined the character of the Conservation Area and identified the key issues within it, it is important to develop proposals for its future management. While the Council's ability to preserve and enhance the Conservation Area is limited chiefly to the implementation of effective policies and development control decisions, there are certain other options available. These are set out below. It should be noted that in a number of instances, local interest and involvement is essential. This Management Strategy will be updated and reviewed approximately every five years.

The application of policy guidance

There are several Replacement Local Plan policies already in place that deal with the issue of historic buildings and Conservation Areas specifically. These are set out in **Appendix 4**. While this Conservation Area Appraisal cannot be adopted as a Supplementary Planning Document, it will serve to guide and inform development control decisions and will remain an important material consideration. Consequently, it is anticipated that the Conservation Area Appraisal will help to strengthen decisions made in line with existing policies, which will be one of the most direct and effective means of managing the Conservation Area in the long term. Steps will be taken to ensure that the emerging Local Development Framework also contains strong policies for the protection of the historic built environment.

It is anticipated that the information provided in the Conservation Area Appraisal advises and informs not only those making the planning decision but also anyone considering development within a Conservation Area.

Development briefs

While there are at present no gap sites or buildings under pressure for demolition and re-development within the Conservation Area, this is not to say that this will always be the case. Similarly, it is possible that sites bordering the Conservation Area may become available for re-development. Should this be the case, key aspects of this Conservation Area Appraisal can be drawn out to develop a detailed design brief to help promote an appropriate form of development.

Design Guides/Information leaflets

Time and resources permitting, the production of design guidance and leaflets highlighting the implications of living in a conservation area might be considered. These might guide planning applications and development decisions, as well as providing suitable advice about repairs and planning constraints, thus contributing directly to the management of the Conservation Area.

Application of an Article 4 Direction

An Article 4 Direction can have a big impact in helping to preserve the character and appearance of a Conservation Area through the additional protection it provides for traditional architectural features. The implementation of an Article 4 Direction requires a detailed survey of the area, a strong justification for proposing the Direction and local support. There are, therefore, significant resource implications in the implementation of an Article 4 Direction and while often desirable it is not often practicable.

Most unlisted buildings within the Conservation Area have lost some of their original features, most prominently windows and boundaries. Consequently a blanket Article 4 direction would serve little purpose. A selective approach could be productive, especially in restricting the use of plastic windows and further loss of boundaries. Research would be required to identify the scope and terms of such a list. Further to pursuing a direction it would be beneficial to produce a fact-sheet and design guidance for residents.

Monitoring Change

Monitoring change, both positive and negative, is very important for the long-term management of a Conservation Area. It can, for example, help highlight problems that can be best tackled with an Article 4 Direction (see above) or show how effective the implementation of policy has been and where stronger guidance or action is needed. By monitoring change it can assist in identifying where more resources are required and in modifying priorities. To this end it is proposed that, resources permitting, a periodic photographic survey of the Conservation Areas is undertaken.

Monitoring the condition of the historic buildings and developing a strategy for repair

A countywide survey of the condition of every listed, and some unlisted, buildings is carried out approximately every 5 to 10 years. This identifies buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as Buildings at Risk. While this survey is largely limited to listed buildings, this does provide a very good means of monitoring the condition of a significant proportion of the historic buildings within conservation areas. At the time of writing of this Appraisal document there are no buildings in Lambley on the 'at risk' list.

Unfortunately, Gedling Borough Council is unable to offer grants for the repair and maintenance of buildings may be able to direct owners to appropriate sources of information. The Council is also able to serve Urgent Works Notices to secure emergency or immediate repairs to the unoccupied parts of deteriorating buildings in Conservation Areas. Such notice is a statement of the local authority's intent to carry out works itself if the owner does not. Any costs

incurred by the Council will be reclaimed from the owner. Repairs Notices, for works reasonably necessary for the proper preservation of a listed building, can also be issued. Such action can be very effective in helping to secure the future of neglected historic buildings.

Enforcement Proceedings

The quality of both the built environment and surrounding spaces within a conservation area can be cumulatively harmed by unauthorised works and breaches of planning control. An obvious example of this sort of damage is unauthorised works to listed buildings. Listed Building Consent is required for any works of alteration to a listed building and it is a criminal offence to carry out unauthorised works. It can be very damaging when misguided alterations are carried out to a listed building, like the removal of traditional timber windows and doors and their replacement with uPVC or poor modern imitations, for example. If unauthorised works to listed buildings are not pursued it cumulatively damages the building stock of conservation areas. It is not, however, only alterations to listed buildings that can damage the character and appearance of conservation areas. Unauthorised demolition of buildings or unauthorised works to unlisted buildings can all erode the special character of a conservation area. It is, therefore, important that the Borough Council follows up breaches of planning law within conservation areas, as this can help preserve the quality of the environment. To this end, the Borough Council has recently appointed an Enforcement Officer to ensure that breaches of planning law or planning decisions are addressed.

The survey process that goes into producing a Conservation Area Character Appraisal may highlight breaches in planning law and anyone can confidentially report a suspected breach.

Conservation Area Advisory Committee

Some local authorities have established Conservation Area Advisory Committees (CAAC), either for an entire borough or for individual Conservation Areas, comprised of local residential and business interest as well as representatives of local historical, civic and amenity societies. In some cases, representatives of national amenity societies are also members of CAACs. These Committees can help the authority to consider applications that may affect the character or appearance of a conservation area and assist in the formulation of conservation and design policies. It should be noted that the role of such Committees is advisory and their comments are not binding on the authority. Should there be sufficient support for such an initiative, consideration can be given to pursuing it for Lambley or for the Borough as a whole if it was felt to be of potential mutual benefit.

Petty crime

The Nottinghamshire Police Architectural Liaison Officer has stated that he is always available to meet with groups or individuals concerned with building preservation and interested in options available to minimise crime and enhance security. The Officer may be contacted at Nottinghamshire Police Headquarters, Sherwood Lodge, Arnold, Nottingham, NG5 8PP.

Proposed enhancement schemes

Budgetary constraints permitting, the District Council will promote and implement improvement schemes for the public realm in Conservation Area. While there are no schemes planned at present, the Council will be happy to work with the local community to develop appropriate proposals for the Conservation Area. Such work will be guided by the Conservation Area Appraisal. This might include, for example, street lighting or signage improvements, undergrounding of telephone wires, improvement of public open spaces or enhancement of particular features in the public realm. It should, however, be noted that the Borough Council is not the highways authority and thus some schemes may well need input from the County Council.

The amount of public space suitable for enhancement work is limited, although it is suggested that the area around the junction of Main Street, Catfoot Lane and Spring Lane could benefit from a more considered approach to road surfacing, planting and verges.

Any further suggestions for possible enhancement schemes are welcomed.

APPENDIX 2 COMMUNITY INVOLVEMENT

During February and March 2007, Gedling Borough Council's Planning Policy section undertook a consultation exercise on the draft Lambley Conservation Area Appraisal.

The draft documents were made available for inspection at the Civic Centre and Library in Arnold. They were also available on the Borough Council website and copies were sent directly to relevant consultees. The draft documents were also sent to residents in Lambley living within and adjacent to the Conservation Area.

Responses to the consultation exercise, written, electronic and by telephone, were generally very positive as far as the overall idea of the Conservation Area was concerned and respondents engaged constructively with the issues and made many helpful suggestions, including highlighting inaccuracies.

Following the consultation responses the initial Draft was re-evaluated, taking into consideration and incorporating where appropriate, the points raised by respondents. It is hoped that this final appraisal highlights that which is valued by local residents.

APPENDIX 3 PLANNING POLICY FRAMEWORK

Replacement Local Plan

The new Gedling Borough Replacement Local Plan (adopted July 2005) includes specific policies (ENV13 – ENV15) relating to Conservation Areas (please see **Appendix 4**), together with more general Development Control policies that will be material planning considerations in the determination of planning applications, which this Appraisal seeks to supplement. The Local Plan may be viewed at:

www.cartoplus.co.uk/gedling/text/00cont.htm

Strategic Guidance

Central government Planning Policy Guidance (PPG) 15 (Planning and 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).

More recent guidance from English Heritage has considerably expanded upon the advice contained in PPG15, most notably the recent publication, *Guidance on Conservation Area Appraisals* (August 2005), which identifies key stages in the preparation of an appraisal. This publication may be found at www.english-heritage.org.uk/upload/pdf/Guidance_on_Conservation_Area_Appraisals.pdf and has been used to guide this Conservation Area Character Appraisal. Its sister publication *Guidance on the Management of Conservation Areas*, (www.english-heritage.org.uk/upload/pdf/Management_of_Conservation_Areas_20060320130528.pdf) has been used in the development of the Management Strategy at **Appendix 1**.

In addition to the Local Plan, and legislation and guidance noted above, this Appraisal has been produced in accordance with the following local, regional and national plans and policy guidance:

- Nottinghamshire and Nottingham Joint Structure Plan (February 2006);
- PPG15 – Planning and the Historic Environment (September 1994);
- PPG16 – Archaeology and Planning (November 1990);
- Regional Spatial Strategy for the East Midlands (RSS8) (March 2005).

APPENDIX 4 RELEVANT REPLACEMENT LOCAL PLAN POLICIES

These policies are those relating directly to Conservation Areas, Listed Buildings and Buildings of Local Interest. Please note that this is not an exhaustive list of Local Plan policies that may be taken into consideration when determining planning applications in or around a Conservation Area.

Policy ENV13 (Demolition in Conservation Areas) states that:

Development involving demolition in a Conservation Area will only be acceptable when the character and appearance of the Conservation Area will not be adversely affected.

Planning permission may be subject to the imposition of a condition requiring that an agreed redevelopment scheme be undertaken within a specified time

Policy ENV14 (Change of Use of A Building in a Conservation Area) states that:

A change of use of a building in a Conservation Area will be permitted if it secures the retention of a building which contributes towards the character or appearance of the area, provided that the new use will not require any changes in the appearance or setting of the building other than those which will preserve or enhance its contribution towards the character or appearance of the area.

Policy ENV15 (New Development in a Conservation Area) states that:

Development in a Conservation Area will only be permitted if all the following criteria are met:

- the siting and design of proposals respects the character and appearance of the Conservation Area taking into account existing features such as important open spaces and trees;
- important open areas, as identified on the proposals map are retained;
- the scale, design and proportions of proposals are sympathetic to the characteristic form in the area and compatible with adjacent buildings and spaces;
- it does not cause the loss of features of historic or characteristic value such as the street pattern, boundary walls and street furniture unless the contribution of the proposed development would outweigh the contribution of the historic or characteristic features; and

- the use and application of building materials and finishes respects local traditional materials and building techniques.

Policy ENV18 (Demolition of Listed Buildings) states that:

Planning permission for development involving the demolition of a listed building will not be granted unless:

- clear and convincing evidence is submitted to prove that all reasonable efforts have been made to sustain existing uses or to find viable new uses, and these efforts have failed; or
- preservation in some form of charitable or community ownership is not possible or suitable; or redevelopment would provide substantial community benefits which would decisively outweigh the loss resulting from demolition.

Policy ENV19 (Extension or Alteration of a Listed Building) states that:

Development involving proposals to extend or alter a Listed Building, or any feature of special architectural or historic interest which contribute to the reasons for its listing will not be permitted where it would adversely affect the architectural and historic interest of the building.

Policy ENV20 (Change of Use of a Listed Building) states that:

A change of use of part, or the whole, of a Listed Building will only be granted permission if its character, setting and features of special architectural or historic interest would be preserved or enhanced.

Policy ENV21 (Setting of Listed Buildings) states that:

Planning permission will not be granted for development which would adversely affect the setting of a Listed Building.

Policy ENV22 (Local Interest Buildings) states that:

Planning permission for development which would affect a Local Interest Building or its setting will be granted provided:

- the appearance or character of the building and its setting are safeguarded; and
- any significant harm caused by the development would be outweighed by significant local community or environmental benefits.

APPENDIX 5 TREE PRESERVATION ORDERS

Please note that six weeks notice must be given to the Borough Council before any work is undertaken on any tree in the Conservation Area, even if it is not subject to a Tree Preservation Order.

Ref. no. and date of TPO	Location and reason for designation	Tree ref.	Details
88 (Aug '05)	1, 3, 4 & 6 Cocker Beck The trees are a mature feature for the area and contribute to its character. Their size and location means that they can be seen from various public vantage points.	T1	Turkey Oak within the grounds of 3 Cocker Beck
		T2	Metasequoia within the grounds of 3 Cocker Beck
		T3	Yew within the grounds of 4 Cocker Beck
		T4	Cedar within the grounds of 6 Cocker Beck
		T5	Copper Beech within the grounds of 6 Cocker Beck
		G1	Four Lime trees within the grounds of 1 Cocker Beck

APPENDIX 6 BOUNDARY REVISIONS

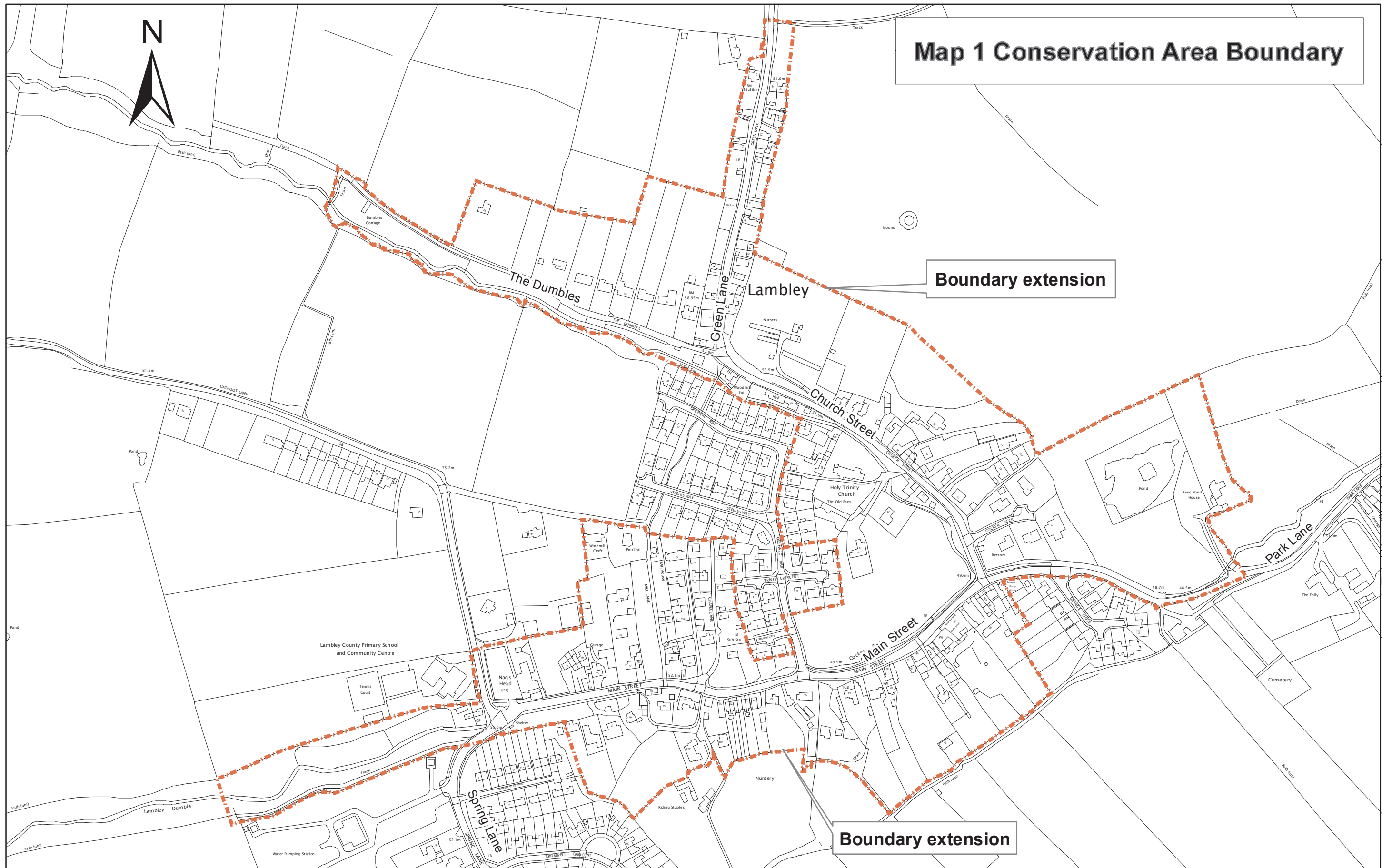
The extensions to the Conservation Areas are shown on **Map 2**. These are very minor, received no objections and have been made to ensure that any future development in this area is of a high quality and enhances that which is already present. It will also ensure that the setting of the Conservation Area is properly protected and that any potential future development is of a design and scale appropriate to the setting.

There have been no deletions from the Conservation Area.


Map 1 Conservation Area Boundary

Boundary extension

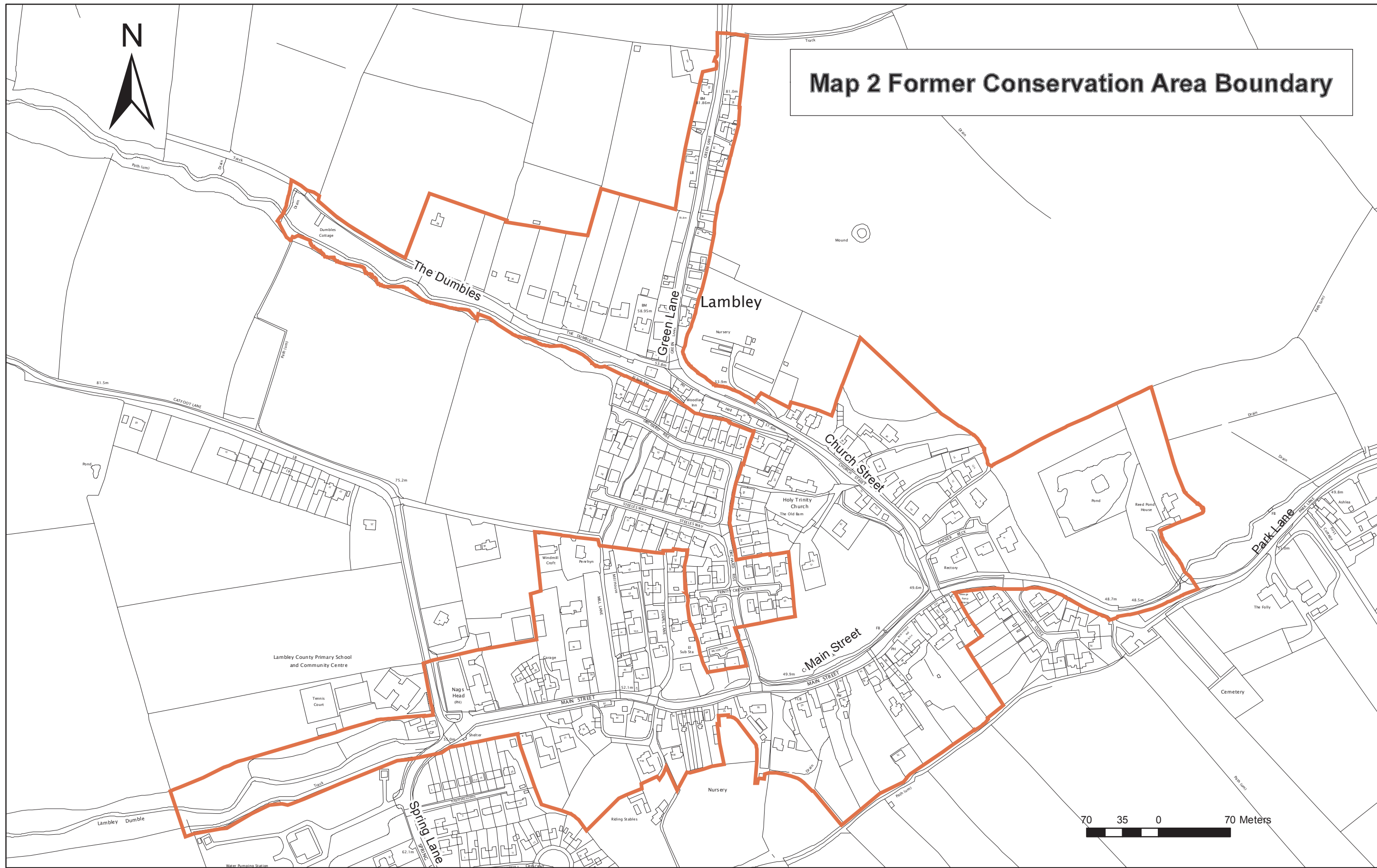
Boundary extension



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Key
 Conservation Area Boundary


70 35 0 70 Meters



Map 2 Former Conservation Area Boundary


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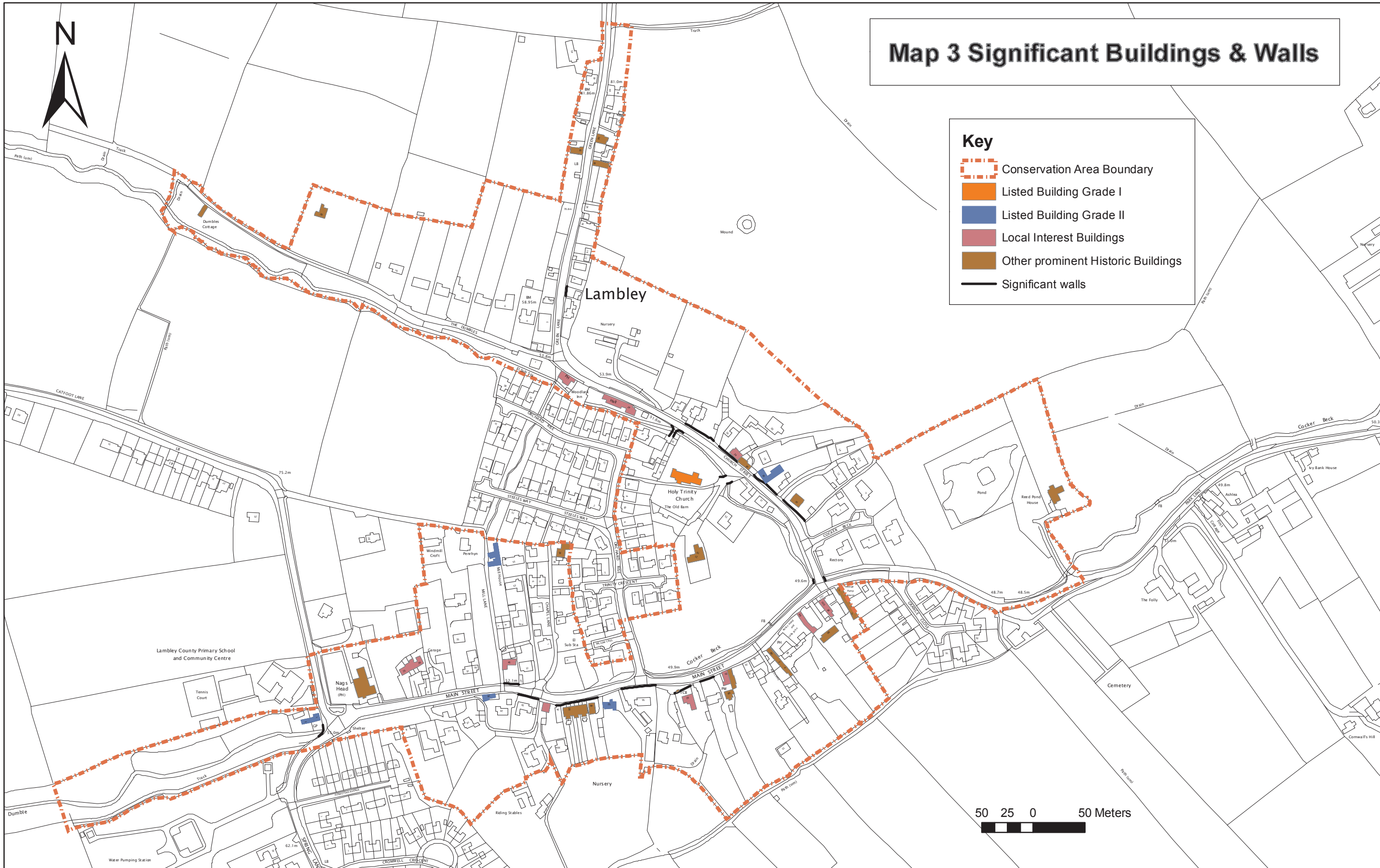
Key

 Former Conservation Area Boundary

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Scale 1:3500

Map 3 Significant Buildings & Walls



Key





- Conservation Area Boundary
- Listed Building Grade I
- Listed Building Grade II
- Local Interest Buildings
- Other prominent Historic Buildings
- Significant walls

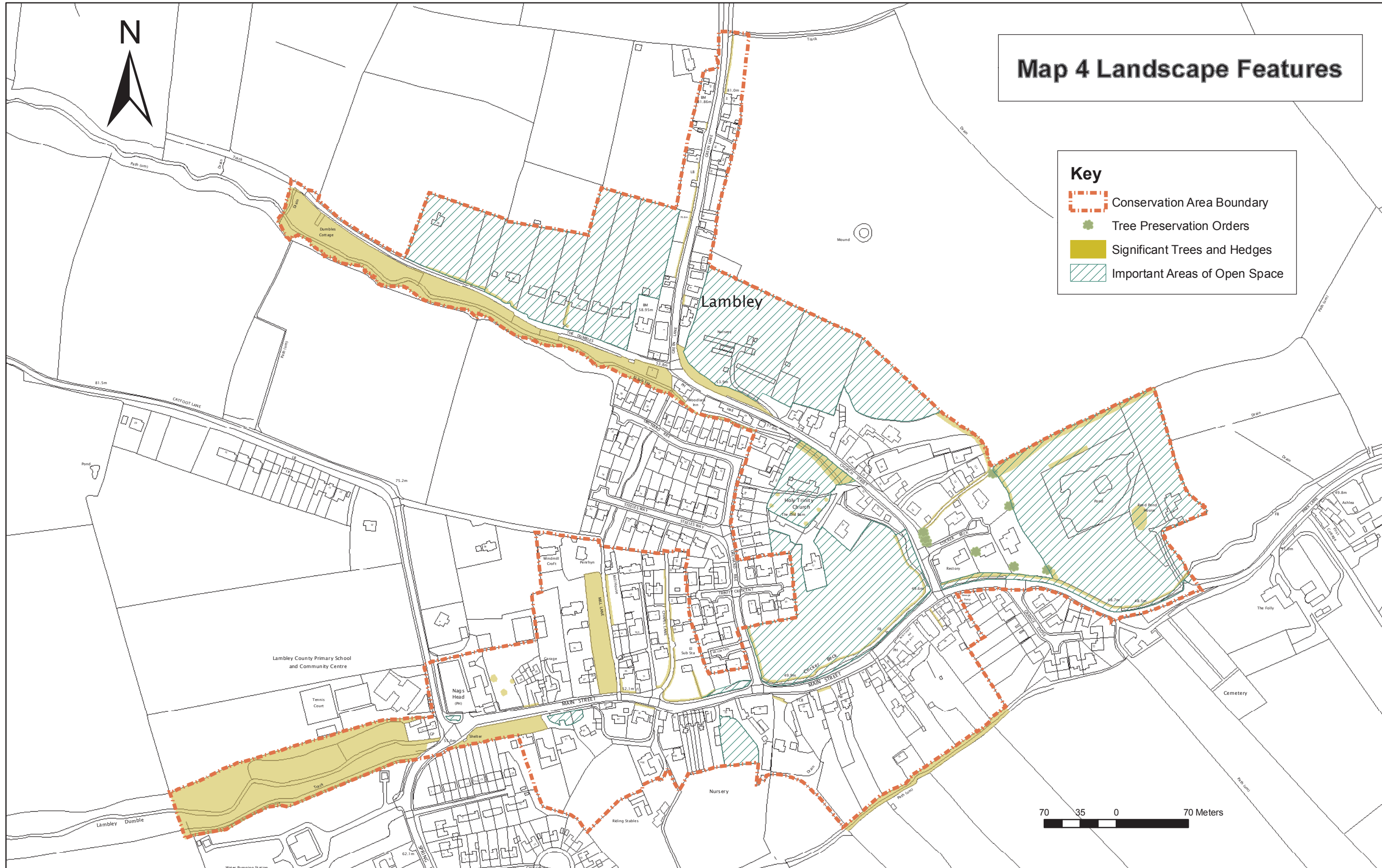


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Map 4 Landscape Features

Key

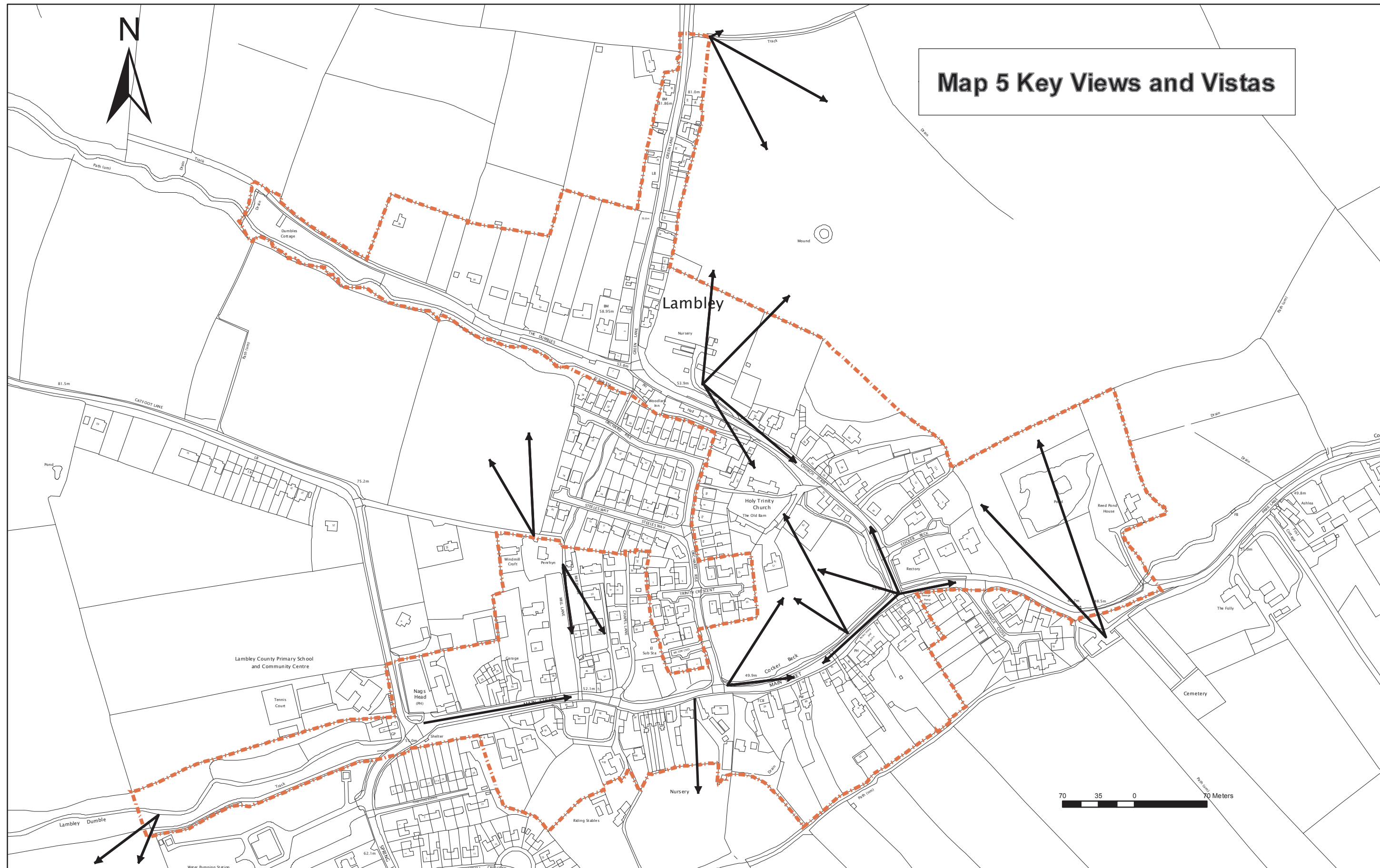
-  Conservation Area Boundary
-  Tree Preservation Orders
-  Significant Trees and Hedges
-  Important Areas of Open Space



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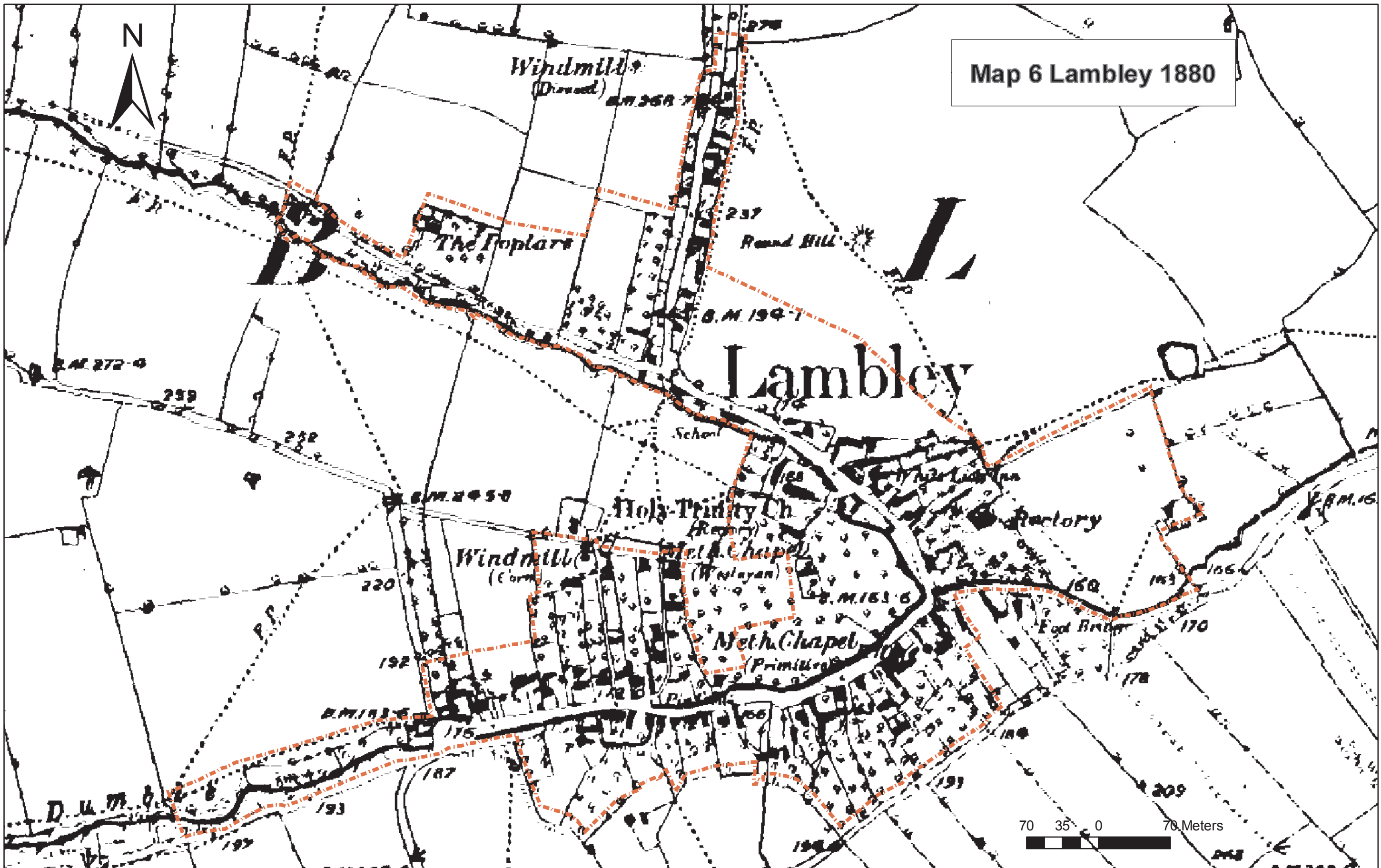


Map 5 Key Views and Vistas

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Key


- Conservation Area Boundary
- Key Views and Vistas



Map 6 Lambley 1880

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Key

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