

**BESTWOOD VILLAGE CONSERVATION AREA  
CHARACTER APPRAISAL AND MANAGEMENT PLAN  
November 2020**



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## **PART 1: CONSERVATION AREA APPRAISAL**

### **1.0 SUMMARY**

- 1.1 Conservation Areas are defined by section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990<sup>1</sup> as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of Conservation Areas. In February 2019, Historic England published its updated guidance entitled “Conservation Area Appraisal, Designation and Management Advice Note 1 (Second Edition)”<sup>2</sup>. This updated Bestwood Village Conservation Area Character Appraisal and Management Plan follows the guidance set out by Historic England.
- 1.2 Bestwood Village was designated as a Conservation Area on 1 June 1992. In May 2005 a Conservation Area Appraisal was formally adopted. Since 2005 the guidance has changed considerably and this document re-appraises the Conservation Area and revisits the Conservation Area boundary in the light of changes over time. In a Management Plan current guidance is set out for the preservation and control of change to ensure that the Conservation Area continues to retain its special architectural and historic interest.
- 1.3 The purpose of this Character Appraisal and Management Plan is to assess the historical development of the Bestwood Village Conservation Area and to describe those qualities that contribute to its significance as a place of special architectural and historic interest. This document will outline the Council’s approach to new development proposals in the Conservation Area having regard to the relevant local and national planning policies at the time of writing. It is intended that future changes within the Conservation Area will be monitored and the Character Appraisal and the accompanying Management Plan will be reviewed every few years to ensure they continue to reflect up-to-date policies and the Conservation Area boundary continues to include only those areas of Bestwood Village that are of special architectural or historic interest.
- 1.4 Bestwood Village is a coal mining village established on land within the ownership of the Duke of St Alban’s when the mine shaft was sunk in 1872 aided by the support of John Lancaster MP for Wigan 1868-1874 with one purpose, to mine the coal for the economy. The houses, playing field, social

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<sup>1</sup> [Link to UK Government Legislation and the Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)

<sup>2</sup> [Link to Historic England Website and “Conservation Area Appraisal, Designation and Management Advice Note 1 \(Second Edition\)”](#)

club, the church and adjacent school, allotments, shop and the clock tower offices, the mine itself and all its associated industrial workings, railway tracks and infrastructure were built in the Industrial revolution a period of economic expansion linking Bestwood Village to the wider area including Nottingham to the south. Taking advantage of the new technology available the mine prospered but it still needed a labour force and workers were well catered for. The whole village was planned on a grid or rectilinear pattern of roads and houses set around green leisure spaces and designed to respond to the landform. To summarise, the key elements that make the special character as it stands today are:

- The general topography that affords different views through the area creating interest;
- The head stock, winding gear and adjacent former electricity substation of Dynamo House, the last remnants of the mining infrastructure now surrounded by the green and landscaped spaces of the Bestwood Country Park;
- The regimented short terraces of miners' houses built in dark red brick with slate roofs, and some having front porches and brick walled front gardens providing architectural consistency and a sense of community living, punctuated by the long narrow spaces of the roads;
- The landmark buildings created for community and private use, being former Hawthorne Primary School, St Mark's Church, The Village Hall (former Miners' Welfare club), the former offices of the Bestwood Coal and Iron Company and the former Bestwood Hotel on Park Road;
- The green spaces of The Square, the cricket field, the cemetery and Bestwood Country Park; and
- The contribution of trees and the wider countryside setting of the village.

1.5 All these features combine to give Bestwood Village its historic character and appearance and its sense of place and local distinctiveness which is rooted in its mining history and of all those who worked and lived to bring the coal up from the ground, a history which is still very evident today.

1.6 This document comes in two parts:-

- Part 1 comprises a Character Appraisal that describes the special interest of the Bestwood Village Conservation Area and proposes revisions to the boundary; and
- Part 2 comprises a Management Plan that sets out guidance, policies and proposals for the preservation and enhancement of

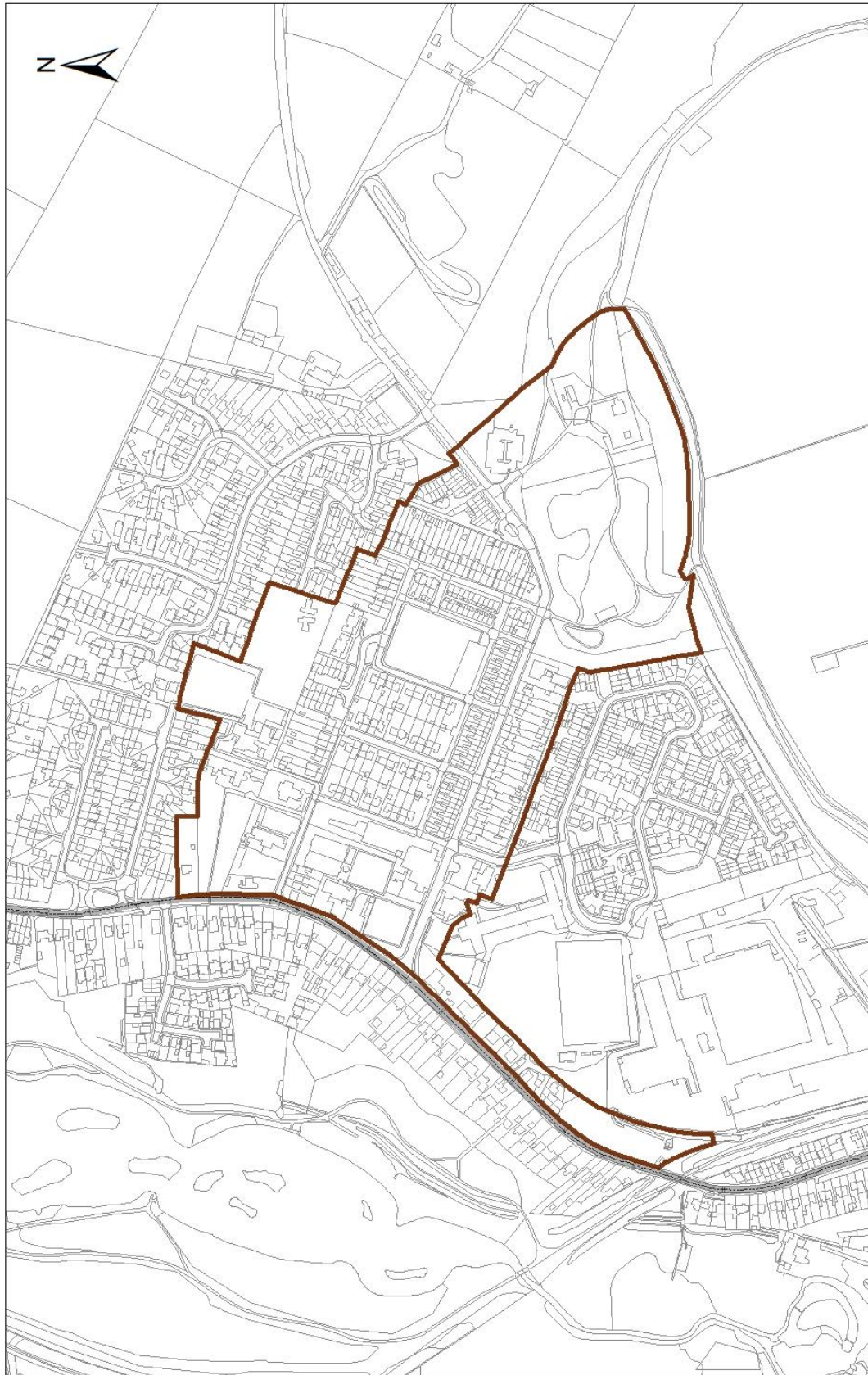
the Bestwood Village Conservation Area that can be carried out through the planning process.

## 2.0 INTRODUCTION

- 2.1 The existing boundary of Bestwood Village Conservation Area encompasses the historic core and industrial mining settlement that directly grew as a result of mining activity in the 19th and 20th centuries but omitting some of the more recent housing developments. The existing boundary is shown on **Map 1**. This boundary has been reviewed as part of the current appraisal taking into account the changes that have been made over time and recommendations for changes are set out in section 13 of the Character Appraisal. The proposed changes to the existing boundary of the Conservation Area are set out in **Map 11**.
- 2.2 The Character Appraisal assesses the historical development of the Conservation Area and describes its present appearance, identifying the specific qualities that contribute to its significance as a place of special architectural and historic interest as required by paragraph 186 of the National Planning Policy Framework. In particular, this Character Appraisal includes a description of architectural styles, forms and features that underline the major phases in the development of the village as well as important open spaces, which together make a substantial contribution to the character and appearance of the Conservation Area.
- 2.3 Once adopted, the Character Appraisal will be used to help inform decisions in relation to development to ensure proposals are sympathetic to the Area and its setting. The accompanying Management Plan, covered in Part 2 of this document, sets out planning guidance by which the objectives of preserving and enhancing the unique character and appearance of the Conservation Area can be pursued through the planning process.



**Map 1: Existing Bestwood Village Conservation Area Boundary**



Existing Conservation Area Boundary  
Borough Boundary

Existing Bestwood Village  
Conservation Area Boundary

Civic Centre, Arnot Hill Park, Arnot,  
Nottinghamshire, NG6 8LU



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### 3.0 LOCATION AND PATTERN OF DEVELOPMENT

- 3.1 Bestwood Village is located 6 miles to the north of Nottingham City centre on the edge of the Greater Nottingham conurbation. To the north lie the settlements of Papplewick and Linby and Ravenshead lies to the north east. The soil type that runs in a band north east/south west direction is lower mottled sandstone with pebble beds to the east and alluvium to the west. Coal measures are the dominant rock type to the west beyond a band of magnesium limestone that also runs north/south direction.
- 3.2 The boundary of the Conservation Area as proposed (as shown on **Map 11**) has been drawn to include those buildings and green spaces that directly relate to the planned layout and mining heritage of the village that developed following the sinking of the mine shaft in 1872. The boundary includes the original mine shaft Winding Engine House (Grade II\* Listed Building and Scheduled Monument) and former electricity substation, Dynamo house museum and tea room. It also includes the surrounding land which is now part of Bestwood Country Park and where once stood numerous buildings and rail tracks and that was landscaped to become an important leisure green space for residents and those visiting. Terrace houses along Park Road (**Photo 1**) and in and around the green space of The Square (**Photo 2**) are all included as are the former Bestwood Coal and Iron Company offices (including the clock tower), the Miners' Welfare, Bestwood Hotel (which has now been converted to flats), church and cemetery, former school and cricket pitch (recommended for inclusion). Bestwood Village was planned and built in a rectilinear pattern of development of long relatively narrow streets at right angles to each other, a grid pattern with green spaces of The Square and the allotments off Church Road and School Walk providing wider open spaces and affording longer views across open land between houses.



**Photo 1: View along Park Road displaying typical street layout of miners' houses with front gardens and brick boundary walls to the back edge of pavements**



**Photo 2: Terraced houses overlook the green space of The Square.**

- 3.3 Subsequent housing development on the edges of the original mining village adopts a 20th century style of development along curvilinear roads built to modern highway standards. These houses are outside the Conservation Area and not of sufficient interest as modern phased development to warrant inclusion with the Conservation Area.
- 3.4 Topography has also played its part in the character of the village with the north part of the Conservation Area on higher ground and providing views towards the south. The village history relates to the last 150 years and before that unlike many villages with medieval origins it largely did not exist for it was coal that brought the village to being. The first buildings erected were the mine buildings themselves together with St Mark's Church, former Hawthorne Primary School and Miners' houses on Park Road constructed of dark red brick with slate roofs and with fine Victorian architectural detailing. The parish extends much further to include Bestwood Country Park, Bestwood Lodge and riding stables and the former Bestwood Pumping engine now known as Lakeside and situated on the Mansfield Road. To the south along Moor Road were iron furnaces that were established alongside the coal mining, the latter producing an ever-present source of fuel for the furnaces. Together they were managed by the Bestwood Coal and Iron Company.
- 3.5 The Conservation Area concentrates itself to the mining village and includes the landmark Winding Engine House to the pit head. To the west end of Park Road is the Clock Tower which may be seen upon entrance from the north and Papplewick while the Winding Engine House (**Photo 3** and cover) is now isolated following demolition of most of the buildings and tracks but has a natural setting within the Bestwood Country Park.





**Photo 3: Winding Engine House – Grade II\* Listed Building and Scheduled Monument**

**Photo 4: Dynamo House (former electricity substation)**



**Photo 5: Former Bestwood Coal and Iron Company offices (including the Clock Tower) (Grade II Listed)**



- 3.6 Like the mine workers' houses on Park Road and St Alban's Road (**Photos 6 & 7**) the pit buildings were constructed of red brick with slate roofs as was the church and the adjacent former school. This provided a consistency in building materials that ensures the buildings retain a coherent and consistent architectural styling and character. The larger buildings of the clock tower, hotel and Winding Engine House with their distinctive stone detailing provide landmarks through the village and between the houses, providing a legibility that binds these buildings to the mining heritage.
- 3.7 The miners' houses built by the contractor J. E. Hall of Nottingham were amongst the first to be built are on Park Road and St Alban's Road (**photos 6 & 7**) and incorporated fine detailing, front porches with slate roofs, vertical timber sash windows, painted timber Victorian front doors, red brick and coped walled front gardens, date stones and coat of arms depicting the initials of the Bestwood Coal and Iron Company that was responsible for the buildings. The architect Thomas Worthington who designed the houses was an advocate of better quality housing for the poor and each property had its own front and rear garden spaces, the streets designed so that this could be achieved. Those higher status houses on St Alban's Road and the Square were built for the foreman of the colliery and are larger and of greater architectural detailing reflecting that status.



**Photo 6: Terrace houses on Park Road (built in 1876)**



**Photo 7: Housing on St Alban's Road displays fine Victorian architectural detailing and were amongst the first houses built**

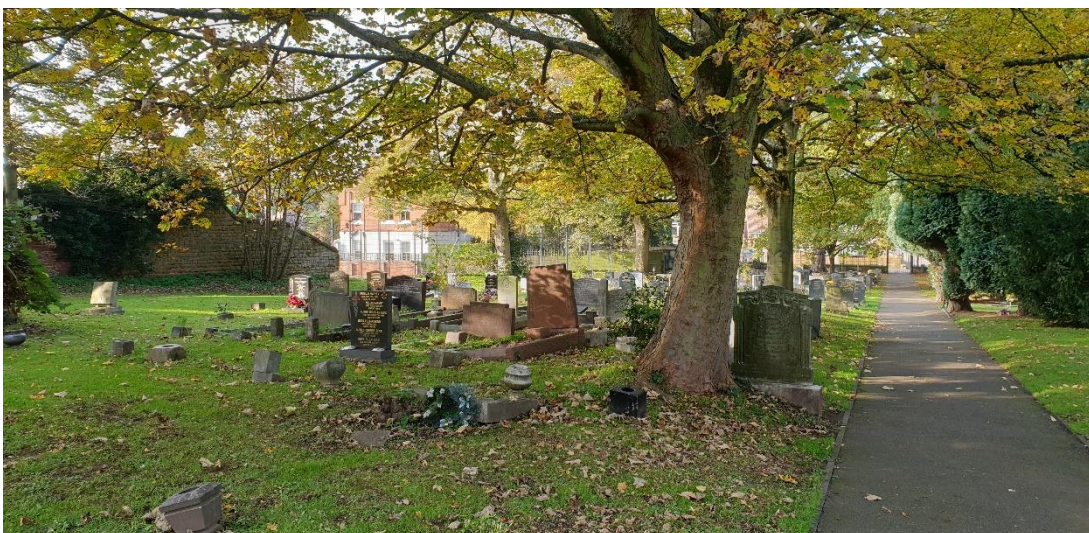




**Photo 8: St Mark's Church - a Non Designated Heritage Asset**



**Photo 9: St Mark's Cemetery has important trees and green space that positively contribute to the Conservation Area.**



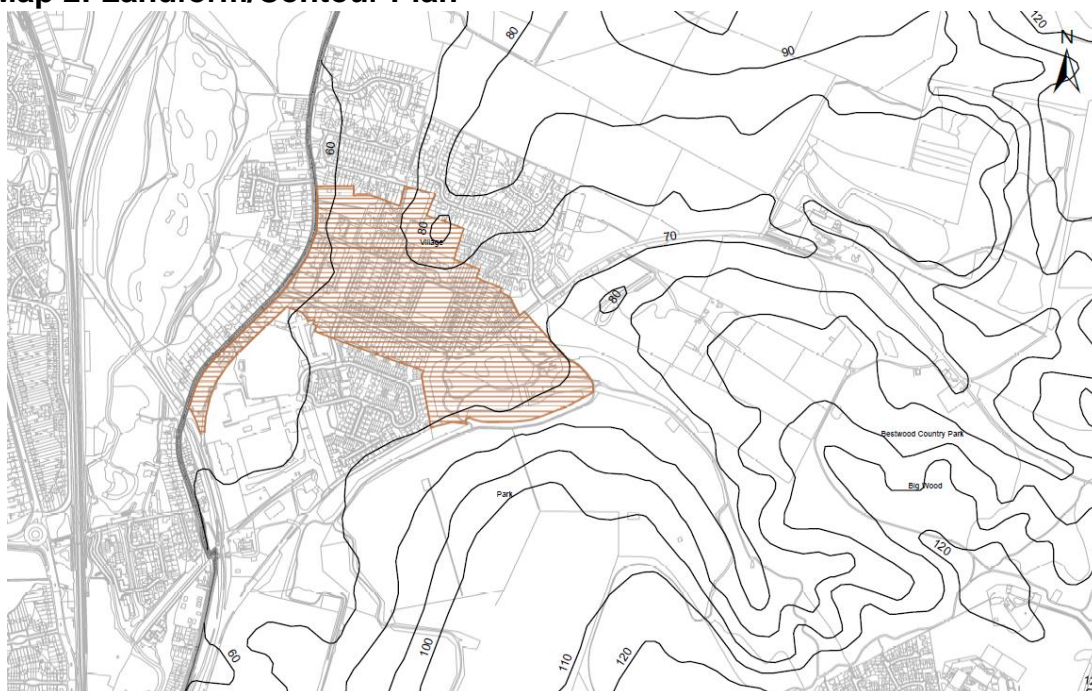
3.8 Aside from the listed buildings of the Winding Engine House and Dynamo House (being curtilage listed), the war memorial and the Clock Tower Offices, other key buildings within the village may be considered to be non-designated heritage assets. Houses along Park Road and the junction of St Alban's Road, St Mark's Church, the former Hawthorne Primary School, former hotel on Park Road, Miners' Welfare building. All of these make positive contributions to the character and appearance of the conservation area at varying levels of significance. See **Appendix A** and **Appendix B**.



## 4.0 LANDSCAPE SETTING

- 4.1 The landform across Bestwood Village and the surrounding area is characterised by changes in level with a gradual fall in height from 120 metres above ordnance datum within Bestwood Country Park to the far south and west to 80 metres on the south border of the Conservation Area and 70 metres within the village along Park Road (see **Map 2**). The land then rises gradually again to 80 metres to the north in the area of the sand pits while the land then falls to the west towards Moor Road and across the district boundary into Ashfield.

**Map 2: Landform/Contour Plan**



- 4.2 The original mining village of Bestwood where the houses, mine working buildings and railway tracks were built took advantage of the relatively level topography, the railway lines linking to the main line to the west. The buildings are sandwiched between the rising lands to the north and south. It is notable that the buildings in Bestwood Village are demonstrably of red brick rather than stone as seen at Papplewick to the north, reflecting the local economic situation at that time and the need to erect the houses and mine buildings quickly once the opportunity to sink the mine shaft was taken. Bricks could be sourced in abundance as could slate for roofing materials utilising the transport network. This contrasts with Papplewick, where its buildings used more locally sourced stone for buildings influenced by the economy, agriculture and the estate during the 18th and 19th centuries.
- 4.3 The setting of the village is influenced by Bestwood Country Park to the south and east, the farmlands to the north and built up area of Hucknall to

the northwest within Ashfield district, Moor Road providing the district boundary. The large open green spaces of Bestwood Country Park, its banks of mature trees, and the farm lands to the north provide a rural setting to the village and the green spaces within the Conservation Area provide a visual character link from within the village core to the lands beyond the village boundary. The Winding Engine House and accompanying Dynamo house are within the Conservation Area boundary and also the northern part of the Bestwood Country Park, the latter extending much further beyond and to the south of the Conservation Area.

- 4.4 The Greater Nottingham Landscape Character Assessment 2009<sup>3</sup> identifies the land to the north and south of the village as Policy Zone S PZ 2 ‘Killarney Park Wooded Farmlands’ area, a landscape of an undulating landform with intermittent areas of woodland and large arable fields to the north of Bestwood Village. Historic field boundaries remain largely intact since their enclosure.

**Photo 10: View from Bestwood Country Park towards the village from the south east looking north-west.**



- 4.5 The original mining settlement is now surrounded by later 20th and 21st century housing development with an industrial park to its south west, railway line to the west with Hucknall beyond. Moor Road to the west is lined by 20th century dwellings that are within Ashfield district and beyond those are the Mill Lakes. To the north lies a sand quarry and then the open fields beyond that stretch towards the villages of Papplewick and Linby. Some 1.8 kilometres to the east beyond open fields and woodland is Bestwood Lodge Hotel which is Grade II\* Listed Building and designed by the architect S.S Teulon and erected in 1862.

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<sup>3</sup>[Link to Gedling Borough Council Website and The Greater Nottingham Landscape Character Assessment 2009](#)

## 5.0 HISTORIC DEVELOPMENT OF THE AREA

5.1 Bestwood Village is a 19th century purpose-built industrial colliery settlement. Its dwellings and infrastructure erected following the sinking of the mine shaft in 1872. The historical development of the village and pre-village site was usefully set out in the previous 2005 Bestwood Village Conservation Area Appraisal and is set out again and updated below:

- 1105 - Bestwood Park created as Royal hunting ground.
- 1350 - Bestwood Park 'imparked' (enclosed) with timber from Linby Hay used for features of land management: woodland, heathland and arable zones.
- 1683 - Park granted by King Charles II to Henry Beauclerk, Duke of St Alban's.
- 1862 - Present Bestwood Lodge, a grade II\* listed building built for 10<sup>th</sup> Duke of St Alban's by S.S. Teulon.
- 1872 - Bestwood Colliery sunk by John Lancaster under lease from 10<sup>th</sup> Duke of St Alban's.
- 1876 - 64 houses built to a rectilinear pattern by Bestwood Coal and Iron Company on Park Road and St Alban's Road.
- 1876 – Bestwood Coal and Iron Company General Office by Thomas Worthington built on Park Road.
- 1878 – Original 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 Church built at a cost of £1,746. Funds were provided by the Duke of St Alban's and the Lancaster family. It was originally intended to incorporate a tower and baptistery in the building. The school was 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. The Village Hall (now Miners' Welfare) was built with funds donated by the Lancaster family. Considerably altered since construction.
- 1921 - War Memorial on Park Road unveiled by Lord Osborne Beauclerk, now 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 the village: Broad Valley Drive, Hill Road, Coronation Road and The Spinney built.

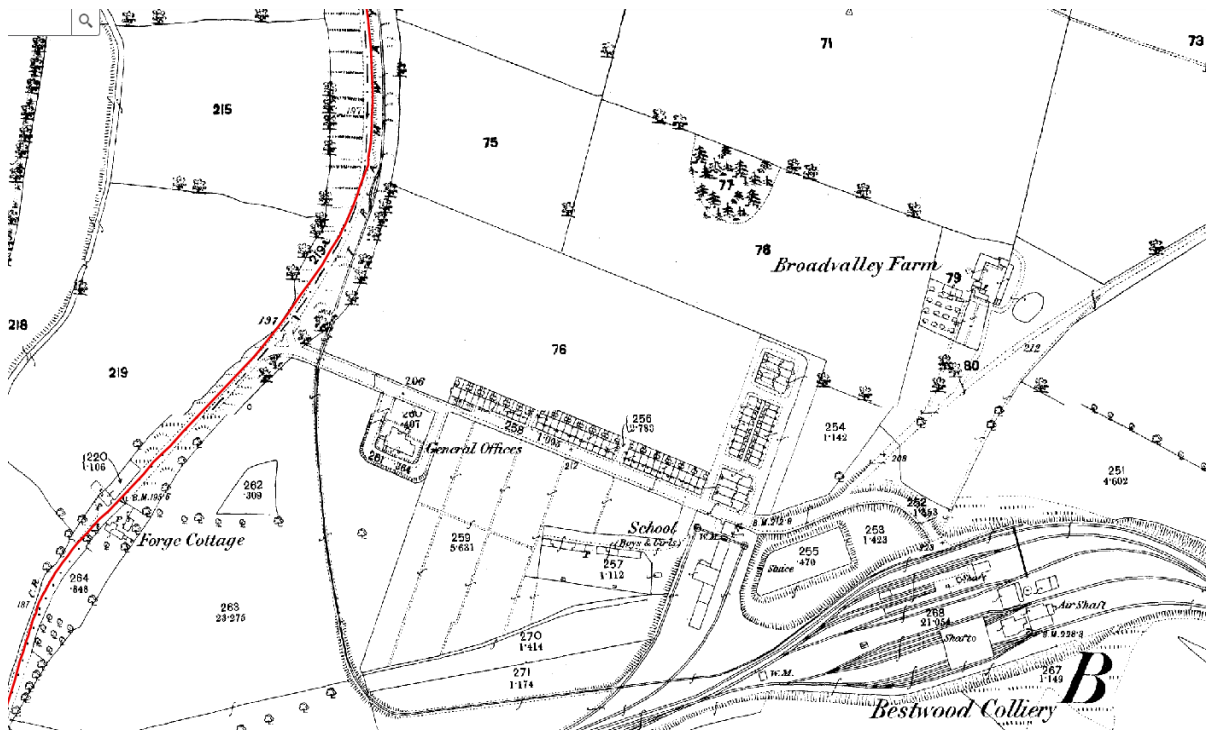


- 1985 - National Coal Board South Nottinghamshire Area Offices moved to Edwinstowe, from former Bestwood Coal and Iron Company offices. Site designated “Bestwood Business Park”. Ex-National Coal Board/British Coal housing stock in Nottinghamshire (including many 1870s properties at Bestwood Village) sold to Nottingham Community Housing Association, with sale of many properties to individual freeholders since.
- 1992 - Bestwood Village designated a Conservation Area by Gedling Borough Council.
- 2005 – Bestwood Village Conservation Area Appraisal adopted
- 2007–2012 - 175 houses built at High Main Drive.
- 2018 – Land at Beeston Close developed for housing.

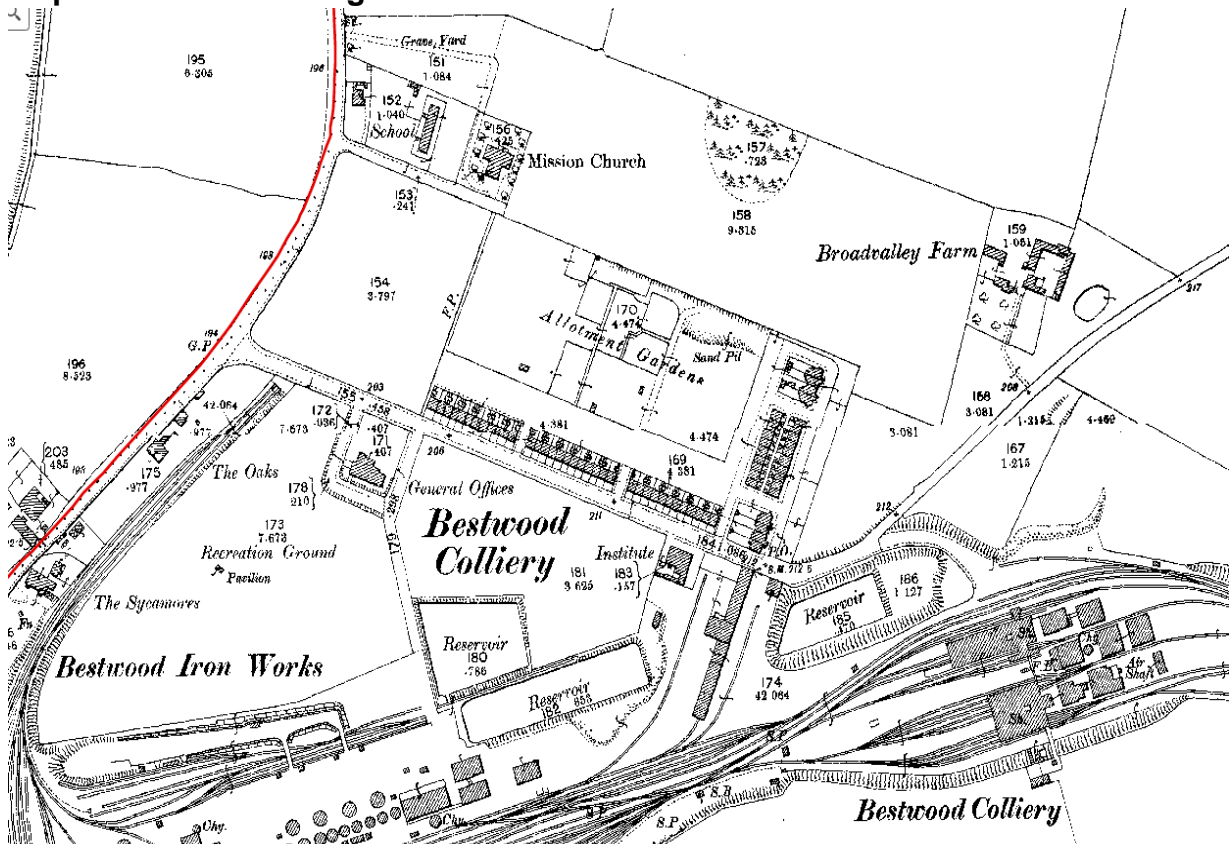
**Map 3: Sanderson’s Map 1837 – Twenty Miles around Mansfield (including Bestwood Village)**



Map 4: Bestwood Village in 1880

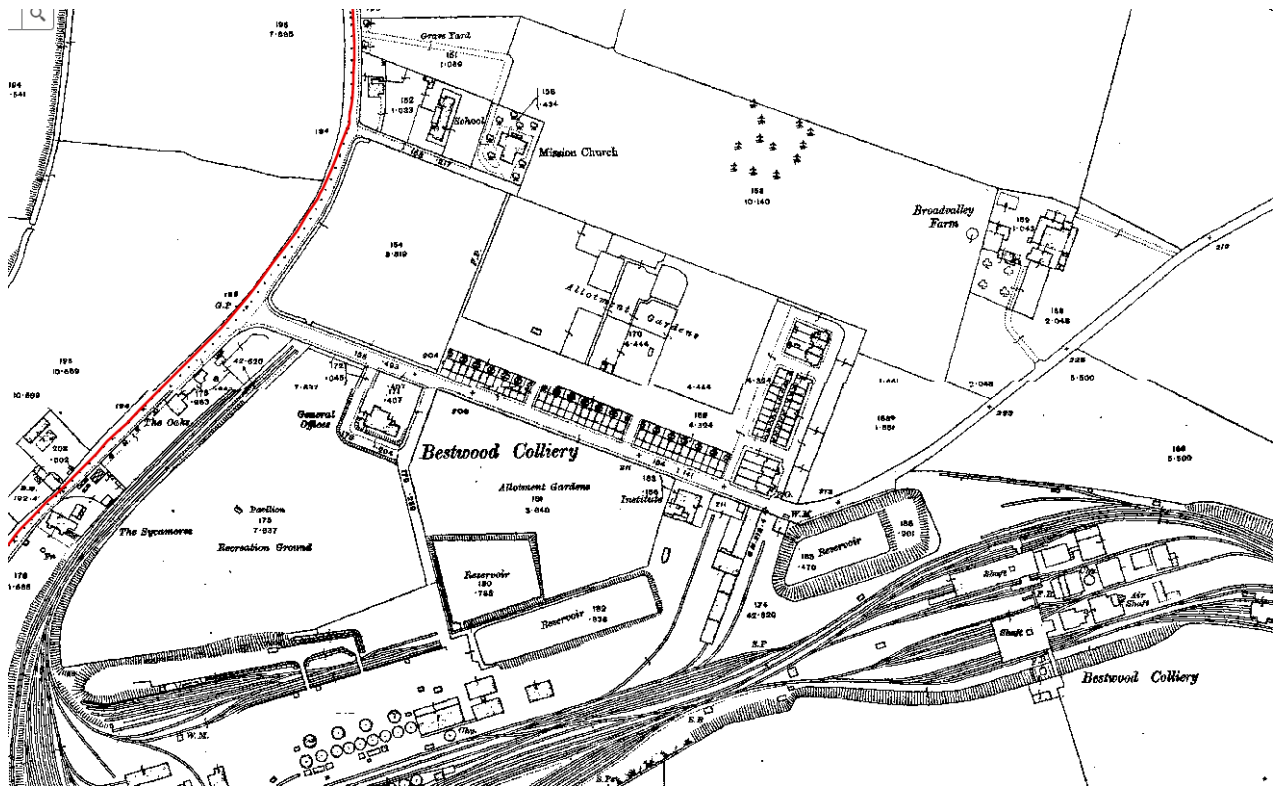


Map 5: Bestwood Village in 1900

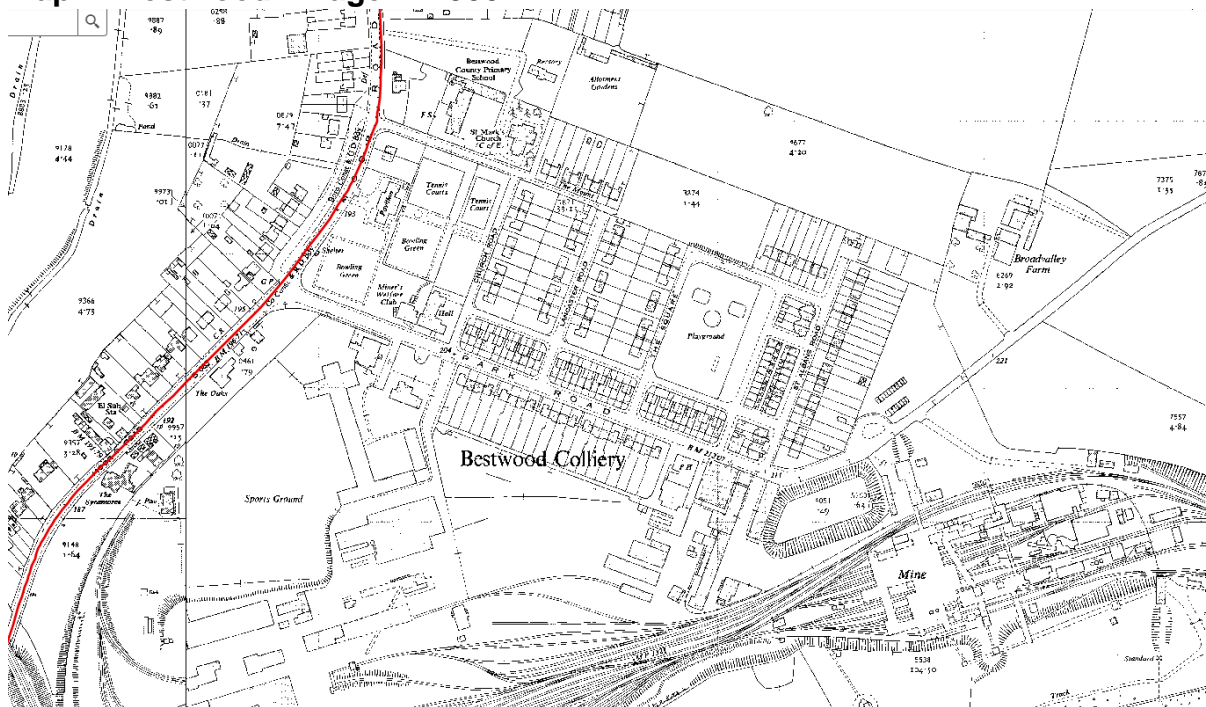


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Map 6: Bestwood Village in 1914



Map 7: Bestwood Village in 1950



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- 5.2 Historic mapping provides an historical record of the evolution of the village. Sanderson's Map shows the area in 1837 (**Map 3**). The 1880 Ordnance Survey map (**Map 4**) clearly shows the first phase in the development of Bestwood Village (1870s) shortly 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 Coal and Iron 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 Alban's 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 Coblers Hill, approximately 1.2 km to the north of the Park Road/ Moor Road junction.
- 5.3 By 1900 the Ordnance Survey map (**Map 5**) shows the layout of the colliery and Iron Works at the peak of their importance and development. Over 2,000 miners were employed at Bestwood Village, it being amongst the most productive mines in the country. By this time, the Iron Works had four blast furnaces and a large number of pit-head buildings can be seen surrounding the steam powered Winding Engine House which is now recognised as a Scheduled Ancient Monument and protected accordingly. Identifiable features that developed since the 1880 Ordnance Survey map include the Institute (Bestwood Hotel built in 1896), St Mark's Church (built in 1887), The Oaks, School House (built in 1887) and three reservoirs. The Coblers Hill tramway has since been removed, its route (south of Park Road) being incorporated into the new ironworks railway sidings and the recreation ground (which still exists today). The railway station was located to the south west of the Sycamore/recreation ground. In general terms the colliery village at that time was seen in what was predominantly an agricultural setting and landscape
- 5.4 In the 50 years following the publishing of the 1900 Ordnance Survey map the village had changed and grown considerably although the mine and its associated buildings and railway lines were still intact (**Maps 6 and 7**). An area of land shown in 1900 as allotment gardens was developed during the Inter-War period, providing the houses on Church Road, Lancaster Road and the western side of The Square. The Village Hall (built in 1928 and now the Miners' Welfare) is shown adjacent to Church Road. During the immediate post-war period there was substantial residential expansion to Bestwood Village, on Hill Road/Coronation Road estate and substantial "ribbon" development to the west of Moor Road (in Ashfield district). Newer Colliery buildings and railway

sidings have replaced the former ironworks and associated reservoirs, while the 1950s National Coal Board offices that later became used as a nursing home (Eden Lodge) 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.

- 5.5 Bestwood Colliery closed in 1967 and the land was re-landscaped by Nottinghamshire County Council. A number of the colliery buildings associated directly with the pit and also the railway infrastructure including tracks and sidings were removed in the 1960's and 1970's leaving the Winding Engine House and an associated building that was used as an electricity substation (Dynamo House) and is now used as a café and visitor centre.
- 5.6 Clearly the population of Bestwood Village has grown in line with economic activity and the expansion of housing development in more recent time. The 2001 Census records a population of 1,655 including the residents at Killarney Park, Goosedale Lane. In 2004 the estimated population for Bestwood Village was 2,012 however in 2011 it was 1,969 according to the Office of National Statistics recording a slight fall. The village has expanded considerably since 2011.
- 5.7 Bestwood Village has undergone significant change in the latter part of the 20th century. Since 2007 modern housing developments, at the Mount and High Main Drive, have extended the built form on the edges of the Conservation Area. Not only this, further changes are proposed with planning applications in 2018 for the demolition of Eden Lodge nursing home and its replacement with a modern facility nursing home to meet current day standards and also erection of 12 dwellings.
- 5.8 To the immediate south of the recreation ground lies Bestwood Business Park recognised by its large industrial gabled and flat roofed metal clad framed buildings and large swathed area of car parking that in its current form detracts from the setting of the Conservation Area.

## 6.0 ARCHAEOLOGY

- 6.1 Bestwood Village history as set out above indicates that any significant archaeology is likely to be as a result of the industrial legacy that mining activity has had since the 1870's before which the land was unused. Primary to that legacy is the steam Winding Engine House now designated a Scheduled Monument. The significance of this should not be lost in terms of the impact that one of the most productive pits in England had at its peak. Bestwood Colliery Winding Engine House and Headstocks have been preserved and together with Dynamo House constitute the remnants of the former colliery surface workings. This structure is of national importance, and also carries Grade II\* listing in addition to its Scheduled Status giving it an extremely high level of heritage protection. 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.
- 6.2 Given the village is principally of 19th century origin the potential for underground archaeology is low and is most likely to be concentrated within the area of the mine and its immediate environs. The Historic Environment Record held at Nottinghamshire County Council holds the counties archaeology records and is the depository for new records as and when they appear. Developers should consult the Historic Environment Record team as part of proposals for development.
- 6.3 Policy LPD 30 of the Gedling Borough Local Planning Document (2018) expects proposals for development to conserve and /or enhance the significance of the scheduled monument including within its setting. Setting is defined in the National Planning Policy Framework as “The surroundings in which the asset is experienced”. Historic England ‘Good Practice Advice in Planning Note 3’ defines setting in more detail. Where development is likely to affect the mine and/or its surroundings there is a presumption that appropriate measures will be taken to protect remains by preservation in situ. However, where this is not practical then applicants shall make arrangements preceding excavation for assessing, recording and archiving remains to be undertaken by an accredited archaeologist in accordance with the Chartered Institute of Archaeology standards.

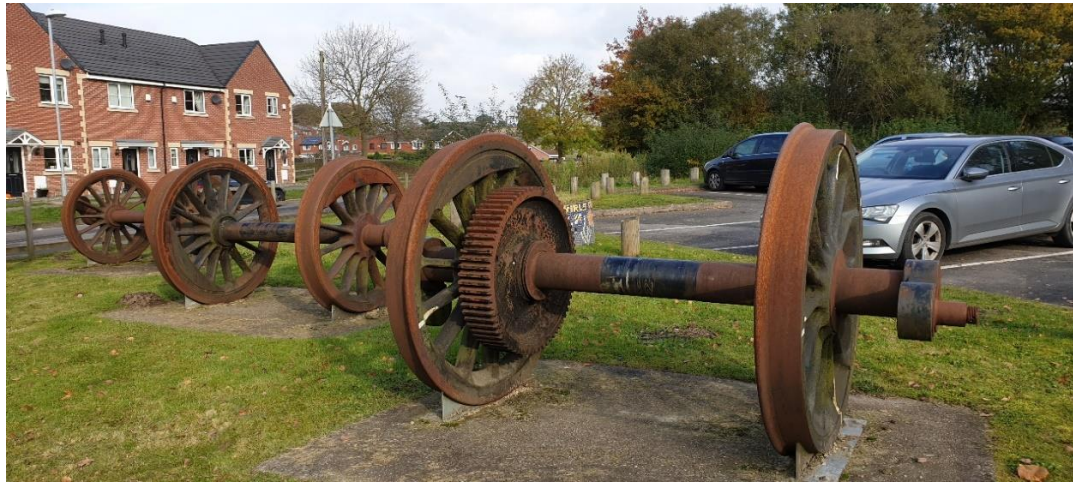
## **7.0 CHARACTER AND INTERRELATIONSHIP OF SPACES WITHIN THE CONSERVATION AREA**

- 7.1 The relationship of spaces and their interaction with the planned built form of the village and to its wider countryside surroundings is important in helping to define the character of Bestwood Village. The built form of the original village itself is relatively compact, rectilinear in form and resulting in the enclosure of long narrow spaces of the roads that are lined by housing. The character is also seen in the differentiation of public and private spaces, green spaces or the private gardens with their boundary walls to the back edge of footpaths. The walls providing a visual connection along road frontages.
- 7.2 Two distinctive overall character areas exist within the Conservation Area which are the area of the miners' houses, punctuated by a number of green spaces and then that part of the Bestwood Country Park incorporating the mine Winding Engine House and its immediate environs. The old village is principally defined by its sense of enclosure between housing and institutional or communal buildings, the regimented pattern of terraced houses and their front and rear garden plots. Whereas the wheel house and environs is now landscaped open green space with semi mature trees with views in to the area from St Alban's Road/Park Road and near the car park upon entrance from Park Road. Longer views are seen from the open upland areas to the south and former colliery spoil heaps now landscaped.

**Photo 11: Bestwood Country Park, landscape following the pit closure**



**Photo 12: Carriage wheels from the former mine works rolling stock and adjacent car park mark the entrance to Bestwood Country Park within the setting of the Conservation Area**



7.3 Within the built areas of the Conservation Area the enclosed wider green spaces and longer spaces of the roads terminated by buildings or trees are important to the character of the area. The sloping nature of the landform allows longer views from the northern parts of the Conservation Area looking south and from the south looking north from the former colliery spoil heaps now landscaped. More restricted although long views are afforded from Moor Road and along Park Road where the land is relatively level.

**Photo 13 (right): Glimpsed view at entrance to the Bestwood Country Park from Park Road and close to the area of the now dismantled former pit head baths and rail tracks**





## 8.0 CONTRIBUTION MADE BY GREEN SPACE AND TREES

- 8.1 Green spaces, trees and hedgerows make an important contribution to the character of the Conservation Area. Important green spaces and trees are highlighted on **Map 8**. Trees are located in and around green spaces and particularly the cemetery within the built area and Bestwood Country Park where belts of trees have been planted over the past 20 years or so around the area of the Headstocks and now becoming mature.
- 8.2 Within the old village, hedgerows are not commonly found. However they do appear from time to time within gardens behind walls. Areas along Moor Road, in front of the clock tower, The Square and the cemetery have hedges while a mature hedge marks the boundary to the Bestwood Country Park on Park Road. It is the green spaces and the trees that combine to provide the village and its surroundings with what is an important aspect of the village character and natural landscape setting. The green open space of the cemetery has a central footpath running from the gated entrance to the top of the cemetery and connecting through to St Mark's Church. The cemetery and the area around the church is planted with a number of mature deciduous and conifer trees that provide colour, shading and natural beauty amidst the green space and the gravestones, making a positive contribution to the village conservation area and natural setting for the church. A Tree Preservation Order protects the trees as does its Conservation Area status.

**Photo 14 and 15: St Mark's Church surrounded by mature trees**



- 8.3 Most notable of the green spaces are The Square, a large planned leisure space around which housing was developed as part of the philanthropic planned layout of the mining village. The Square makes a positive contribution to the character and appearance of the Conservation Area for



the open views it affords and the natural contrast and setting to the housing that surrounds it. Other leisure space set aside as part of the planned development of the village are the bowling green and the recreation ground, the latter not included within the Conservation Area previously but now proposed for inclusion because the green spaces provide an historical and social significance to the leisure activities of the past and now the present. The recreation ground located immediately north of the Iron Works first appeared on the 1900 Ordnance survey map (**Map 5**). The most significant other spaces previously identified are the land to the immediate north of the Miners' Welfare, land off Beeston Close that was previously overgrown and now being developed for housing and land opposite the entrance to Bestwood Country Park now also developed. The land north of the Miners' Welfare appears as previously developed land with hard surfacing and once occupied by tennis courts. This is unkempt scrub land that lies in the heart of the village requiring a positive plan for its enhancement. Open space around the Grade II Listed War Memorial and to the front of the clock tower makes an important contribution to the character of the area, the clock tower being part of the former Bestwood Coal and Iron Company offices, set within a larger space that provides a setting for the building. The low hedgerows around the war memorial provide a natural feature around this important monument which is a grade II listed building.

**Photo 16: The Square**



- 8.4 The large space of the Bestwood Country Park provides the home for the Headstocks and engine house for the now closed pit. The land around the remaining buildings has been landscaped following the dismantling of the rail tracks and a number of buildings to provide a green setting for what remains. Mature trees have been planted to delineate the lower lying level areas

around the buildings forming a protective barrier to the space and punctuated by footpaths allowing access to the open lands to the south within the wider Bestwood Country Park area. The area around the former pit head baths was planted with trees after closure of the mine and the results today are of an area of mature trees and green spaces that have changed the character and appearance of the area significantly from its former colliery use.

**Photos 17 and 18: Dynamo House (top) and Winding Engine House (bottom) in Bestwood Country Park**





Map 8: Key Open/Green Space and Trees



- Proposed Conservation Area Boundary
- Existing Conservation Area Boundary
- Key Open Space
- Key Green Space
- Tree Preservation Order (Boundary)
- Tree Preservation Order (Individual)
- Borough Boundary

Map 8 -  
Key Open/Green Space  
and Trees

City Centre, Amos Hill Park, Arnold,  
Nottinghamshire, NG5 8LU



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## 9.0 KEY VIEWS AND VISTAS

- 9.1 Bestwood Village's rectilinear plan form and its position set with higher grounds to the north and to a greater extent the south ensures there are a variety of short and long views both within the Conservation Area and from its surroundings. The topography and pattern of development of built form, open green spaces and trees combine to provide special character and interest with long, short, hidden and glimpsed views experienced consistently.
- 9.2 Perhaps the key view within the Conservation Area is along Park Road. Recorded in the previous 2005 Bestwood Village Conservation Area Appraisal is the view towards the Headstocks looking east along Park Road with the miners' houses enclosing the space and the Headstocks terminating the view. Since 2005, the trees that were planted as part of the landscaping scheme at that time now obscure the Headstocks in longer views from Park Road and the Headstocks no longer dominate the view, which is now terminated by mature trees and illustrative of the changes that have occurred. The trees and landscaping relate the centre of the village to its wider surroundings and Bestwood Country Park in appearance and natural character. **Map 9** and **Photos 12, 13, 15 17, 18** highlight important views and vistas that contribute to the special character and appearance and setting of the Conservation Area.
- 9.3 There are key views along the roads that separate the miners' houses and also across the wider spaces of The Square, the cemetery, land adjacent to Church Road and in front of the former Bestwood Coal and Iron Company offices towards the Miners' Welfare building. In contrast there are longer views from the Bestwood Country Park that show the wider landscape setting and together they make an important contribution to the character and appearance of the Conservation Area. Longer views upon entrance in to the core of the village from the north are highlighted by the landmark clock tower of the former Bestwood Coal and Iron Company offices.

**Photo 19: The 2005 Bestwood Village Conservation Area Appraisal showed that the Headstocks dominated the view along Park Road at that time.**



**Photo 20: The view is now terminated by mature trees that mark the entrance to Bestwood Country Park with the Headstocks hidden from view.**



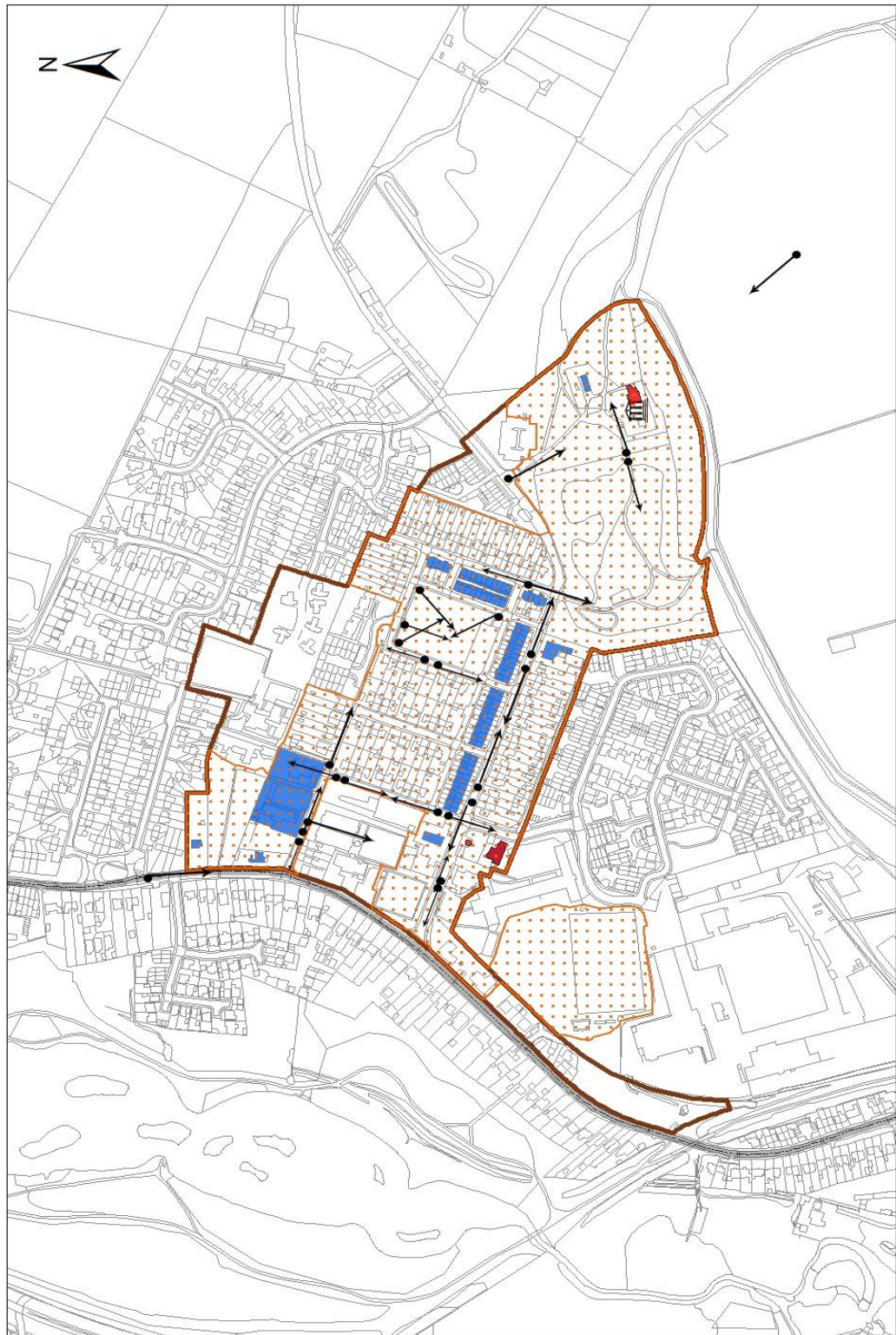


**Photo 21: Long view upon entrance from the north with former Bestwood Coal and Iron Company Clock Tower**





**Map 9: Key Views**



**Map 9 - Key Views**

- Proposed Conservation Area Boundary
- Existing Conservation Area Boundary
- Listed Buildings
- Local Heritage Assets
- Scheduled Monument
- Borough Boundary
- Views and Vistas

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## 10.0 PREVAILING ACTIVITY AND USES

10.1 Bestwood Village emerged following the sinking of the mine shaft in 1872 and it is a prime example of a planned mining village that encompassed all aspects and the needs of everyday living all with one purpose to provide the infrastructure and support for coal production. Chiefly, this involved building housing and social facilities that still exist today long after the mine itself closed in 1967. Terraced houses of two storeys built of red brick and with slate roofs, many bearing the emblem of the Bestwood Coal and Iron Company were built along Park Road and St Alban's Road and that provided the workers with homes close to their work. More housing was built to the north and east around The Square and the boundary of the Conservation Area includes all housing associated with the historic development of the original mining village. Communal buildings are part of the built fabric including the school (built in 1878) and St Mark's Church (built in 1887) built shortly after the houses on Park Road, again utilising red brick and slate roof tiles. A new replacement school building to the north of Bestwood Village was erected in the late 2010s, leaving the boarded former Hawthorne Primary School, redundant, its future uncertain although still very much a part of the historic fabric of the village. Other buildings of note are the former Bestwood Hotel now used for private residential use and the former Bestwood Coal and Iron Company offices that are occupied by various businesses.

**Photo 22: Former Hawthorne Primary School**



10.2 The village has been extended considerably since the war with phases of housing development surrounding the original mining village and extending the built form. Notably the housing development after the war to Hill Road and Coronation Road, highlighted in the 2005 Bestwood Village Conservation Area Appraisal as the last phase of miners' housing before its

closure, is omitted from the Conservation Area due to its physical separation from the rest of the mining village while they also lack the special interest to warrant inclusion. Following on housing has dominated the development of Bestwood Village along Broad Valley Drive and from 2011 High Main Drive with the previously overgrown land at the Mount off Beeston Close and land at the Sycamores off Moor Road now also being developed for housing. One exception to this is Bestwood Business Park to the south and west of High Main Dive, an area of industrial warehousing close to the former Iron Works and railway lines although this development has no significance to the historic village core and is not within the Conservation Area.

- 10.3 The use of planned spaces has also changed and most significantly the part of the Conservation Area that has the former engine house and Headstocks is now included within Bestwood Country Park. The Headstocks are well preserved and protected by Scheduled Monument status and are a museum piece while Dynamo House, a former electricity substation building is well preserved and used as a café and information centre. The whole landscape has changed since the closure of the mine, with the green landscaping of the areas that were once occupied by buildings and railway lines, footpaths that permeate to connect to the wider Bestwood Country Park to the south and enclosed by mature trees that have grown considerably since 2005 obscuring the Headstocks in longer views.



## 11.0 ARCHITECTURAL AND HISTORIC QUALITIES OF THE BUILDINGS

- 11.1 The built form and architectural styles within Bestwood Village Conservation Area display the principle characteristics of the mid to late Victorian era and the arts and crafts style of architectural detailing seen at the turn of the century with simple miners' houses displaying features and commonality in materials that provides uniformity and cohesion that binds the buildings of the mining village together in a special and unique relationship.
- 11.2 The typical miners' houses (**Photos 1, 2, 6, 7, 19 and 20**) are in terrace rows with those on Park Road being built in 1876 and comprising 36 dwellings in three blocks of 12. Historic maps show these are amongst the first to be built by the Bestwood Coal and Iron Company. Designed by the Manchester architect Thomas Worthington, they are distinctive for their elaborate date stones and the initials of the Bestwood Coal and Iron Company denoting their origins as miners' houses. Building features included dark red bricks using English bond brick patterns, slate roofs, stone dressings, vertical two over two timber sliding sash windows with margin lights and panelled upper half glazed front doors with slate roofed hoods over, small front gardens having low brick walls with saddle back copings and brick gate piers with stone pyramidal copings defining their boundaries from the footpath.

**Photo 23 Park Road in the 1980's**



**Photo 24 Park Road in 2020**



- 11.3 Most windows and doors have lost their originals and are of UPVC which detracts from their character and appearance, presenting flat white, wide

frames out of accord with the age and architecture of the buildings as designed. UPVC is not able to replicate the fine slender mouldings of the original timber windows. Other works that have harmed the significance of the houses are the cladding to front elevations to some properties. The overall consistent design of the houses as a terrace row is being diminished.

**Photo 25: Timber Vertical Plain Sash windows**



**Photo 26: Canted Bay Window with slate roof**



**Photo 27: Brick wall in English Bond having alternating courses of headers and stretchers**



- 11.4 The social status of the miners is reflected in the house types they occupied. Those on St Alban's Road (**Photo 7**) are more elaborate in their detailing and design. Numbers 1-4 and 15-18 St Alban's Road comprise two blocks of four higher status housing. They have half hipped slate roofs with finials and overhanging eaves, large chimneys, bay windows, covered porches having



timber stud with brick nogging between. Bricks to walls were laid in English Bond of alternate stretchers and headers. In plan form these were larger buildings.

- 11.5 Terraced miners' houses on the north side of Park Road (**Photos 6, 19 and 20**) are smaller, contrasting with the interwar houses on the south side of the road which are larger and more varied in their designs with projecting wings and including hipped roofs with overhanging eaves and stone quoins to walls. They also have flat roof stone door hoods more associated with classical designs but again many windows are now UPVC and some are rendered. Low brick front walls mark the boundary to their front gardens. Similar interwar buildings were erected on the west side of The Square and other red brick interwar houses with medium sized gardens were erected on the former allotments on Lancaster Road and Church Road but having fewer architectural details.
- 11.6 Key landmark buildings that were erected in the late 19th century include The Bestwood Hotel on Park Road (built in 1896), the former Bestwood Coal and Iron Company offices on Park Road, St Mark's Church and The former Hawthorne Primary School and School Walk.

**Photo 28: Former Bestwood Hotel**



- 11.7 Bestwood Hotel (**Photo 28**) which is now converted to flats is constructed of dark red brick and includes an elaborate Norman style doorway with a frieze panel to the south-eastern wall. The slate roofs include a balcony with balustrades, gables and hips terminating in elaborate finials. Casement windows have terracotta mullions and transoms; the frontage forms a visible landmark within the Park Road street scene and stands close to the entrance to Bestwood Country Park.



**Photo 29: Former Bestwood Coal and Iron Company offices**

- 11.8 The former Bestwood Coal and Iron Company offices (**Photo 29**) form a large brick and gabled slate roofed office building set within an extensive tarmac curtilage and having a number of decorative stone bands and a spire-like pyramidal slate roofed clock tower forming a prominent landmark. Designed by Thomas Worthington of Manchester, the building is of an asymmetrical design with coped gables projecting from each elevation and an open porch area below the clock tower with adjacent gabled bay. The Clock Tower is highly visible and seen in longer views as a landmark (**Photo 21**).
- 11.9 St Mark's Church (**Photos 8 and 15**) 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.
- 11.10 The original 1878 Hawthorne Primary School building (**Photo 22**) was constructed of red brick and slate with a decorated ridge and single storey hipped roof extension. The windows which are boarded 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.
- 11.11 The grade II\* listed Winding Engine House and Head Stocks (**Photo 3** and cover photo) is the most significant building as a remnant of the mining heritage of the village and being key to highlighting and understanding

village history and its importance to the development of Bestwood Village. The list description describes the building (erected 1873) as being constructed of concrete and brick with stucco quoins and moulded brick and ashlar dressings. It has hipped slate and flat concrete roofs and built in the Italianate Gothic style. The building houses vertical winding engines and is notable for the early use of structural concrete. Designated heritage assets are highlighted on **Map 10** and are listed in **Appendix A**.



**Photo 30: Grade II Listed War Memorial**

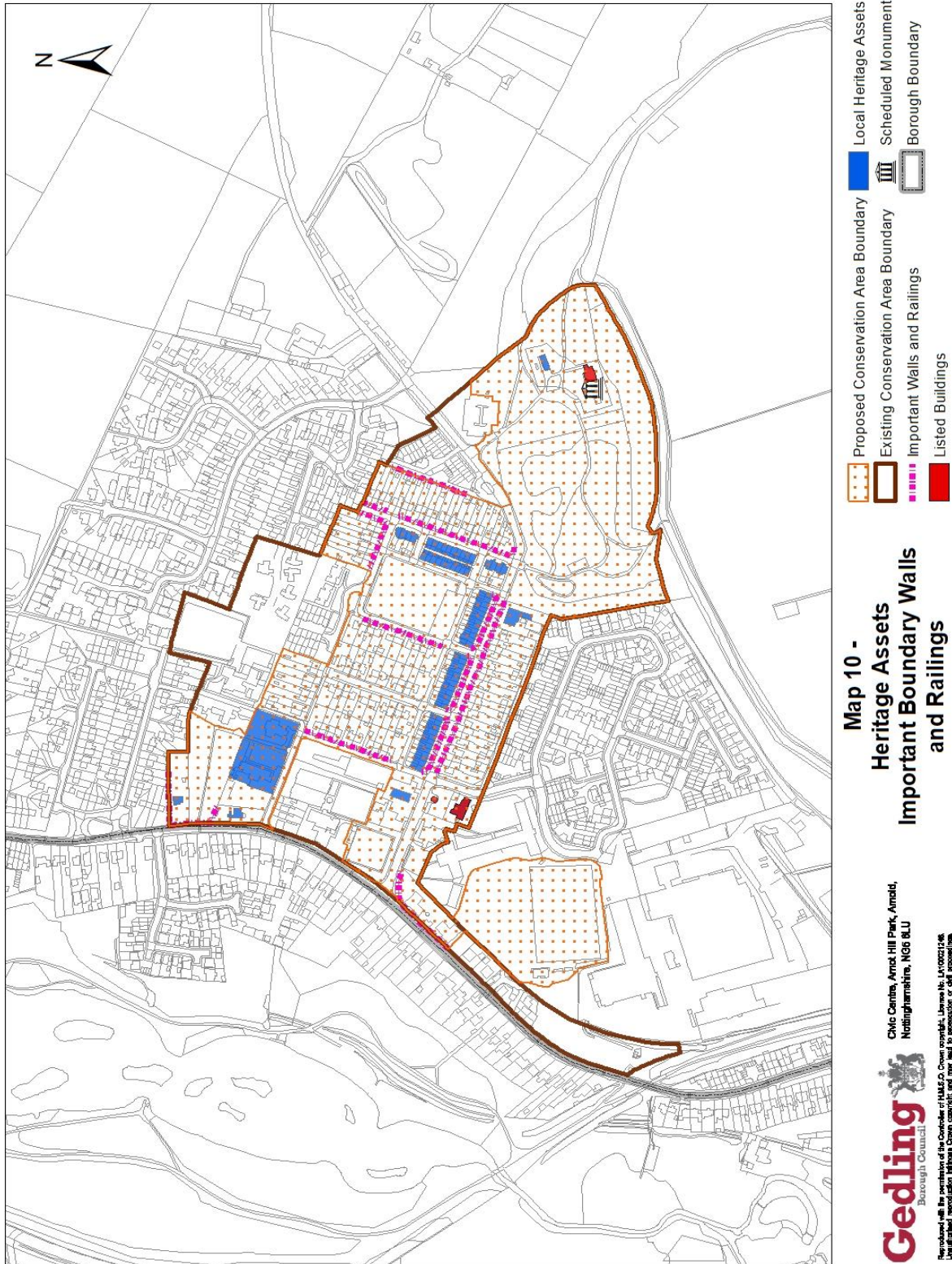
The War Memorial built in 1920 is constructed of Portland stone and is located on the south side of Park Road. It has a round moulded plinth of three steps on which stands a concave sided moulded base with inscribed panels each side. On top of the base is a Roman Doric column having a moulded capital, bronze tablet and cross.

- 11.12 The Miners' Welfare building (**Photo 31**) on Church Road/Park Road is largely obscured with later inappropriate extensions that don't respect its character or setting. It remains however an important legacy of the social contribution to the mining community as it expanded as was the bowling green and recreation/sports ground close by.
- 11.13 The Oaks on Moor Road is a large 19th century brick house and has been converted into offices. It is currently in use as a building services company office. The property displays traditional building features with slate roof, tall brick chimneys, overhanging eaves with brick dentil course below, decorated timber barge boards to gables with timber finials at the apex of gable ends. Its front façade has a pair of stacked canted bay windows with stone surrounds either side of a central door with fanlight over. Its original sash windows have been replaced with white PVCU windows that harm its special character. It has also been extended on two storeys. However, ancillary buildings within the curtilage including a hexagonal red brick building with hipped roof provide additional interest. A coursed stone wall with half round copings marks its boundary on Moor Road and the entrance has pyramidal stone coped gate piers.

- 11.14 One of the features commonly seen in the village are the brick boundary walls that mark the boundaries of houses front and back. The garden walls are an important feature that help make up the original plan form of the settlement and provide a cohesion and consistency to the character and appearance of the Conservation Area. There are stone walls along Moor Road and that are an important feature that should be retained where possible. Railings provide an important and visually permeable boundary to the cemetery so that the green space and mature trees are seen in longer views.
- 11.15 Important buildings, boundary walls and railings are highlighted on **Map 10**. The later buildings that surround the original village core are of less significance and not included within the conservation area. Designated buildings and structures (Listed buildings) and non- designated buildings (Not statutorily listed but being of Local importance) are all heritage assets and those located within the Bestwood Village Conservation Area are highlighted at **appendices A and B to the Character Appraisal**.



**Map 10: Heritage Assets Important Boundary Walls and Railings**



## 12.0 ISSUES, PRESSURES, THREATS AND OPPORTUNITIES

- 12.1 Bestwood Village Conservation Area and its setting has significantly changed in the 15 years since the last Appraisal was published in 2005. Bestwood Country Park has matured and its trees and green landscaped areas have returned the former colliery site back to a more natural appearance, providing an important natural setting to the village centre. However, the village has undergone a significant rise in housing numbers with large developments along Broad Valley Drive and High Main Drive. Other pockets of space are increasingly under pressure for development. In addition, the continued loss of historic building features to existing mine workers' houses and replacement with unsympathetic modern equivalents have harmed their architectural and historic character. Poor extensions to buildings and poorly maintained gap sites present both a threat and an opportunity to the conservation area.
- 12.2 Conservation Area designation provides an opportunity to exercise greater control over issues such as design, appearance and siting. The Conservation Area ensures that any new development can be accommodated in a sympathetic manner with a considered approach to issues such as design, siting and the use of more traditional materials and the size and arrangement of window openings.
- 12.3 The oldest properties within the Conservation Area were built with typical later Victorian detailing. The replacement of timber sash windows with UPVC in almost all the original miners' houses has eroded their historic character (**Photo 20**). These are often inserted for reasons of thermal efficiency and ease of maintenance however in unlisted buildings there are alternatives that may be used and that give greater respect to original designs. For example, when UPVC windows require changing, in unlisted Victorian buildings slim double glazed timber vertical sash windows could be used and these have been developed so that original style mouldings can still be achieved while improving thermal efficiencies and avoiding the need for secondary glazing which is the preferred choice in listed buildings. UPVC windows offer flat wide reflective frames unable to replicate the finer mouldings of timber originals and also use unsustainable materials.
- 12.4 The Village Hall (Former Miners' Welfare building) at the corner of Park Road and Church Road has been swamped by unsympathetic extensions to its perimeter almost completely hiding the original early 20th century building, the roof and upper parts only of which are now visible. In general terms, extensions to buildings within the Conservation Area should serve to enable the continued use of the building but at the same time be sympathetic to its architecture. In cases where original buildings have suffered from

unsympathetic extensions there may be opportunities to better reveal their significance.

- 12.5 The loss of traditional buildings is rare in Bestwood Village, however pressure from development has resulted in the loss of the 19th century Sycamores which has given way to more housing upon its land following its demolition. Proposals for demolition of traditional buildings highlighted in this Character Appraisal that positively contribute to the character and appearance of the Conservation Area will be resisted without clear and convincing justification.

**Photo 31: Village Hall (Former Miners' Welfare)**



- 12.6 The open and now derelict land to the west of Church Road, immediately north of the Village Hall and that was the Miners' Welfare building was previously used as a bowling green and tennis courts. The modern 20th century community centre off Moor Road is currently used by the boxing club. This rectangular piece of land presents an opportunity for enhancement even though it no longer possesses the special interest to warrant continued inclusion in the Bestwood Village Conservation Area. The opportunity lies in an integrated sympathetic comprehensive development of the whole block between Moor Road, Church Road, Park Road and School Walk to enhance the setting of the Conservation Area to its benefit. Guidance is provided in the Management Plan, covered in the Part 2 of this document, for potential developments that may come forward in the future with a view to respecting the setting and context of the Conservation Area, its heritage assets, character and appearance.
- 12.7 The sports ground was in use in 1900 and represents part of the social fabric and history providing leisure space for the mine workers and others who came to the village following its subsequent expansion. The industrial estate adjacent and immediately to the south of here is allocated for housing (site



H13) in the Gedling Borough Council Local Planning Document (2018) and there may in the future be opportunities to enhance the setting of the Conservation Area should this site come forward as allocated. Land to the south of the Sycamores allocated as site H11 in the Local Planning Document is currently being developed for housing.

**Photo 32: Land adjacent and north of the Village Hall**



- 12.8 The issues highlighted above and in previous sections illustrate the importance of careful management, particularly with regard to any future development. The use of local materials, combined with sensitive design is likely to be most successful. Modern designs which utilise traditional materials and respect the scale and proportions of the surrounding historic buildings can work very well. Conversely, traditional designs can fail when modern requirements are imposed, resulting in features such as overly wide roof spans, or the use of inappropriate materials, such as render, concrete roof tiles and UPVC windows and doors, or unnecessary decorative detail. Any new design, whether traditional or modern, should be informed by the issues highlighted in this Character Appraisal and should respect the special character of the Conservation Area. A Management Plan is set out further in **Part 2** of this document.



## 13.0 REVIEW OF THE CONSERVATION AREA BOUNDARY

- 13.1 In reviewing the Bestwood Village Conservation Area, consideration has been given to possible revisions to the conservation area boundary that currently covers the original mining settlement. In accordance with the provisions of section 69 of The (Listed buildings and Conservation Areas) Act 1990 it is important that such areas continue to warrant inclusion as areas of special architectural and/or historic interest. Paragraph 186 of the National Planning Policy Framework states that: ‘When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.’
- 13.2 In assessing potential alterations to the Bestwood Village Conservation Area boundary, full regard has been given to the planning policy guidance.
- 13.3 **Map 11** shows the following areas that have been considered as part of the boundary review of Bestwood Village Conservation Area:-

### **Area A – LAND NORTH OF MAYES RISE AND SCHOOL WALK**

The land to the north of Mayes Rise includes the early 20th century former rectory now used as a care home, housing and the former Hawthorne Primary School, the latter two erected after the closure of the pit and are late 20th century and not of sufficient special architectural or historic interest to warrant continued inclusion within the Conservation Area.

#### **Recommendation**

It is recommended to remove the land north of Mayes Rise and School Walk marked as area A on the map from within the Conservation Area.

### **Area B – LAND BETWEEN PARK ROAD AND BROAD VALLEY DRIVE**

This area comprises three separate terrace blocks of 21st century housing and associated gardens and access/parking. It also includes the car park area to the entrance to Bestwood Country Park. The area is a modern development emerging long after the mine closed and has insufficient special architectural or historic interest to warrant inclusion within the Conservation Area.

#### **Recommendation**

It is recommended to remove the area of land between Park Road and Broad Valley drive, east of rear garden plots to housing on St Alban’s Road.

Also to remove the car park at the entrance to Bestwood Country Park This land is marked as area B on the map.

### **Area C – HOUSING LAND SOUTH OF THE SYCAMORES, MOOR ROAD**

Allocated as housing land H11 between Moor Road, the sports ground and the industrial estate; this area is being developed for housing and stretches north east/south west along the east side of Moor Road towards the area of the former Iron Works. Its character has changed and no longer is of sufficient interest to warrant continued inclusion within the Conservation Area.

#### **Recommendation**

That land marked as area C on the map is removed from within the Conservation Area as its character and appearance has considerably changed and no longer warrants inclusion within the Conservation Area.

### **Area D – BESTWOOD VILLAGE SPORTS GROUND**

The village sports ground is shown to exist on the 1900 Ordnance Survey map for the village and was a leisure ground/cricket field for the use of the village and its workers and warrants inclusion for its historic links to the development of the mining village and as an important green space.

#### **Recommendation**

That the area marked D on the map that includes the sports ground is included within the Conservation Area for its historic links to the growth of the mining village in the 19th and early 20th centuries.

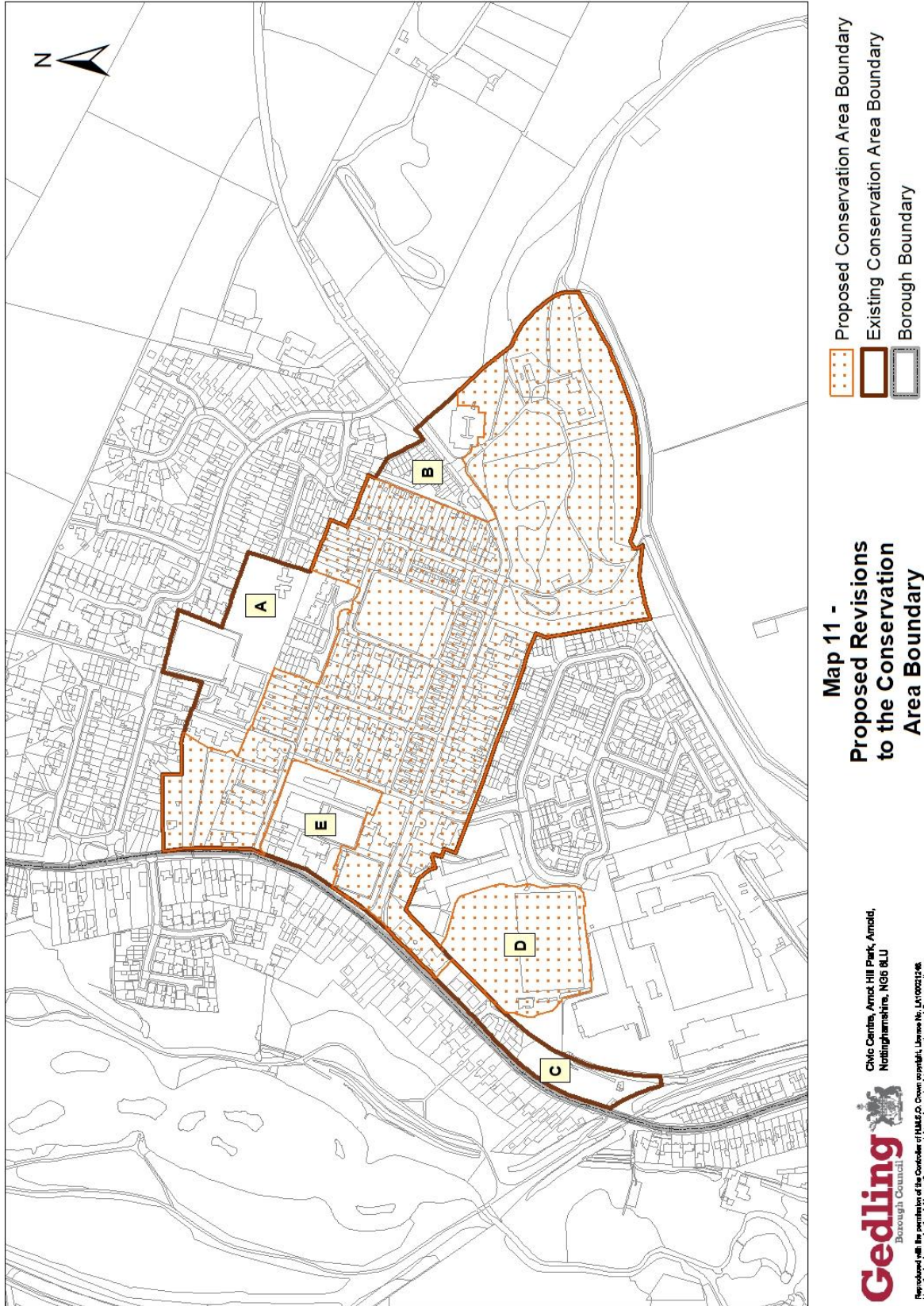
### **Area E – LAND BOUNDED BY MOOR ROAD, SCHOOL WALK, CHURCH ROAD AND THE VILLAGE HALL AND BOWLING GREEN.**

This is currently an unkempt area of open land and buildings that includes the community centre and land to its rear. It no longer has sufficient merit to warrant inclusion with the Conservation Area however remains important to the setting of the Conservation Area due to its location and for which there are Local Plan policies in place to encourage appropriate enhancement.

#### **Recommendation**

That the land and buildings marked as area E on the map are removed from within the Conservation Area due to its lack of character and appearance and lack of continued special interest.

### Map 11: Proposed Revisions to the Conservation Area Boundary





## **APPENDIX A: DESIGNATED HERITAGE ASSETS WITHIN THE CONSERVATION AREA**

There are three buildings (see list below) within the Conservation Area that have statutory Listed Building status (see **Map 10**), which is afforded to those buildings recognised as being of special architectural or historic interest. The Winding Engine House is also a Scheduled Monument and designated heritage asset. The Management Plan, covered in the Part 2 of this document, refers to the relevant local and national planning policies that relate to their protection.

### **Scheduled Monument and Grade II\* Listed building**

- Bestwood Winding Engine House and Headstocks at former Bestwood Colliery

### **Grade II Listed Building**

- War Memorial, Park Road
- The Clock Tower Office Building

### **Development Plan Policies Relating to Listed Buildings**

Gedling Borough Aligned Core Strategy Part 1 Local Plan (2014)

- Policy 11: The Historic Environment

Gedling Borough Local Planning Document Part 2 Local Plan (2018)

- Policy LPD 26 - Heritage Assets
- Policy LPD 27 - Listed Buildings

## **APPENDIX B: KEY UNLISTED BUILDINGS WITHIN THE CONSERVATION AREA**

### **Contribution of Unlisted Buildings**

In addition to the designated statutory listed buildings in the Conservation Area, many of the unlisted buildings within the Conservation Area are non-designated heritage assets and make an important contribution to its character or appearance. These can include, for example: buildings that provide evidence of the chronological development of the Conservation Area; buildings that reflect important architectural elements or materials, or other characteristics, buildings that reflect former uses; or buildings that hold significance to the local community.

The Gedling Borough Local Planning Document Part 2 Local Plan (2018) has identified 6 buildings of local interest within the Conservation Area (see also **Map 10**).

In addition, any buildings not included on this list of local interest buildings, but which meet the criteria set out in Gedling Borough Council's Locally Important Heritage Assets: Selection Criteria (September 2018) and/or Historic England guidance on Local Heritage Listing Advice Note 7 may also be considered to be of local significance.

### **Local Interest Buildings (Non Designated Heritage Assets)**

- Dynamo House, on the former Bestwood Colliery Site;
- Bestwood former Hotel, Park Road;
- Former Miner's Welfare now Village Hall, Park Road
- 21 – 56 Park Road;
- 1-18 St Alban's Road;
- 2-20 The Square;
- Former Hawthorne Primary School and upper playground, School Walk;
- St Mark's Church and adjoining cemetery, The Mount;
- The Old School House, Moor Road; and
- Ivy Dene, Moor Road.

### **Development Plan Policies Relating to Key Unlisted Listed Buildings**

Gedling Borough Aligned Core Strategy Part 1 Local Plan (2014)

- Policy 11: The Historic Environment

Gedling Borough Local Planning Document Part 2 Local Plan (2018)

- Policy LPD 26 - Heritage Assets
- Policy LPD 31 - Locally Important Heritage Assets

## **PART 2: MANAGEMENT PLAN**

### **1.0 INTRODUCTION**

- 1.1 The designation of a Conservation Area is not intended to prevent further development from taking place within the area. However, it is the purpose of the Character Appraisal together with the Management Plan to inform the controlled management of change with regard to planning decisions so that new development can take place within the Conservation Area without harming its special character and appearance in accordance with the national and local planning policies. In preparing this Management Plan the Council satisfies the duty placed upon local authorities by section 71 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990<sup>4</sup> to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas.
- 1.2 The Character Appraisal, covered in the first part of this document, describes the special architectural and historic interest of the Conservation Area. The aim of this Management Plan is to set out broad planning guidance by which the objectives of preserving and enhancing the unique character and appearance of the Conservation Area can be pursued through the planning process. In particular, reconciling the key planning issues arising from the pressures for new development with the objectives of the heritage policies set out in the Gedling Borough Aligned Core Strategy Part 1 Local Plan (2014) and the Gedling Borough Local Planning Document Part 2 Local Plan (2018). These being underpinned by the requirements set out in the National Planning Policy Framework.

### **2.0 PLANNING POLICY CONTEXT**

#### **2.1 Historic Environment**

Conservation Areas are defined by section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Section 72 then requires local planning authorities to pay special attention 'to the desirability of preserving or enhancing the character or appearance of the area' when making decisions on development proposals within a Conservation Area. In addition, Schedule 17 of the

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<sup>4</sup> [Link to UK Government Legislation and the Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)



Enterprise and Regulatory Reform Act 2013<sup>5</sup> makes it clear that it is an offence to demolish an unlisted building in a Conservation Area without the benefit of planning permission.

- 2.2 Conservation Areas are designated heritage assets and paragraph 184 of the National Planning Policy Framework states that these assets are ‘to be conserved in a manner appropriate to their significance’. The 1990 Act requires local planning authorities to review their Conservation Areas from time to time which should ensure that they continue to hold the special architectural and historic interest that warranted their designation in the first place. The National Planning Policy Framework at paragraph 186 requires that the concept of conservation is not devalued through the designation of areas that lack special interest.

### **3.0 PLANNING APPLICATIONS FOR NEW DEVELOPMENT**

- 3.1 The National Planning Policy Framework and the Gedling Borough Aligned Core Strategy are supported by Policy LPD 28 of the Gedling Borough Local Planning Document recognising that new development in Conservation Areas should preserve or enhance the character or appearance of Conservation Areas and within their setting. Therefore in order to properly assess the impact of new proposals, planning applications for development in or within the setting of the Conservation Area should be made in full and be accompanied by all of the necessary supporting information, such as a design and access statement, heritage impact assessment, tree survey report and landscaping proposals. Advice on this process may be obtained by contacting the planning department at Gedling Borough Council. A heritage impact statement is required in accordance with paragraph 189 of the National Planning Policy Framework to describe the significance of the heritage asset being affected, including within its setting. The level of detail required should be proportionate to the assets importance and sufficient to assess the impact of the proposals upon that significance. There should be clear and convincing justification for the works proposed and a scheme of mitigation where potential harm may be caused to an asset.
- 3.2 Outline planning applications for new development in the Conservation Area are not usually appropriate as they do not offer sufficient information to assess the potential impact of a proposal on the character and appearance of the Conservation Area. Where outline applications are submitted within or affecting the setting of a Conservation Area, the Council may request the submission of some or all of the reserved matters details as specified by

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<sup>5</sup> [Link to UK Government Legislation and Schedule 17 of the Enterprise and Regulatory Reform Act 2013](#)

Section 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015<sup>6</sup>. This enables the Council to require further details where it is of the opinion that these are required in order to consider an outline planning application.

- 3.3 Within the Conservation Area, development proposals should be of an appropriate design and scale. The Character Appraisal has identified that, as a result of its historical development, the Area has a distinct pattern of development that typically consists of terraced rows with front and rear gardens in narrow plots set in a rectilinear plan form and utilizing common natural building materials and architecturally distinct building features. Interspersed are the public and private buildings that provide landmarks and legibility. This character of a 19th century mining community has given the Conservation Area great individuality that marks it out as an area of special architectural and historic interest. This character can easily be eroded and therefore future development proposals will be expected to protect and reflect this historic pattern of development.
- 3.4 The emphasis for new proposals will be on high quality design and this can be influenced by the overall scale and form of the development, the materials of construction and architectural detailing. New developments should therefore be of a similar scale, height and plan form to the neighbouring properties where most properties are a maximum of two storeys and built using high quality natural materials incorporating detailing as commonly seen elsewhere to provide character and interest. Buildings should utilise the colour of brick that harmonizes with existing buildings close by and referenced by context such as the dark red bricks for the mining houses. Bricks can be laid using English bond pattern and building features can be employed such as gable end verge details, stone lintels and cills, timber windows and timber half or fully panelled doors, door hoods/porches, brick chimneys and natural slate roofs with overhanging eaves. It is not necessary for new housing to match exactly the detailing of the miners' houses but to be sympathetic in their form, character and appearance.
- 3.5 Roofs should normally be covered in natural slate. Concrete roof tiles are out of place within the conservation area and visually intrusive and they should be avoided. New developments should respect the traditional eaves details, which typically have projecting joist ends under projecting eaves or with a soffit and fascia. Dormer windows within roofs should be avoided as there is no precedent for them in the Conservation Area, and any roof lights should be 'conservation style' in design, materials and size and should be fitted flush with the plane of the roof.

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<sup>6</sup> [Link to UK Government Legislation and Section 5 of the Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#)

- 3.6 Windows and doors make a very important contribution to the character and appearance of the Conservation Area, and there is a broad range of window and door types throughout the Conservation Area. Original windows and doors should be retained and repaired in order to keep the integrity of the original design and to preserve the character and proportions of the host property, but overall the survival rate of original windows and doors has not been good and a substantial number of properties have fitted replacement UPVC windows and doors which greatly detract from the appearance and character of the Area. The use of UPVC nearly always leads to unsuitably detailed windows and doors and should generally be avoided in the Conservation Area.
- 3.7 To maintain the character of the Conservation Area new developments (not listed buildings) should look to use timber casement windows or sashes that are designed with slim double glazing. Such windows can more closely copy original styles than UPVC and will respect the traditional character and appearance of the Conservation Area to a greater degree. Timber casement windows should use flush fitting opening lights that reflect the proportions of windows in historic buildings, with a regular arrangement of windows on the principal elevation.

## **4.0 HOUSEHOLDER EXTENSIONS AND ALTERATIONS**

- 4.1 Householder extensions and alterations, whether built under permitted development rights or built with planning permission, have the capacity to damage the character and appearance of the Conservation Area. Permitted development rights within Conservation Areas are more restrictive and, in most cases, planning permission will be required for extensions and alterations. Cladding any part of the exterior of a dwelling will require planning permission. Householders are therefore advised to contact the planning department at Gedling Borough Council prior to starting any works to the exterior of the building.
- 4.2 Where proposed householder extensions and alterations require planning permission, the works should be subservient to the main building and not alter the form and composition of its main elevations, such as by changing or enlarging window openings or by moving doors. Extensions and alterations should always be built from materials that complement the host building in terms of quality, texture and colour as well as the method of construction. Proposals should take every effort to minimise the effect on the surrounding area.



## **5.0 SOLAR PANELS, SATELLITE DISHES AND ALARM BOXES**

- 5.1 Planning permission is required for the installation of solar panels on domestic premises within a Conservation Area, where these would be installed on a wall which fronts a highway. Planning permission and/or listed building consent is required for the installation of solar panels on, or within the curtilage of, a Listed Building. Planning permission is not required for the installation of solar panels on the roof of a domestic premises provided:-
- The solar panel would not protrude more than 0.2 metres beyond the roof plane or be higher than the highest part of the roof (excluding the chimney);
  - The solar panel should be sited, so far as practicable, so as to minimise its effect on the external appearance of the building;
  - The solar panel should be sited, so far as practicable, so as to minimise its effect on the amenity of the area; and
  - The solar panel should be removed as soon as reasonably practicable when no longer needed.
- 5.2 The installation or alteration of satellite dishes (microwave antenna) within a Conservation Area may require planning permission, subject to the proposal meeting certain technical criteria. Applicants are advised in any case to contact the planning department at Gedling Borough Council prior to starting works. In any case, satellite dishes (microwave antenna) within a Conservation Area that face onto and are visible from a highway will require planning permission.
- 5.3 The installation of alarm boxes generally does not require planning permission. Proprietors should however seek to install such apparatus in line with the below recommendations.
- 5.4 In order to preserve the originality of the Conservation Area, the installation of solar panels, satellite dishes and alarm boxes should be carefully located so as to minimise the impact on the character and appearance of the building and surrounding area. Usually this would mean installing apparatus that is discreetly located to side/rear elevations; that is not overly visually prominent in terms of positioning, materials and colour; and minimises the visibility of wiring within the façade of the building. Proprietors should be mindful of these considerations, even in cases where works are permitted development, in order to align with the objectives of this Management Plan.

## **6.0 DEMOLITION OF BUILDINGS WITHIN THE CONSERVATION AREA**

6.1 There is a general presumption against the demolition of any buildings within a Conservation Area, including those that are not listed. It is a criminal offence to carry out the demolition of a building within a Conservation Area without planning permission, other than in the following circumstances:-

- The building has an externally measured cubic content of less than 115 cubic metres, or any part of such a building, other than a pre-1925 tombstone;
- Any gate, wall, fence or means of enclosure which is less than one metre high where abutting on a highway (including a public footpath or bridleway), waterway or open space, or less than two metres high in any other case; and
- Any building erected since 1 January 1914 and in use, or last used, for the purposes of agriculture or forestry.

6.2 The presumption in favour of retaining buildings ensures that buildings and structures that make a positive contribution to the character and appearance of the Conservation Area are not lost. Proprietors are advised to contact the planning department at Gedling Borough Council prior to demolishing any structures within the Conservation Area.

6.3 Where demolition is permissible, any replacement buildings will be required to enhance the character or appearance of the Conservation Area. To avoid unsightly gaps in the Conservation Area, the Council will also seek assurances that all reasonable steps have been taken by the applicant to ensure that the new development proceeds following the demolition works, as advised by paragraph 198 of the National Planning Policy Framework.

## **7.0 PRESERVATION AND ENHANCEMENT OF HERITAGE ASSETS IN THE CONSERVATION AREA**

7.1 Where any buildings of architectural or historic interest within the Conservation Area are left unoccupied, resulting in their deterioration due to neglect and a lack of maintenance, the Council will work with owners to secure the appropriate repair and if appropriate, the re-use of the buildings to promote their long-term viability.

7.2 However, if the Council considers that any Listed Buildings or unlisted buildings within the Conservation Area are not being properly maintained then

it will look to serve urgent works notices to secure their proper preservation, as provided for by sections 54 and 76 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 7.3 In more extreme circumstances the Council may also consider the use of Repairs Notices under section 48 of the Planning (Listed Building and Conservation Areas) Act 1990 to secure works considered reasonably necessary for the proper preservation of listed buildings within the Area. Such a notice could lead to the compulsory acquisition of the Listed Building by the Council.
- 7.4 The Council may use its powers under section 215 of the Planning Act (Listed Building and Conservation Areas) Act 1990 to require areas of land that are untidy or derelict to be improved.
- 7.5 Very few of the historic buildings in the village can be described as being vacant or in a derelict or deteriorating condition. The most notable exceptions are:-
- The former Hawthorne Primary School on School Walk which is currently boarded. Its preservation will be reliant upon a new use along with the adjacent land, which was its playground. Any proposals should first seek to reuse the building and enhance it in a manner appropriate to its character and significance as a local heritage asset;
  - St Mark's Church. Although in use, appears to be in need of repairs; and
  - The former Miners' Welfare building and now community hall, which has been engulfed in inappropriate extensions that harm its appearance and setting. Proposals that seek to better reveal the significance of the hall and its original appearance would be welcomed.
- 7.6 There is a significant area of open land that is currently fenced off and sandwiched between the Village Hall, School Walk, Moor Road and Church Road. This large unkempt area of land detracts from the character and appearance of the Conservation Area and is deemed no longer to have the special character and appearance worthy of its continued inclusion within the Conservation Area. Yet, it will remain on the edge and within the setting of the Conservation Area, St Mark's Church, the former Hawthorne Primary School and Village Hall. It is significant in this regard and, as such, its enhancement and reuse will play a key role in the improvement of the area.
- 7.7 It is anticipated that there is likely to be significant pressure for development within the setting of the Conservation Area in the future, given the availability of sites in proximity to the area. In particular, two large potential development sites are located either adjoining or adjoining and partially within the revised



Conservation Area boundary - 'Land West of Church Road' and 'Land Surrounding Recreation Ground (Former Sycamores, Bestwood Business Park and Eden Lodge)'. If developed unsympathetically, these sites would present a significant threat to the setting of the Conservation Area. There is therefore an opportunity to enhance the setting of the Conservation Area and remove existing unsympathetic features. The conservation briefs set out in Appendix 1 and Appendix 2 provide a steer to owners and/or potential developers as to what the land may be used for and are a material consideration for considering planning applications on these sites.

- 7.8 Many important buildings within the Conservation Area and which are highlighted on **Map 10** have suffered from a gradual erosion of their historic character through the loss of traditional building features. Article 4 directions can remove permitted development rights of owners to make certain identified alterations to important buildings highlighted in the Character Appraisal, covered in the Part 1 of this document, to prevent the loss of their traditional features. Over time, most have since lost their original windows and doors with UPVC replacements being commonly found. Article 4 directions can also protect a range of other building features such as chimneys, gutters and roof tiles. An Article 4 direction should remain an option to protect the character and appearance of these buildings and to uphold the principles of Conservation Area designation. It is, however, with the advent of improved technology an advantage that buildings which are not statutorily listed but are of local importance could use timber slim double glazed sashes that more closely represent their original counterparts while improving thermal efficiencies.
- 7.9 Section 77 of the 1990 Act allows local planning authorities to operate grant schemes that seek to preserve and enhance the Conservation Area. Such schemes that are normally managed by a local planning authority in partnership with Historic England or the National Lottery Fund could if appropriate be employed to help restore the character and appearance of buildings and public spaces within the Conservation Area.

## **8.0 HISTORICALLY SIGNIFICANT BOUNDARY WALLS AND RAILINGS**

- 8.1 A notable historic feature within the Conservation Area are boundary walls and railings. Historically significant boundary walls and railings are identified in section 11 and **Map 10** of the Character Appraisal, covered in Part 1 of this document. Significant walls are predominantly constructed of red brick with decorative blue brick features and generally form the boundaries of terraced housing. Examples of original boundary walls with railings also feature within

the Conservation Area, most notably those associated with Park Road, Moor Road, the cemetery and St Mark's Church. Stone walls also feature along Moor Road.

- 8.2 Planning permission is required for the demolition of boundary walls within the Conservation Area. As a matter of principle, the Council will resist proposals to remove any walls that make a significant contribution to the character and appearance of the Conservation Area.

## 9.0 PROTECTION OF IMPORTANT OPEN SPACES AND TREES

- 9.1 The Conservation Area has identified important green spaces that should be preserved and these are highlighted on **Map 8**. New development should take account of their significance and proposals that may harm their continued significance will be resisted without clear and convincing justification. In particular the green spaces of the cemetery, The Square, bowling green, recreation ground and Bestwood Country Park are significant to the history, character and appearance of the Conservation Area.
- 9.2 **Map 8** sets out the locations of significant trees within the Conservation Area. Tree Preservation Orders (TPOs) have been made within the Conservation Area, surrounding St Mark's Church and graveyard. Proposed works to trees protected by a TPO require the permission of the local planning authority. In addition, all trees within the Conservation Area are automatically protected by their inclusion. Prior to removing any trees within the Conservation Area, and just as if a tree had a TPO, landowners must give six weeks' notice in writing to the Council in order for the Council to consider whether or not a TPO is justified in the interests of amenity. Removing trees within a Conservation Area without serving proper notice is a criminal offence and may be subject to a heavy fine.
- 9.3 The potential impact of a development proposal on any trees in the Conservation Area is a material consideration in assessing that proposal. In addition any demolition proposals will also need to provide for the protection of important trees affected.
- 9.4 To maintain the presence of significant trees within the Conservation Area, unnecessary works to trees will be resisted. New buildings will not be permitted in close proximity to important trees unless it can be demonstrated that this will have no significant negative impact upon the health of the tree. The Council will require developers to follow the guidelines set out in the latest British Standards (BS5837:2012 Trees in relation to design, demolition and construction), particularly in respect of such matters as the proximity of new structures to trees, the implementation of tree protection plans and the

submission of arboricultural impact assessments by suitably qualified arboricultural consultants.

## 10.0 PROTECTION OF IMPORTANT VIEWS

- 10.1 Development proposals should consider the topography of the Conservation Area and the key views through the Area, as described in sections 4 and 9 of the Character Appraisal (see also **Map 2** and **Map 9**), covered in Part 1 of this document. New development proposals will be expected to identify and retain key views through or out of the Conservation Area.

## 11.0 SETTING OF LISTED BUILDINGS

- 11.1 There are three listed structures within the Conservation Area. The War Memorial on Park Road (Grade II), The Clock Tower Offices (Grade II) and the Bestwood Colliery Winding Engine House (Grade II\* Listed Building and Scheduled Monument). These structures make a significant contribution to the character and appearance of the Conservation Area and listed building consent is required for any works of demolition, extension or alteration to a listed building that would affect its character as a building of special architectural or historic interest. In addition works to Scheduled Monuments may require specific Scheduled Monument Consent from Historic England/ the relevant Secretary of State.
- 11.2 The National Planning Policy Framework recognises that the significance of a listed building can also be harmed by development within its setting. Consequently, any development proposals within the setting of a Listed Building will need to demonstrate that their setting is not compromised by the proposed development, as required by the relevant national and local planning policies as set out in section 2 of this Management Plan. Historic England has published detailed advice in its Good Practice Advice in Planning: 3 – The Setting of Heritage Assets<sup>7</sup>.

## 12.0 KEY UNLISTED BUILDINGS

- 12.1 In addition to statutorily listed buildings and structures, the Council will resist harmful development to, or within the setting of, other key buildings of significance within the Conservation Area (see **Map 10**). These key unlisted

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<sup>7</sup> [Link to Historic England Website and advice in its Good Practice Advice in Planning: 3 – The Setting of Heritage Assets](#)



buildings also make an important contribution to the character and appearance of the area and the retention of these buildings and their setting will be encouraged as required by the relevant national and local planning policies highlighted in section 2 of the Management Plan. The Council has a local list of non-designated heritage assets within the Conservation Area which are considered as heritage assets in the context of the National Planning Policy Framework. Those non designated heritage assets within Bestwood Village are identified in section 11 and appendix B of the Character Appraisal (see also **Map 10**).

## **13.0 ARCHAEOLOGY**

- 13.1 Policy LPD 30: Archaeology of the Local Planning Document Part 2 Local Plan (2018) sets out that in areas of high archaeological potential or an area which is likely to contain archaeological remains, new development proposals should take appropriate measures to either protect remains by preservation in situ, or where this is not justifiable or practical, applicants should provide for excavation, recording and archiving of the remains. Development proposals within the Conservation Area requiring excavation works should be preceded by a considered archaeological assessment and investigation in order to identify the potential of the site and prepare a suitable archaeological strategy. Within the Conservation Area and its setting, development proposals that may affect the areas around the former colliery will require an archaeological assessment.

## APPENDIX 1: LAND WEST OF CHURCH ROAD CONSERVATION BRIEF



The land west of Church Road currently contains the Village Hall, Community Centre, bowling green and parcels of derelict land. Historically this site remained undeveloped until circa 1928 when the Village Hall was built and subsequently several recreation spaces (tennis courts and bowling green). This site was previously identified in the Bestwood Village Conservation Area, but was removed during the 2020 boundary review due to its poor contribution to the significance of the designation.

### Weaknesses/Threats

- The Village Hall situated on the south-east corner of the site has had considerable alterations with flat-roofed extensions on all elevations. Ground level features of the original Village Hall have therefore been lost.
- The Community Centre situated on the west boundary is a modern flat-roofed building of low architectural quality and does not positively contribute to the setting of the Conservation Area.

- The large area of derelict land along the east and north boundaries (fronting Church Road and School Walk) has a degraded appearance and significantly detracts from the setting of the Conservation Area.
- The land has an overall negative impact on the amenity of the area and disrupts the visual relationship between heritage assets such as the former Hawthorne Primary School and St Mark's Church to the north and the village centre and the former Bestwood Coal and Iron Company offices to the south. In particular, frontages comprising predominantly wire fencing along Church Road and School Walk and the façade of the Village Hall along Park Road significantly harm the setting of the Conservation Area.

### Strengths/Opportunities

- The first floor/roof of the original Village Hall remains visible. There may be an opportunity to remove insensitive flat roofed extensions on all elevations to reveal original façade features as a precursor to full restoration and reuse. A more sympathetic extension may be possible.
- Two private green spaces exist within the site – the existing bowling green to the south-west corner and the green space in the centre. There is an opportunity to retain/enhance these spaces, which were historically both bowling greens.
- Opportunity to retain/enhance views from Church Road between St Mark's Church and the former Bestwood Coal and Iron Company offices.
- Opportunity to reuse the derelict land for development such as housing that incorporates sensitive design, form and layout that relates in its character to and takes account of the wider Conservation Area.

### Development Management Considerations

It is expected that any development proposals relating to the Land West of Church Road should respond to the following heritage considerations:-

**Type of development** – it is anticipated that the greatest pressure for development will be for housing. Proposals should seek to retain the active bowling green to the south-west of the site and its associated pavilion; to enhance the green space to the centre of the site (redundant bowling green and former tennis courts); retain the original Village Hall and better reveal its significance by removing insensitive flat roofed structures (if the original ground floor facades are still in situ) to improve its setting. A more sympathetically designed extension may help in retaining the building in use while also enhancing the Bestwood Village Conservation Area. Proposals that seek to enhance the site of the Community Hall will be encouraged.

**Heights** – proposals should be no greater than two stories with eaves/ridge heights corresponding to existing housing in proximity so as to successfully integrate in to the existing pattern of development and not impact upon the primacy and local prominence of the former Bestwood Coal and Iron Company offices.

**Views** – Proposals should seek to respect and where possible enhance the views between the north and south ends of Church Road to preserve the visual relationship of St Mark’s Church, the former Hawthorne Primary School and the Village Hall and clock tower beyond. This would be achievable by ensuring any development is set back from the street and has low-level boundary treatment that visually relates to existing development along Church Road.

**Materials/Design/Style** – Proposals should use dark red brick with roofs having overhanging eaves using natural slate so as to respond to the prevailing character of residential development within the Conservation Area and surrounding heritage assets. Windows and doors should be of timber and reflect traditional patterns but may use advanced technologies to meet modern housing requirements. Windows to have stone window heads and cills along Church Road. Cladding or other modern features should be avoided along street frontages. Large industrial units and flat roofed buildings will not be appropriate and nor would be incongruous features within the setting of the Conservation Area. Brickwork detailing should be incorporated to respond to prevailing styles. For example using bricks laid in English bond patterns.

**Form/Layout** – The layout of proposals should respond to the prevailing layout of the Conservation Area. Notably development should respond to the existing character and context of the Conservation Area such as the blocked forms created by The Square, Lancaster Road and Church Road, and the linear layout along Park Road where terraced housing is seen to the back edge of pavements. Proposals for terraced housing or semi- detached properties with spaces between will be supported. Development should have regard to the changing levels/topography of the site and respond sensitively to ensure successful scheme.

**Permitted Development Rights** – planning permissions should seek to remove permitted development rights that permit alterations to the frontages of new buildings that are within the direct setting of the Conservation Area. The purpose of this would be to protect aesthetic features agreed through the development management process.

### **National and Local Policies**



Proposed developments within the Conservation Area and or its setting should take account of the following relevant planning policy criteria:-

National Planning Policy Framework

- Section 16 – Conserving and enhancing the historic environment (Paragraphs 184-202)

Gedling Borough Aligned Core Strategy Part 1 Local Plan (2014)

- Policy 11 - The Historic Environment

Gedling Borough Local Planning Document Part 2 Local Plan (2018)

- Policy LPD 26 – Heritage Assets
- Policy LPD 27 – Listed Buildings
- Policy LPD 28 – Conservation Areas
- Policy LPD 30 – Archaeology
- Policy LPD 31 – Locally Important Heritage assets

## APPENDIX 2: LAND SURROUNDING RECREATION GROUND CONSERVATION BRIEF



The Land Surrounding the Recreation Ground has significant development pressures – including housing allocations identified in the Local Planning Document Part 2 Local Plan – The Sycamores (H11) and Bestwood Business Park (H13) – and also the Eden Lodge care home site which currently has extant planning permission for demolition and redevelopment (references 2019/0318 and 2019/0319). Historically the recreation ground was first identified on the 1900 map which was, in part, justification for the proposed extension of the boundary of the Conservation Area to include the site as part of the 2020 boundary review.

### Weaknesses/Threats

- The recreation ground is surrounded in all directions by varied development types/forms/styles (business park, residential and care home) which together provide a mismatched setting to the recreation ground. Development proposals could exacerbate this if developed in an unsympathetic manner.
- Development proposals may seek to remove boundary trees in order to maximise development potential or have an unintentional consequences that damage the health of the trees. Loss of trees to the south and west

boundaries of the recreation ground would reduce the greened amenity that provides the setting for the field.

- The principle of new modern development within the setting of the recreation ground has been established through 21<sup>st</sup> century housing development which is situated to the south-east of the recreation ground.

#### Strengths/Opportunities

- The recreation ground has remained intact since circa 1950, when part of the original ground was lost to accommodate the existing Eden Lodge development. The opportunity is to consolidate and support the principle of this established historic use.
- The recreation ground is a Protected Open Space under Policy LPD 20 of the Local Planning Document Part 2 Local Plan and therefore there is a principle against future development of the ground.
- Significant trees frame the south and west boundaries of the site, providing an attractive natural visual barrier to the setting of the recreation ground.
- Built form surrounding the recreation ground should incorporate sensitive design in order not to harm the setting of the ground.

#### Development Management Considerations

It is expected that any development proposals relating to the land surrounding the Recreation Ground responds to the following heritage considerations:-

**Type of development** – The principle of residential development surrounding the recreation ground is established through existing development and Local Planning Document housing allocations. No development of the recreation ground, other than that associated with its use, will be acceptable in order to preserve the sports ground and its setting. Proposals within the setting of the ground should be sympathetic in their type, form and detailing to the existing character of those developments within the Conservation Area.

**Heights** – Proposals should be no greater than two stories with eaves/ridge heights corresponding to existing housing in proximity so as to successfully integrate in to the existing pattern of development and not impact upon the primacy and local prominence of the former Bestwood Coal and Iron Company offices.

**Views** – Proposals should seek to maintain and enhance existing boundary trees surrounding the recreation ground and incorporate new planting to screen views of new developments. Where new development is visible from

the recreation ground, the advice provided relating to materials/design/style should be followed.

**Materials/Design/Style** – Aspects of proposals that are visible from the recreation ground should be red brick with slate roofing so as to respond to the prevailing character of historic views from the recreation ground, in particular the former Bestwood Coal and Iron Company offices. Whilst there is a precedent of modern 21<sup>st</sup> century residential development within the vicinity of the park, the overall design/style of new dwellings that are visible from the recreation ground should as a minimum respond to historical design features within the Conservation Area.

**Form/Layout** – This Management Plan does not seek to prescribe the form/layout of the entirety of the surrounding residential development. However overall layouts should seek to include boundary trees to provide visual screening and areas of green buffers/open spaces between the boundaries of housing blocks and the recreation ground.

**Permitted Development Rights** – Planning applications for development that come forward may have their permitted development rights removed to control alterations to the frontages of new buildings that are within the direct setting of the Conservation Area. The purpose of this would be to protect aesthetic features agreed through the development management process.

### **National and Local Policies**

Proposed developments within the Conservation Area and or its setting should take account of the following relevant planning policy criteria.

#### National Planning Policy Framework

- Section 16 – Conserving and enhancing the historic environment (Paragraphs 184-202)

#### Gedling Borough Aligned Core Strategy Part 1 Local Plan (2014)

- Policy 11 -The Historic Environment

#### Gedling Borough Local Planning Document Part 2 Local Plan (2018)

- Policy LPD 26 – Heritage Assets
- Policy LPD 27 – Listed Buildings
- Policy LPD 28 – Conservation Areas
- Policy LPD 30 – Archaeology
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