

# **WOODBOROUGH CONSERVATION AREA CHARACTER APPRAISAL & MANAGEMENT PLAN**



**June 2017**

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

## EXECUTIVE SUMMARY

### *Conservation Area Character Appraisal*

The purpose of the Character Appraisal is to examine the historical development of the Woodborough Conservation Area and to describe its present appearance, identifying those qualities that contribute to its significance as a place of special architectural and historic interest.

The Character Appraisal has identified a number of key elements that define the Area's 'special architectural or historic interest' and these include:

- *its architectural character* - the chronological, social and economic development of the Conservation Area has left a variety of historic residential properties as well as buildings that illustrate the agricultural and small scale industrial development of the village, with an extensive use of traditional materials, predominantly a red/orange brick with clay pantiles and timber fenestration;
- *its overall street pattern* – the Conservation Area has a distinctive linear form that has largely been dictated by the local topography, of the position of the village in a relatively shallow valley;
- *its distinctive landscape and topography* - the village is situated in a relatively shallow valley surrounded by open countryside that contributes to the rural and agricultural setting of the Conservation Area;
- *its important green spaces and tree coverage* – the surviving areas of open space in the village reflect the former agricultural character of Woodborough and the tree stock in the Conservation Area is also exceptional in quality and extent and bears comparison with any Nottinghamshire village.
- *the views and vistas through the Area* – the glimpsed views of St Swithun's Church in the centre of the Conservation Area along Main Street contribute to the setting of this listed building and the views from Main Street into the countryside to the north and south of the village reinforce the Area's rural setting.

*Management Plan*

Future development proposals in the Conservation Area will be determined having regard to the relevant local and national planning policies and the Character Appraisal is also accompanied by a Management Plan. This sets 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.

## 1.0 INTRODUCTION

1.1 The Woodborough Conservation Area was first designated in 1974 and extended in 1999. The boundaries of the Conservation Area encompass the village's historic core lying to the north and south of Main Street, and the northern section of Bank Hill, covering an area of some 28.8 hectares (71.2 acres) (Map 1).

1.2 The village lies in a shallow valley surrounded by rolling, high quality and mature, agricultural landscape. The village is of agricultural origin and the existing Conservation Area is linear in form, running east to west for almost a mile along Main Street.

1.3 At the heart of the Conservation Area is St Swithun's Church, which divides the historic settlement into two distinct character areas to the east and west of the church. The village is now mostly residential, comprising an historic core of older farmsteads (now converted to residential use) and rural cottages, although Woodborough Hall, the village school and two public houses add to the range of buildings within the Conservation Area. The village is very green, with a number of important open spaces and a high density of tree coverage, and it is surrounded by attractive open countryside that contributes to its setting.

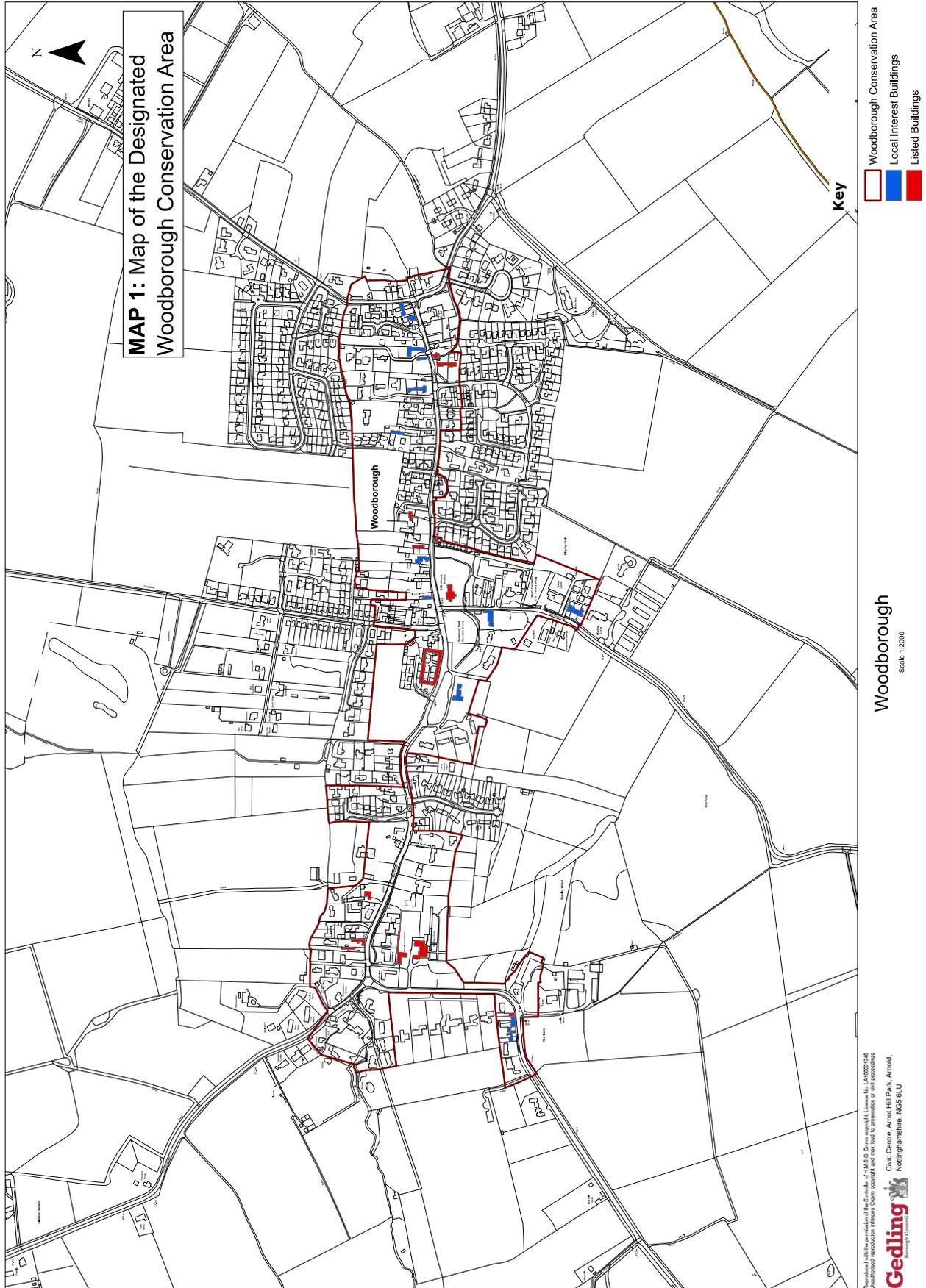
1.4 The purpose of this Character Appraisal is to examine the historical development of the Conservation Area and to describe its present appearance, identifying those qualities that contribute to its significance as a place of special architectural and historic interest as required by paragraph 127 of the National Planning Policy Framework (NPPF). In particular the Appraisal includes a description of the various architectural styles, forms and features that underline the major phases in the development of the village as well as the important open spaces within the village, which together make a substantial contribution to the character and appearance of the Conservation Area (see sections 12 & 13).

1.5 The Appraisal also provides the opportunity to re-assess the Conservation Area boundaries and there is a strong case to extend the present boundary to the south of the village, to include the historic parkland to the south of Woodborough Hall and post-Enclosure agricultural landscape to the west of Lingwood Lane, and to the west of Bank Hill, to include an avenue of historic trees. The adopted Appraisal will then be used to inform the consideration of management and development proposals within the Area.

1.6 The Character Appraisal is also accompanied by a Management Plan for the

Conservation Area that sets 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.

1.7 The scope and arrangement of the Character Appraisal is based on Historic England's Advice Note 1: *Conservation Area Designation, Appraisal and Management*, published in February 2016.



## 2.0 PLANNING POLICY CONTEXT

2.1 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 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas, and Section 72 requires Councils 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 Enterprise and Regulatory Reform Act, 2013 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 now classified as designated heritage assets and paragraph 17 of the NPPF makes it clear that the conservation of heritage assets in a manner appropriate to their significance is a core land-use planning principle that should underpin both plan-making and decision-taking, and paragraph 131 expects local planning authorities to take account of the desirability of sustaining and enhancing the significance of the heritage asset when determining planning applications.

2.3 These national planning policy objectives are supported by Gedling Borough Council's Replacement Local Plan (adopted 2005) and the Aligned Core Strategy (adopted 2014). Policy ENV15 of the Replacement Local Plan recognises that new development should take account of its impact on the Conservation Area. Policy ENV14 seeks to ensure that a change of use of a building within the Conservation Area preserves and enhances its contribution towards the character or appearance of the area. Policy ENV22 safeguards the appearance or character of local interest buildings and their settings.

2.4 Policy 11 of the recently adopted Greater Nottingham Aligned Core Strategy states: *'Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic and environmental objectives'*. Policy 11 also makes clear that conservation area Appraisals and management plans will be used to assist in the protection and enjoyment of the historic environment.

2.5 In addition the policy objectives of the emerging Local Planning Document (*Publication Draft May 2016*), which will work with the Aligned Core Strategy, seek to protect and enhance the Borough's historic environment. In particular Policy LPD26: *Heritage Assets* seeks to ensure that new development proposals preserve and/or enhance the significance of a heritage asset and more specifically Policy LPD28: *Conservation Areas* requires new development proposals to accord with a series of design criteria to ensure that they preserve or enhance the character or appearance of the Conservation Area and its setting, and avoid the unwarranted demolition of buildings and structures that contribute to the character or appearance of the Conservation Area.

2.6 Therefore the combination of local and national planning policies gives the local planning authority additional controls over new development, alterations to existing buildings, demolition of existing buildings, work to trees and advertisements on commercial premises within the Conservation Area. In particular, the Council will expect all new development to be of a high quality and to respond positively to its historic setting. The demolition of buildings and boundary structures within the Conservation Area also requires planning permission, and in assessing any proposals for demolition consideration will be given to the contribution that the building makes to the Conservation Area. For householders in the Conservation Area, there are stricter controls over domestic extensions and garden buildings, although more minor changes can still be undertaken without the need for planning permission. In addition 6 weeks notice of any works to trees within the Area must be given to the local planning authority so that these works can be properly assessed and allow the authority the opportunity to consider whether the trees should be specifically protected. The local planning authority's approach to the consideration of development proposals in the Conservation Area is set out in the accompanying management plan.

2.7 However the designation of a conservation area is not intended to prevent new development, and paragraph 137 of the NPPF encourages local planning authorities to look for opportunities for new development within conservation areas. This Appraisal and management plan are therefore intended to inform the consideration of development proposals within the Woodborough Conservation Area to ensure that future changes can be accommodated in an informed and sympathetic way, without adversely affecting the Area's special qualities, having regard to the objectives of the national and local planning policies.

### **3.0 LOCATION AND CONTEXT**

3.1 Woodborough village is located about 6  $\frac{1}{2}$  miles to the north-east of Nottingham City Centre. Calverton lies to the north-west and Lowdham to the south-east. The boundary of the Conservation Area has been drawn around the historic core of the village, to the north and south of Main Street and the northern part of Bank Hill.

3.2 The overall linear form and layout of the historic core of the village has largely been dictated by the local topography, with the village situated in a shallow valley between Hunger Hill to the south, and Bonner Hill to the north and alongside the small brook that runs through the village, flowing from west to east alongside Main Street, before joining Dover Beck to the east of the village. Land levels within the Conservation Area drop sharply from about 61 metres above ordnance datum (AOD) on Bank Hill to about 48 metres AOD at its junction with Main Street, from where Main Street falls more gently eastwards along its length to about 42 metres AOD at the Nags Head public house at the junction of Main Street with Shelt Hill.

3.3 As a result of its historical development, the Conservation Area consists of two main character areas (Map 2). The first lies to the west of St Swithun's Church, along Main Street and Bank Hill, and this includes the mid-late 18<sup>th</sup> century Bank Hill Farmhouse and a group of early 19<sup>th</sup> century cottages. From this elevated position the road drops sharply to the north and includes the eastern end of Foxwood Lane and the western end of Main Street. This area is more open, with buildings set back from the road with green spaces between. The roads are winding with a high level of tree cover and hedges.

3.4 The second character area commences at St Swithun's Church, which dominates the centre of the village, and continues east along Main Street. The road straightens somewhat, and historic buildings of domestic scale stand hard to the back edge of the pavement. There are numerous views out of the village towards the countryside which reinforce the rural location of the village.

3.5 In addition to these two main character areas, Woodborough Hall and its grounds, lying to the east of Bank Hill, form a subsidiary character area. The formality of the building and its landscaped grounds are indicative of the former high social status of this property in this otherwise vernacular village.

3.6 The chronological, social and economic development of the village is now evident from

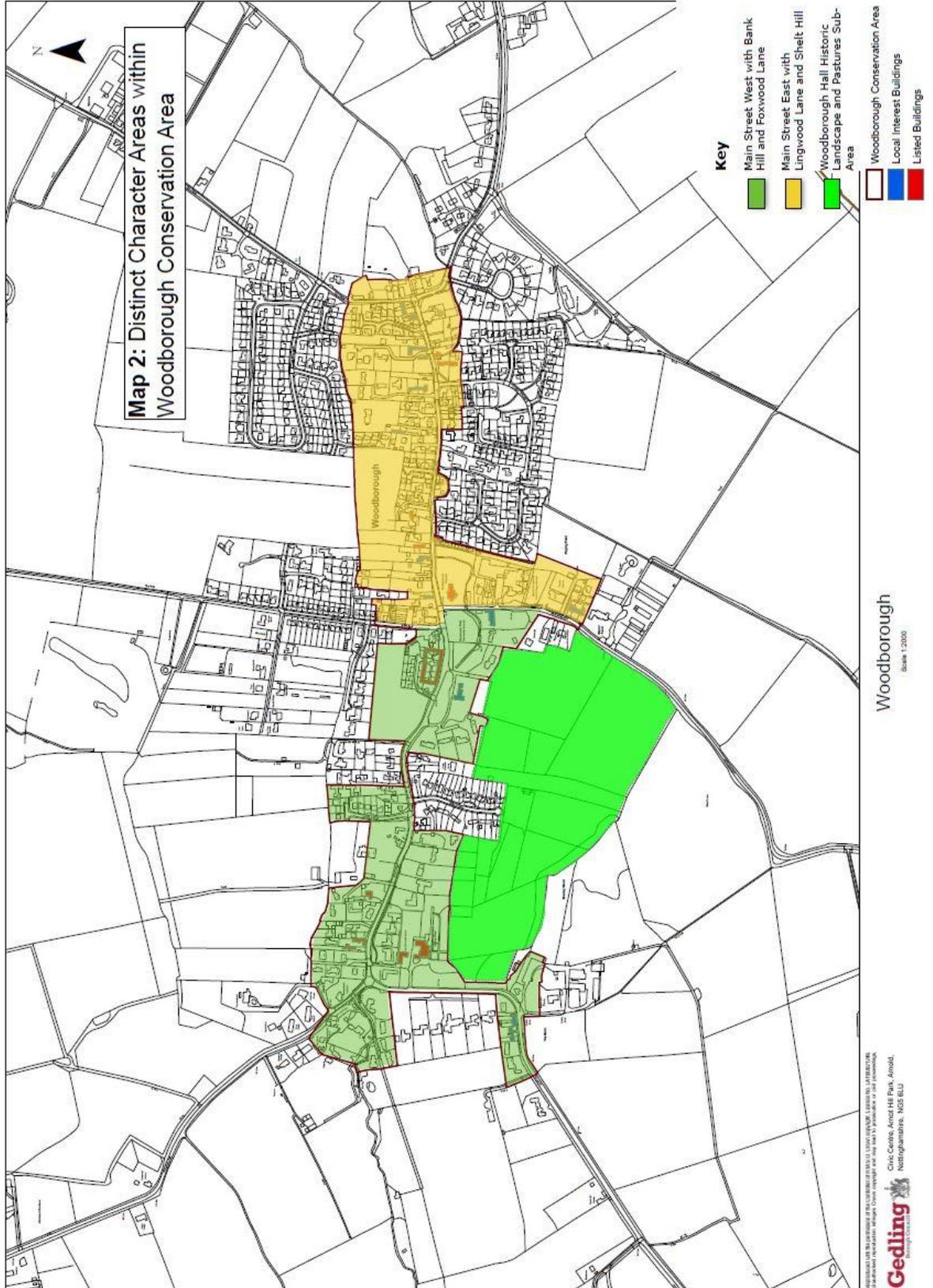
the range of buildings within the Conservation Area, with buildings that illustrate the agricultural and small scale industrial development of the village, with an extensive use of traditional materials, predominantly a red/orange brick with clay pantiles and timber fenestration. The Grade II\* listed St Swithun's Church and Woodborough Hall (Figures 1 & 2), in addition to a number of Grade II listed as well as other important historic buildings that can be considered to be non-designated heritage assets as defined by the NPPF, define the essential character and appearance of the Conservation Area and its overall significance (see Appendices 1 & 2).



**Figure 1:** View of St Swithun's Church from Main Street



**Figure 2:** Front elevation of Woodborough Hall



## **4.0 GENERAL CHARACTER AND PLAN FORM**

4.1 The historic character and overall form of the Conservation Area is largely derived from its origins as a small rural settlement and subsequent development of framework knitting as an important domestic cottage industry from the 16<sup>th</sup> century. Consequently the historic character features workers cottages originally lived in by labourers working the land and also the development of knitters' workshops, buildings characterised by long windows required to provide adequate light.

4.2 Open space within the village also contributes to the Conservation Area's character and this includes land associated with the church, meadows, paddocks and large gardens around properties and farmsteads. Outside of the village the valley sides are discernable, particularly to the south, over the roofs of buildings and through gaps between buildings, forming a wider and more open setting for the historic core of the village.

4.3 Main Street, which runs in a pronounced east-west direction, connects with Foxwood Lane at its western end and is a principal route to Calverton. At its eastern end Main Street leads to Lowdham Lane which as the name suggests is a principal route to Lowdham, whilst Bank Hill leads south-west towards Arnold. Main Street and Bank Hill form the basic structure of the Conservation Area. Running north and south off Main Street is a series of historic lanes and byways that create a more intricate framework within the village and this historic layout is still evident in the present Conservation Area. The Woodborough brook, roughly following the alignment of Main Street, is both open and culverted, and the sound and movement of water contributes to the Area's character.

4.4 The historic settlement has clearly developed in a predominantly linear fashion and appears to have lacked an obvious social or commercial centre, there is no evidence of Woodborough having a village green or a Medieval market space. The majority of the buildings within the Conservation Area are now principally residential in use, former agricultural buildings and knitters' workshops are now largely incorporated into residential properties, but there is also a number of key larger scale buildings within the Conservation Area, including the Church of St Swithun; Woodborough Hall, set away from the road in its own landscaped grounds; buildings associated with Manor Farm; the former school on Lingwood Lane; and two public houses, the Four Bells and the Nag's Head.

4.5 The historic street pattern now provides spatial and visual qualities that combine with

the existing buildings to give the historic core of Woodborough a unique character. However the Conservation Area has experienced considerable infill development, with housing dating from the mid-20<sup>th</sup> to early 21<sup>st</sup> century, apparent in its deviation away from vernacular materials and form. In the centre of the village new development has continued in a northerly and southerly direction away from principal axis of Main Street, changing the historic linear plan form of the village to that of rows of modern roadside housing with small culs-de-sac off. This is particularly pronounced in the eastern section of the village. The western section remains much more open, and although infill plots have been developed and more land is now in plots, it is not enclosed by blocks or strips of modern development.

## 5.0 LANDSCAPE SETTING

5.1 The setting of the village in the landscape and the influence of the local topography on the form of the village is discernible. Set in a shallow valley, which commences west of the junction between Bank Hill and Main Street, the majority of the Conservation Area follows the 45 - 40 metre contour lines from west to east along Main Street. The western extent of the Conservation Area on Bank Hill is the highest at 61 metres above ordnance datum (AOD) from where the road drops dramatically down to its junction with Main Street, at about 48 metres AOD. The valley sides to the south are gentle, rising up to Hunger Hill and High Pastures. The change of land levels is more evident to the north of Main Street, with the steepest ascent being up Roe Lane, which then becomes Roe Hill. The landscape surrounding the settlement is high quality, predominantly agricultural in use, dotted with groups of mature tree, many of which are included in the area's extensive Tree Preservation Order. A brook, originating in the westernmost extent of the valley, runs through the village and as a consequence land either side of Main Street lies within its flood zone.

5.2 Despite the presence of the late 20<sup>th</sup> century development to the south of Main Street on its eastern section, there are numerous views south, outside of the Conservation Area, towards Ploughman Wood and Hunger Hill. These views significantly reinforce the rural and agricultural setting of the Conservation Area. Along the western section of Main Street the presence of vegetation, historic and modern development, combined with topography, limit the number of views south. However, the change in the settlement's landscape setting is marked by the ascent up Bank Hill, and also in views up Park Avenue towards Stanley Wood.

5.3 Views north from Main Street, outside of the Conservation Area, contribute to the landscape setting of the Area, but these are not as strong as those south. On the eastern end of Main Street, views are marred by the presence of modern housing development to the west of Shelt Hill, which is dominant on the skyline. In the centre of the village the views are channeled up Roe Hill, with this steep landscape setting reinforcing the fact that Woodborough is a valley settlement.

5.4 The Bank Hill approach into the village from the west is noteworthy, with the road twisting and winding, and dropping sharply into the village (Figure 3). Foxwood Lane, at the western end of Main Street, provides a gentler descent into the village, but dense tree cover and houses standing above the level of the road preclude any meaningful views outwards (Figure 4). Lingwood Lane drops gently down to the north, with views outwards precluded by

the bend in the road.



**Figure 3:** The Bank Hill entrance to the Conservation Area



**Figure 4:** The Foxwood Lane entrance to the Conservation Area

5.5 The Church of St Swithun stands on the valley floor in an elbow of the brook, and although it is quite a dominant structure in the centre of the village, it does not have a major presence in the wider landscape. Its square tower is not prominent on approaches into the Conservation Area, the Church is best experienced in close quarters (Figure 1). The wider setting of Woodborough Hall is also restricted by the local topography, but Stanley Wood provides a pleasing landscape context.

## 6.0 HISTORIC DEVELOPMENT OF THE AREA

6.1 The village of Woodborough has a varied and interesting history, and the Woodborough Local History group provides a detailed account of the historical development of the village (<http://myweb.tiscali.co.uk/woodboroughheritage/>).

6.2 The initial beginnings of the settlement of Woodborough can be traced back to pre-Norman Conquest times as evidenced by the Iron Age remnants of a fort, now a Scheduled Monument, at Foxwood, just over a mile to the west of the present village. This was named Udeburgh, from the Saxon 'burgh' for a fort and 'ude' for a wood, from which the present village's name was finally derived.

6.3 The earliest written account mentioning Udeburgh is the Domesday Book of 1086, which notes land in the ownerships of the Archbishop of York and Southwell Minster as well as three local thanes, Ulchel, Aluric and Aldene, each with his own manor house and retinue. However, the redistribution of lands following the Norman Conquest saw the whole estate passed on to supporters of William, including the Peveril family, and thence to a family, probably of Norman origin, who took the name of the village, '*de Wodeburg*'.

6.4 The Domesday Book also notes the existence of a mill, (possibly the site of the existing mill, outside the village proper) and, possibly, a Saxon church. A tentative link can be made between the early settlement and the present day in the proposition that Woodborough Hall, at the west end of the historic village, may occupy the site of Ulchel's Saxon manor.

6.5 In the early 14<sup>th</sup> century the estate became the property of the Strelley family from the village of Strelley, west of Nottingham. The Strelley family connection remains tangible in various fragments of heraldry inside St Swithun's Church, which is an historic focal point and the oldest building in the village. It is speculated that the first church in the village would have been of Anglo-Danish workmanship, dated between AD 971 and 1086. However, following the Norman Conquest the Archbishop of York authorised a more substantial Norman church in stone and this was undertaken by the *de Wodeburg* family around 1150. Parts of this building survive within the present church, which largely dates from 1356 and was the work of the Strelley family, with subsequent additions (the tower dates from the 1550s) and restorations from the 16<sup>th</sup> century to the present day.

6.6 The Strelley family owned the estate, the Manor of Woodborough Hall, until 1640,

when it was sold to the Lacock family. Philip Lacock replaced the original dwelling with the present hall in around 1660, which is most likely the second oldest building in the village, albeit subsequently altered in the mid 19<sup>th</sup> century by T.C. Hine to its current form. The Lacock family was also responsible for Hall Farmhouse, now 29 Main Street, dated at 1710, the farm for which was developed to supply the Hall, and this building was also remodelled in the 1870s.

6.7 The linear form of the village with its series of narrow plots extending to the north and south of Main Street towards the original open fields around the village was established by the 17<sup>th</sup> century. A map of the village and its surrounding land from 1609 on the Woodborough Local History website shows this distinctive pattern of land holding on both sides of Main Street to the east and west of St Swithun's Church, with houses built close to the road frontage, particularly along its northern edge given that the southern side appears to be more prone to flooding. The layout of these plots reflects the agricultural subsistence nature of the local economy; each dwelling having its own strip of land to supply food for its inhabitants, and this pattern continued until the Enclosure Award at the end of the 18<sup>th</sup> century.

6.8 The enclosure of the open fields following the Woodborough Enclosure Award of 1795-1798 had a profound effect on both the local landscape and the economic and social structure of the village, with larger fields held in private ownership enclosed by hedges, replacing the traditional open fields. However the Enclosure Award map (see Figure 5) illustrates that the structure of the linear plots, with houses fronting the street and built at 90° to Main Street, typically described in the Enclosure Award as a '*house and homestead*' (see photo Figure 15), was maintained and these distinctive plots survive to some degree today and make a significant contribution to the character of the Conservation Area and reflects the agricultural origins of the village.

6.9 Whilst Woodborough Hall is not shown on the Enclosure Award map, it does show relatively substantial parcels of land that form the site of the Hall which was owned by Elizabeth Bainbridge who died at the time of the enclosure in 1797 after which the house passed to the Reverend Philip Story<sup>1</sup> whose name is shown on several parcels of land in Figure 5 below. Allotment no. 224 is described as '*a messuage called the Hall and the outhouses, yards and gardens*' and allotment no. 223 being described as '*The Hall orchard*'.

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<sup>1</sup> Source of Information Woodborough Heritage Website: section on Halls and Manors

<http://myweb.tiscali.co.uk/woodboroughheritage/>



6.10 The agricultural origins of this rural settlement meant the building of numerous workers cottages in Woodborough which would originally have been occupied by labourers engaged in agriculture<sup>2</sup>. Although agriculture remained a dominant activity in the village the development of domestic framework knitting has also left a legacy in many of the buildings within the village. Many agricultural labourers supplemented their work in agriculture with employment in domestic framework knitting, producing high quality hosiery for sale outside the village, and many rural cottages were adapted to accommodate workshops. The Woodborough Local History group website has details of the framework knitters' buildings in the village.

6.11 A notable resident, William Lee, is acknowledged to have been the inventor of the stocking frame in 1589, the first manifestation of mechanisation in the production of clothing, and forerunner of the framework knitting industry. Although it took some years for his invention to be practically developed, by the 18<sup>th</sup> century framework knitting had developed as a domestic cottage industry throughout the East Midlands and Woodborough's population consequently leapt from 250 in 1750 to 800 in the 1830s. Woodborough's particular speciality was the production of stockings, including silk hose, and the industry survived until the early 20<sup>th</sup> century before the economies of factory production, rendered the domestic industry unviable and obsolete.

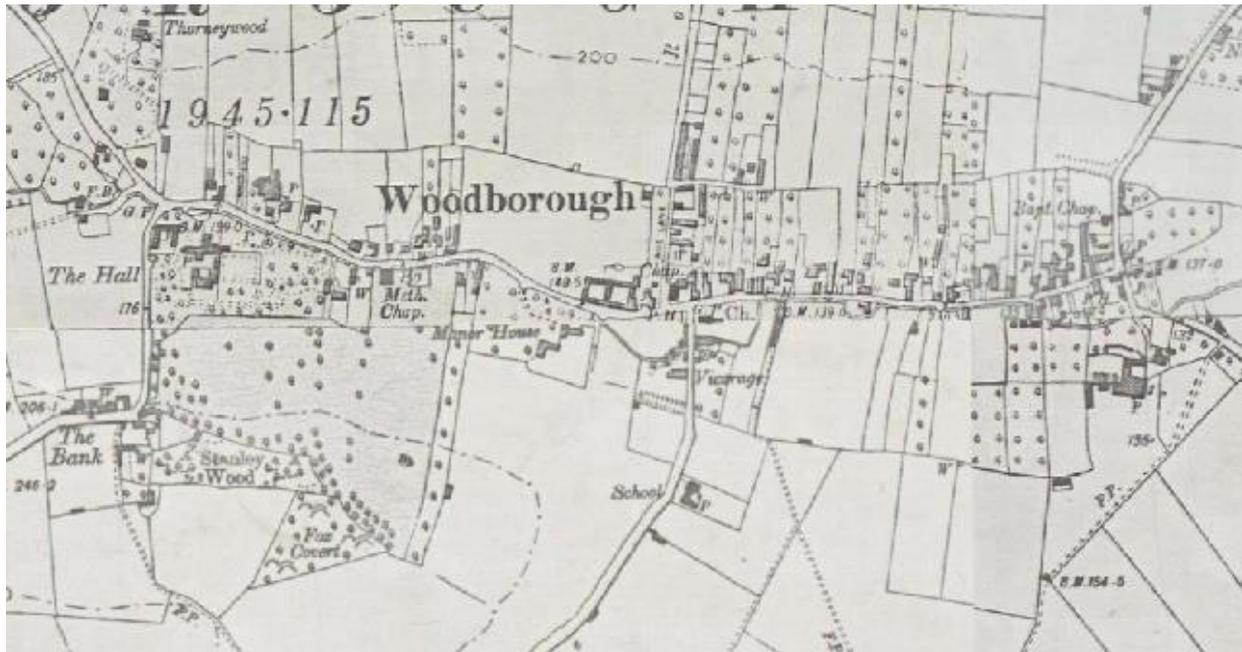
6.12 The key manifestation of the industry was the conversion of some cottages to provide knitters workshops, and the development of others specifically as dwellings-cum-workplaces. The introduction of long horizontal windows to naturally light the work areas is the principal external clue to the origins of these buildings, many of which survive in the present village. A 19<sup>th</sup> century development of the domestic framework knitter's cottage was the frame shop, larger premises more akin to a factory system of production, and a former factory premises (Desborough's) still survives at the entrance to the Conservation Area on the east side of Shelt Hill, although the property is now converted to a dwellinghouse. With the demise of framework knitting many villagers developed allotments in the countryside surrounding the village and a local market gardening industry was developed supplying fresh vegetables to Nottingham through Sneinton market.

6.13 Whilst the growth of the village over the 19<sup>th</sup> century and into the early 20<sup>th</sup> century was

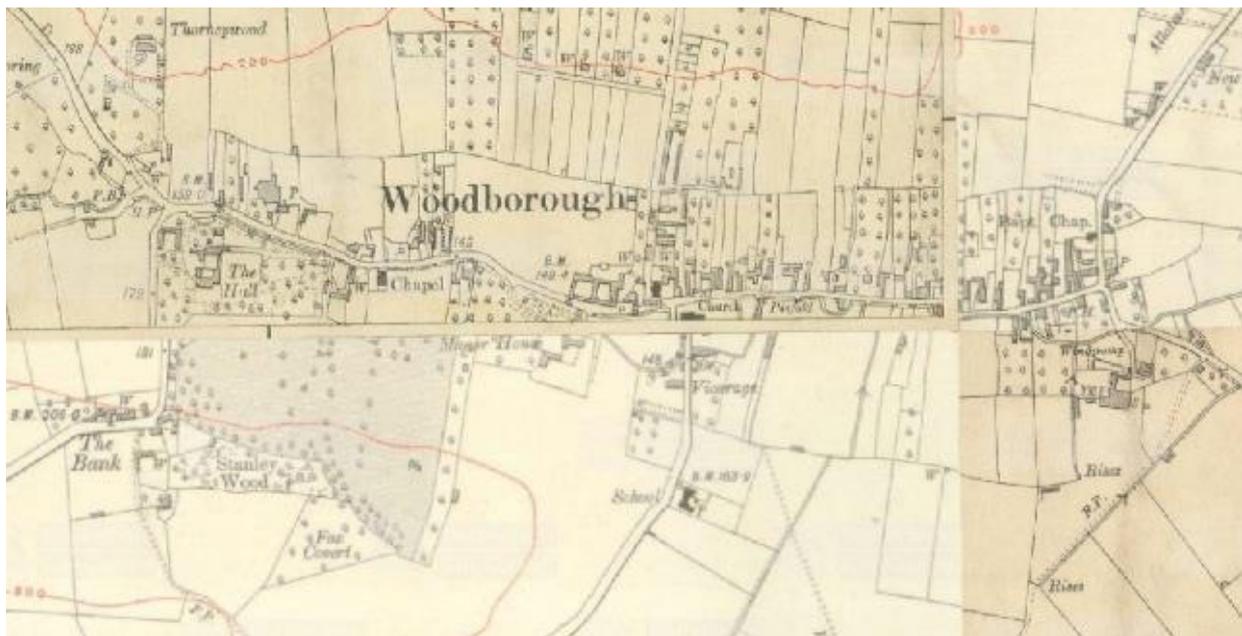
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<sup>2</sup> The Woodborough Heritage website includes a paper – The changing pattern of employment in Woodborough 1801-1851 which concludes the pattern of employment in Woodborough during the 19<sup>th</sup> century was one of a movement away from agriculture towards domestic textile work with 47.8% of families in 1811 engaged in agriculture, 42.2% of families in 1831 and 33.4% of males in 1851.

relatively slow, as shown on the historic Ordnance Survey maps (see Figures 6 & 7), various educational and religious institutions were founded during this period, several of which survive, some in adapted guises. Formal education first came in 1736 through an endowment from the Wood family, which had long standing local connections. A cottage on Lingwood Lane, close to the church, was converted to provide a schoolroom, the vicar also being the schoolmaster. Following the introduction of compulsory education in 1875, a purpose designed new building was constructed in 1878 on the opposite side of the road. The original school was then



**Figure 6:** Extract from the 1887 Ordnance Survey map



**Figure 7:** Extract from the 1912 Ordnance Survey map

enlarged to become the vicarage, now 'the Old Vicarage', and remains an attractive feature of the village. The 1878 school building was itself replaced by a new pre-fabricated school building in the 1960s, built under the Consortium of Local Authorities Special Programme (CLASP), and the old school was subsequently converted to residential accommodation.

6.14 Alternative religious denominations also took a hold in the village in the early 19<sup>th</sup> century, in the form of Methodist and Baptist establishments, three of the four original buildings surviving to the present day. The Wesleyan Methodist Chapel at the junction of Main Street and Roe Lane, dating from 1887, is due to close at the time of writing while the Primitive Methodist's West End Chapel from 1851 survives on Main Street opposite its junction with White's Croft, but it is now in residential use in a much altered and modernised form. The small Baptist Chapel on Shelt Hill at the east end of the village, opened in 1831, remains in its original use (Figure 23).

6.15 A new business with agricultural links which originated in the late 19<sup>th</sup> century was the Racehorse Stables developed by Robert Howett, now the Manor Farm Buildings (Figure 8). Howett occupied The Manor just west of the centre of the village, and adapted the 18<sup>th</sup> century Manor Farm complex on the opposite side of Main Street for this equine business, providing a group of stables in the form of two quadrangles with an uncharacteristically long two storey range fronting directly onto the street. The complex continued in farming use following the demise of the racehorse business, but was ultimately released for redevelopment in 1990 and is now converted to residential use. The sheer mass of this building easily surpasses the domestic scale of the rest of Woodborough, but despite this incongruity its Grade II listing confirms its architectural importance in the village.



**Figure 8:** Former racehorse Stables developed by Robert Howett in 1878

6.16 Various other commercial businesses also developed along Main Street in the Victorian period, not least a number of ale houses, some in converted dwellings, others purpose built. Of these, two survive in business, although only the Nag's Head at the east end dates from the period. The Four Bells, an alternative focal point to the church in the centre of the village, replaced an 18<sup>th</sup> century inn in 1928 and makes an attractive counterpoint to the church and Methodist Chapel in its ornate Arts and Crafts style. Two other former inns survive as dwellings along the main thoroughfare.

6.17 The village had a small number of shops in its heyday before mass car ownership made more distant choices readily available. Until recently, the Co-op store and post office in the village had closed, despite an expanded population from modern housing development. However, these units have recently re-opened as a Spar Convenience and post office.

6.18 The 20<sup>th</sup> and 21<sup>st</sup> centuries have been something of a two edged sword for Woodborough. The ostensibly attractive charm of a single street of red brick cottages punctuated by the tree lined brook and assorted institutional buildings and other quality residences shrouded in their sylvan garden settings, has been significantly affected by modern residential development, particularly at the east end of the settlement, both to the north and

south of the historic Main Street. Open spaces which previously abutted the street have been lost and the historic character of the village compromised by the development of parts of its immediate open setting. Other changes have included new development within the grounds of historic buildings, including garden spaces, and within the curtilages of agricultural cottages and farms. The gradual diminution of the social status of Woodborough Hall and the loss of its residential use have also changed the social framework of the community.

6.19 The corollary of this scale of change is that a settlement which had seen its traditional economic base whittled away has experienced an injection of new residents with the means and capacity to strengthen the community, support its facilities and care for its heritage, as demonstrated by the various organisations which lend their support to community ventures including appreciation of its history and surviving artefacts. Historic buildings which might otherwise have fallen into long-term decay have been rejuvenated and there is a real sense that the settlement has a sustainable future, provided it can balance the need to adapt to modern life with the recognition of the importance of protecting its irreplaceable and distinctive historic character expressed in its buildings and the spaces between.

## 7.0 ARCHAEOLOGY

7.1 There has been very little previous archaeological investigation carried out within Woodborough. However the Nottinghamshire Historic Environment Record (HER) indicates that the Woodborough Conservation Area covers the historic settlement core and the surviving evidence of the earlier settlement in the pattern of streets, housing plots and the age of many of the properties would suggest that there is good potential for below ground archaeology within the Conservation Area.

7.2 Policy LPD30: *Archaeology* of the emerging Local Planning Document (May 2016) recognises 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. Consequently 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.

## 8.0 CHARACTER AND INTERRELATIONSHIP OF OPEN SPACES WITHIN THE CONSERVATION AREA

8.1 Woodborough village lacks a commercial core, however, the church and its associated grounds constitute the centre of the village and the Conservation Area. The principal areas of open space within the Conservation Area tend to be associated with significant historic buildings, such as the churchyard around the Church of St Swithun, the recreation ground to the west of the Church, and land to the south of Woodborough Hall (Map 3). However other areas of less formal open space in the village are also important as these reflect the former agricultural origins of Woodborough and these include land with Taylor's Croft on the north side of Main Street and the remnants of former open strip fields around the village. The Pinfold, albeit an enclosed space, is an important historic asset associated with the movement of livestock in the village.

8.2 Bank Hill forms the western approach to the Conservation Area (Figure 3). This drops sharply from the north, down to Foxwood Lane and Main Street. Bank Hill is enclosed by a series of stone walls, hedgerows and trees. The latter, in particular, limit views into the grounds of Woodborough Hall. The landscaped parkland associated with the Hall, which is shown on Sanderson's map of 1835 (*Twenty Miles around Mansfield*) (HER MNT26784), in conjunction with areas of surviving ridge and furrow, contribute to the sylvan setting and significance of this listed building and the setting of the Conservation Area, and warrant consideration for inclusion within the Conservation Area boundary (Figures 27 & 28).

8.3 The more formal gardens to the north and east of the Hall have been developed with late 20<sup>th</sup> century housing. The western side of Bank Hill was historically devoid of development, but is now flanked by late 20<sup>th</sup> century houses. Foxwood Lane forms the north-western approach to the village (Figure 4). This lane was historically undeveloped, but now has several detached houses along the roadside. Therefore, the character of this part of the Conservation Area has changed from one that was historically relatively open around the Hall, but is now flanked by housing.

8.4 Moving east along Main Street, this principal route through the village is a unifying factor, linking the majority of the Conservation Area. Main Street winds gently, restricting long street views and as one traverses it buildings and open spaces are gradually revealed (Figure 9). Despite the presence of modern infill development north and south of Main Street, and a large number of trees, this part of the Conservation Area remains more open in character,

particularly to the north. The paddock on the north side of Main Street, between The Meadows, Taylor's Croft and Broad Close is also identified by the HER as containing a number of linear banks and lynchets (banks of earth built up on the downslope of a field by ploughing in the Medieval period) behind Manor Farm (HER reference L10289) and this open land contributes to the significance of Manor Farm Buildings, and reflects the juxtaposition of the historic open fields with Main Street, which has been lost elsewhere. Unfortunately infill development has encroached on all sides.



**Figure 9:** Restricted views along the upper part of Main Street

8.5 The Manor, to the south of Main Street, is surrounded by dense mature vegetation and iron railings set above a stone dwarf wall. As such, it does not have a strong visual presence on Main Street. The open land to the south of The Manor contributes to the setting of the Conservation Area and also has historic interest in its own right, providing an example of Woodborough's post-Enclosure agricultural landscape, and warrants consideration for inclusion within the Conservation Area boundary.

8.6 In the centre of the village, squeezed between the brook and Main Street, is a small recreation ground (Governors' Field (Figure 10)) and the churchyard around St Swithun's Church, which together create a sense of openness in this part of the Conservation Area that

is further reinforced on the north side of Main Street by the forecourt of The Four Bells, the public house being set back from the road. The recreation ground is enclosed by railings that offer an open frontage, while the church and churchyard, both elevated above the level of the road, are enclosed by a red brick boundary wall (Figure 1). The presence of the solid Manor Farm Buildings and impervious boundary to the Manor provide a pleasing contrast with this space. At Lingwood Lane, the eye is drawn south, with the road winding up towards the former schoolhouse.



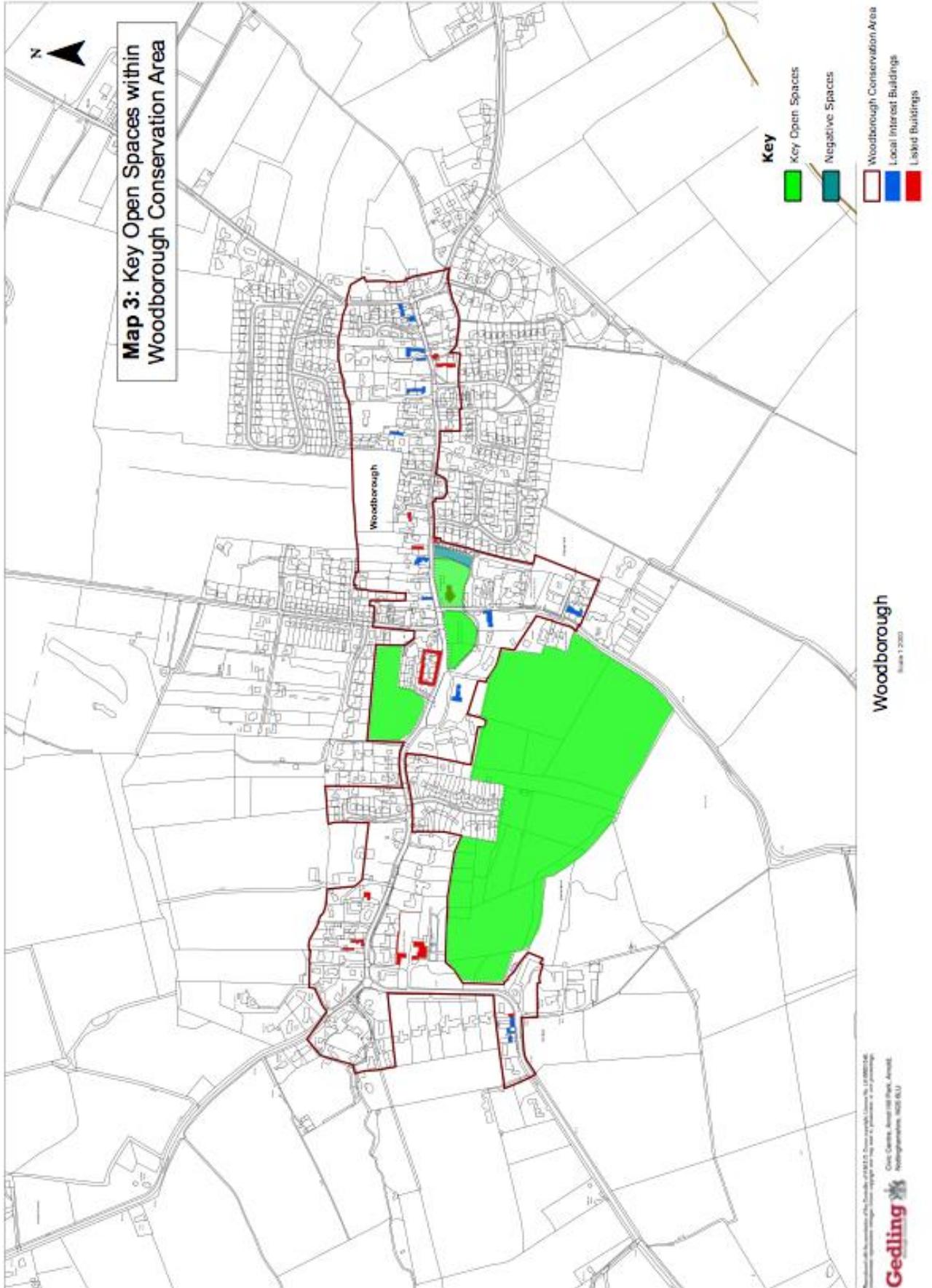
**Figure 10:** The Governors' Field from Main Street

8.7 The eastern part of the Conservation Area offers a markedly different character to the western part. Main Street drops gently to the east, and the road is perceptibly straighter. Residential development is concentrated along the roadside edge, with a large proportion of buildings sitting hard to the back edge of the pavement, providing an almost unbroken frontage with fewer open breaks. However, gaps between the buildings still afford glimpsed views through to the countryside beyond, particularly to the south. This interrelationship reinforces the rural and agricultural character of Woodborough. However, modern infill development and culs-de-sac have weakened this significant interrelationship.

8.8 The Conservation Area terminates around the junction between Main Street, Shelt Hill and Lowdham Lane (Figure 11). The Nag's Head public house's car park constitutes a neutral part of the Area, being uncharacteristically open. However, it again reinforces the interrelationship between the historic built form of the settlement and the mature agricultural land along the valley floor with views over the car park on the approach into the Conservation Area along Shelt Hill.



**Figure 11:** The termination of the Conservation Area at the junction between Main Street, Shelt Hill and Lowdham Lane



## 9.0 KEY VIEWS AND VISTAS

9.1 The Conservation Area is predominantly linear in plan form, with the exception of Bank Hill, Foxwood Lane and Shelt Hill and as a result the main views through the Conservation Area tend to be channeled along the main roads through the Area (Map 4).

9.2 Views into the village on approaches from the west are limited by the topography and changes in road direction. In contrast, as one approaches from the east, open views of the pastoral landscape to the south of the settlement reinforce Woodborough's character as a rural settlement. Shelt Hill rises steeply from its junction with Main Street and whilst views to the north are terminated by modern housing development, the view south from Shelt Hill extends over the car park of the Nags Head to the valley sides on the southern edge of the village, connecting it with its rural setting (Figure 12).

9.3 Moving west along Main Street from Shelt Hill, there are numerous views south, out of the Conservation Area, over and between historic and modern buildings. Again,



**Figure 12:** View south along Shelt Hill from the former Desborough factory towards its junction with Main Street, with views across the Nags Head car park

these views are important as they reinforce the Area's rural character. Views to the north are also significant, but, as a consequence of modern development on the hillside, these are not as strong as those south.

9.4 St Swithun's Church is centrally placed within the Conservation Area, but it is not a particularly prominent landmark building in the village. However one of the most important views of the church is that over Taylor's Croft from about no. 55 Main Street, this provides the first view of the church tower in the Conservation Area on the approach from the west and makes a substantial contribution to the setting of the listed church (Figure 13).



**Figure 13:** The view of the church tower over Taylor's Croft from Main Street

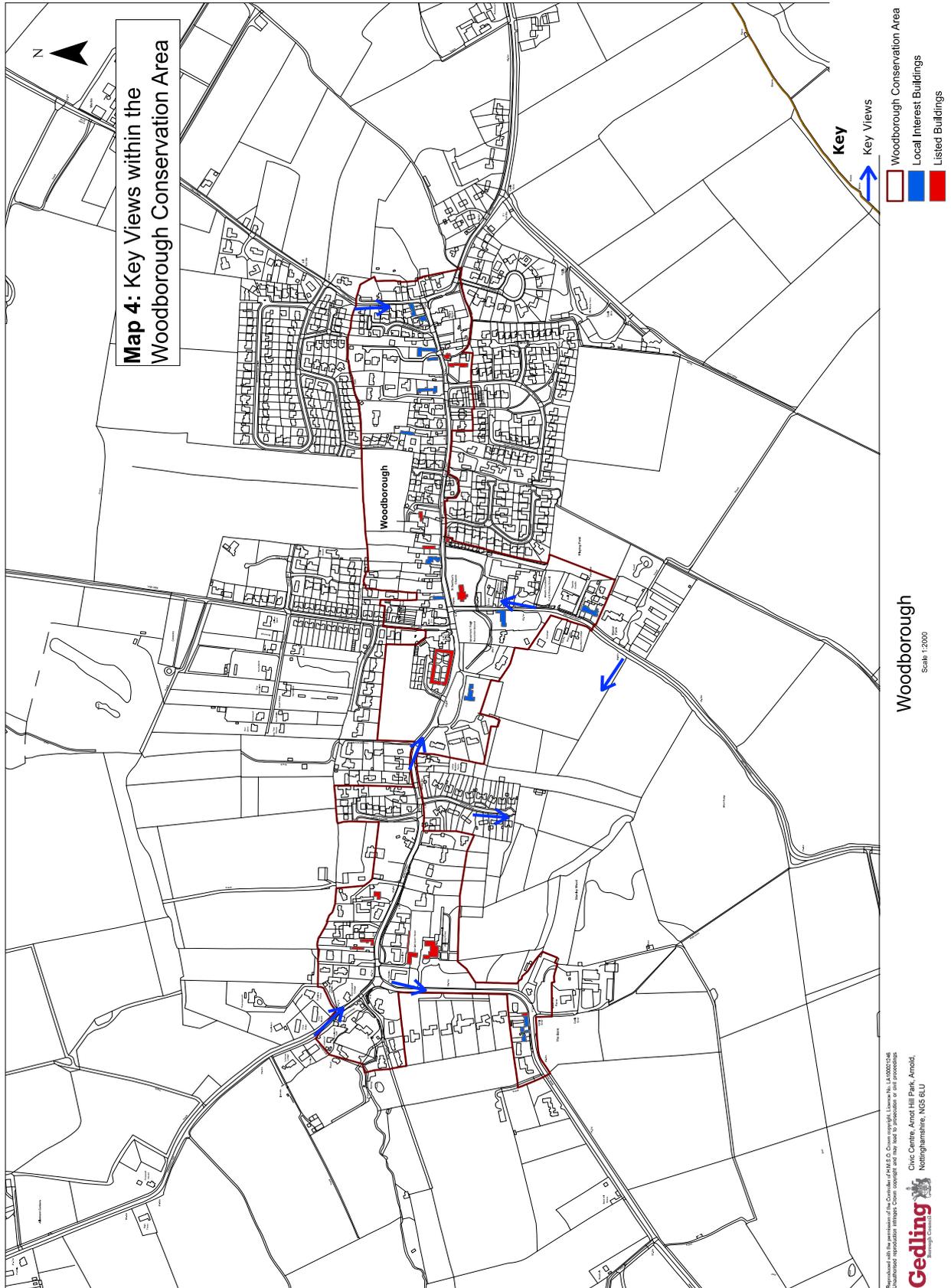
9.5 Dropping down to Main Street from Lingwood Lane, does however provide some views of the church tower over the neighbouring cottages (Figure 14). However, views of the tower unfold gradually moving south along Roe Hill and Roe Lane – at first viewed against the backdrop of the valley sides to the south, and then above the ridgeline as one moves closer to Main Street. The Church itself has a strong presence at the junction between Main Street, Roe Lane and Lingwood Lane, with the recreation ground, churchyard and open frontage of The Four Bells providing open space around the building.

9.6 In the western part of the Conservation Area, Main Street is more sinuous, interspersed with paddocks, historic and modern development. Manor Farm Buildings is a large brick building, sitting to the back of the pavement. It is prominent in views from both the west and east. Its mass is offset somewhat by the dense green boundary of the Manor to the south. Further west, Foxwood Lane affords marginal views both into and outside of the Conservation Area. Woodborough Hall on Bank Hill is shrouded by tree cover, and there are only glimpsed views of the building, although the row of common Lime trees are a distinctive feature on the west side of Bank Hill. However, at the terminus of Park Avenue, there is a vista south-west towards Stanley Wood, and this contributes to an understanding of Woodborough Hall and the extent of its former grounds.

9.7 The former parkland associated with Woodborough Hall and the pasture land to the south of Main Street also make an important contribution to the rural character and setting of the Conservation Area as is evident from the views from Lingwood Lane and Park Avenue (Figures 27 & 28).



**Figure 14:** View north along Lingwood Lane towards its junction with Main Street, with views of St Swithun's church tower



## 10.0 ACTIVITY AND PREVAILING USES

10.1 The occupations of residents of Woodborough in the 18<sup>th</sup> century were typical trades for the time – blacksmith, butcher, roper, shopkeeper, baker, tailor, dyer and so forth. The majority were husbandmen, yeomen, labourers, weavers and silk stocking makers. The legacy of many of these activities is reflected in the buildings that remain in the Conservation Area: small modest domestic cottages, farm buildings, small shops, workshops, wheelwrights, carpenters, dressmakers, all servicing those who worked on the land. Local shop trades also served the surrounding rural communities.

10.2 Woodborough is now a predominantly residential settlement lacking any commercial centre and whilst the proportion of people economically active is 65.4% of the village (2011 Census) the majority travel out of the village for employment. The few local jobs are in agriculture and service industries (school and public houses).

10.3 The development and prosperity of the early settlement relied on an agricultural economy based on a system of open fields, meadows and common land and this continued until these lands were enclosed. The legacy of this agricultural economy is reflected in many of the surviving cottages (Figure 15) and traditional farm buildings in the Conservation Area as well as the Area's setting. In the 18<sup>th</sup> and 19<sup>th</sup> centuries the economy diversified when framework knitting developed as an economic alternative and many buildings now provide evidence of the purpose-built knitters' workshops.

10.4 The growth of the village during the 19<sup>th</sup> century is reflected in the improvements and growth of community facilities with a new school, places of worship and social amenities and most of these new public buildings are included within the Conservation Area. The school moved from its humble abode in what is now the Old Vicarage to the purpose built, 1878 school on Lingwood Lane, now converted to residential use, and subsequently replaced by a single storey structure in 1968.

10.5 The Co-op store that was sited to the west of Church Walk has now been demolished leaving an unsightly gap site that detracts from the overall character and appearance of the Conservation Area (Figure 16).

10.6 Despite the settlement expansion that occurred during the 20<sup>th</sup> century to the south-east and north-east of the village, the historic core and key parts of its rural setting survived

reasonably intact and these elements along with the basic historic street pattern now form the basis of the Conservation Area.



**Figure 15:** Row of traditional farm labourers' cottages on Main Street, shown on the Enclosure Award Map as a 'house and homestead'



**Figure 16:** The site of the former Co-op store off Main Street with former workers cottages in the background

## 11.0 ANALYSIS OF CHARACTER ZONES

11.1 There are two principal character zones within the Conservation Area (Map 2):

- the western end of Main Street and parts of Bank Hill, Foxwood Lane and Westfields Lane; and
- the eastern end of Main Street and parts of Lingwood Lane and Shelt Hill.

11.2 Woodborough Hall and its grounds form a distinctive subsidiary character area at the west end of the village (Map 2).

### **Western end of Main Street and parts of Bank Hill, Foxwood Lane and Westfields Lane**

11.3 Bank Hill, Foxwood Lane and Westfields Lane define the western boundaries of the Conservation Area. The entrance to the Conservation Area along Bank Hill is defined by a group of 19<sup>th</sup> century cottages that stand slightly back from the road (Figure 3). They are composed of red brick with non-original casement windows, pantile roofs, with gables facing the road at each end. Red brick chimney stacks straddle the ridgeline. No. 16a is a Grade II listed former workshop with framework knitters' windows. Its roof is finished with plain tiles.

11.4 On the eastern side of Bank Hill, on the corner where it drops down to Main Street, stands Bank Hill Farm (Figure 3). The mid/late 18<sup>th</sup> century farmhouse and a range of outbuildings surround a crewyard, an open yard for keeping cattle in during winter. The farmhouse is principally red brick, but its west facing elevation is rendered. The gable-ended roof is finished with pantiles, with rather small red brick chimney stacks at each gable end. The house is slightly elevated, with the principal elevation facing the pronounced bend in the road. The windows are non-original casements.

11.5 Moving north, down the hill towards Main Street, a series of houses, nos. 4 -14 Bank Hill, lie to the west of the road, outside of the Conservation Area. These houses are set back behind a service road that runs parallel to the Bank Hill and a line of mature Lime trees on the verge between these two roads that were planted to mark Queen Victoria's Golden Jubilee in 1887, make a distinctive contribution to the appearance of the Conservation Area and complement the verdant boundary of Woodborough Hall, opposite (Figure 17).



**Figure 17:** Lime trees planted alongside Bank Hill to mark Queen Victoria's Golden Jubilee in 1887

11.6 To the east of Bank Hill is Woodborough Hall, Grade II\*, originally the largest residence in the settlement, as befitting the building's former status as a manor house (Figure 2). It dates from the 17<sup>th</sup> century, with 19<sup>th</sup> century alterations, and a late 20<sup>th</sup> century single storey extension to the east. The primary three storey Hall is composed of brick, rendered, with ashlar dressings. The principal elevation faces south, away from Main Street. Parts of its former landscaped grounds remain legible, particularly to the south. The building is set away from road, and this, combined with dense tree cover, means it does not have a strong visual presence on Bank Hill. Bank Hill is bounded by a low stone wall, hedgerows, trees and grass verges, a soft palette of materials. The associated old coach house and adjoining garden wall and greenhouse lie to the north of the Hall. These date from the 19<sup>th</sup> century. Further north, between the Hall and its associated outbuildings, modern infill development has taken place, detracting from the setting of the Hall.

11.7 At the junction between Main Street and Bank Hill, the Conservation Area continues west, taking in parts of Foxwood Lane and Westfields Lane with a cluster of modern bungalows. The brook, originating further west, enters the village between these two lanes,

and is both visible and audible. Historically, this part of the Conservation Area had a few isolated farmhouses, but now has a series of 20<sup>th</sup> century dwellings, positioned at various angles adjacent to the lanes. The north side of Foxwood Lane is elevated above the road, and the height and prominence of the modest dwellings is accentuated by their elevated position (Figure 4). It is also a busy thoroughfare, as Main Street and Foxwood Lane constitute a principal route to Calverton.

11.8 Moving east, back to Main Street, a large number of trees stand in front of, and between dwellings. These contrast pleasantly with stone boundary walls. Late 20<sup>th</sup> century dwellings on the southern side of Main Street are built within the former grounds of Woodborough Hall following the sale of the land by the Ministry of Defence to help with the upkeep of the Hall.

11.9 To the north, the historic Ordnance Survey Maps (Figures 6 & 7) illustrated long linear parcels of land running north to south, with cottages following the same orientation. In the present, much infill development has taken place, with houses set back at varying distances from the road. This precludes a visual connection with the landscape beyond. There are three Grade II listed former Labourer cottages in this area: Elm Cottage (nos. 7-9 Main Street), The Chimneys (no. 11 Main Street), and Hall Farmhouse (no. 29 Main Street). Elm Cottage and The Chimneys are set at right angles to the road. The Cottage dates from the early 18<sup>th</sup> century, and is composed of brick with a plain tile roof and a combination of glazing bar sashes and casement windows. The Chimneys dates from the late 18<sup>th</sup> century, and as its name suggests, has numerous chimney-stacks visible from the road. It is also of red brick, set above a stone plinth, with a plain tile roof. It has a combination of horizontal (Yorkshire) sash and multi-pane casement windows. On the south-east corner of The Chimneys stands a Grade II listed K6 telephone kiosk. Now redundant, it has found an admirable new use, housing a defibrillator.

11.10 Hall Farmhouse lies further east. This was completed in 1710 for Philip Lacock Esq, as recorded by a plaque over the door. It originally served as the home farm for Woodborough Hall, and the remains of its outbuildings have been converted to residential use. The principal house is of red brick with a plain tile roof and shouldered coped gables. The windows are mainly mullioned glazing bar casements. Although set slightly back from the road, the building is prominent on Main Street, largely as a result of its vertical emphasis.

11.11 To the east is no. 35 Main Street that sits to the rear of a large open field, and whilst this open space contributes to the overall character of the Conservation Area there is an extant planning permission for residential development on this site. Adjacent to no. 35 is Cottage Farm, a detached two storey dwelling with a prominent elevation to the street, that originally served as a public house (Figure 18). The house has distinctive mullion and transom casement windows with projecting brick rain hoods above the first floor windows. To the side of the house is a range of traditional farm outbuildings that sit within a narrow garden that extends back from Main Street, providing views to the countryside to the north of the village.



**Figure 18:** Cottage Farm on Main Street, a former public house

11.12 Further east on Main Street, a significant number of historically undeveloped fields have been infilled by mid-late 20<sup>th</sup> century houses. White's Croft lies within the Conservation Area boundary, but this late 20<sup>th</sup> century cul-de-sac is not in keeping with the historic plan form of the settlement. Continuing east, some 19<sup>th</sup> century cottages remain, but The Meadows (a cul-de-sac excluded from the Conservation Area boundary) further compounds the impact of infill development.

11.13 Back to the south of Main Street, sporadic infill development on land formerly owned by Woodborough Hall has taken place, occupying the former orchards. However, a large number

of trees and the intermittent presence of the brook are a unifying presence. Park Avenue, a mid-20<sup>th</sup> century housing development built within the former grounds of Woodborough Hall presents a splayed frontage to Main Street that contains five substantial trees which contribute to the character of the Conservation Area and reflect the origins of this land as part of the Woodborough Hall grounds (Figure 19). Views along Park Avenue are channeled southwards providing views to the countryside and Stanley Wood to the south of the village.

11.14 West of what is now Park Avenue stood the Smithy, now demolished, and Primitive Methodist Chapel, now extended and converted into a dwellinghouse. Opposite Park Avenue is a small cluster of cottages that extends back from Main Street. Beyond Park Avenue the road twists south-east and from beyond no. 55 Main Street it provides the first views of the church tower over the open meadow of Taylor's Croft, which contributes to the setting of the listed church (Figure 14).



**Figure 19:** Trees at the entrance to Park Avenue that were originally within the grounds of Woodborough Hall

11.15 Moving east, Herford Manor stands to the south of Main Street, somewhat shielded from the road by a thick blanket of tree cover and railings set above a stone dwarf wall. Infill

development is present to the west of the Manor. To the north lies Manor Farm Buildings, Grade II listed, and the open meadow (Taylor's Croft) to the west contributes to the setting of this building. The more recent developments on The Meadows, Broad Close and Taylor's Croft have encroached upon this open space. Manor Farm Buildings themselves announce the change in character of the Conservation Area (Figure 8). Their large form, sitting hard to the back edge of the pavement, is unlike the other domestic properties at the west end of the village. These red brick, late 18<sup>th</sup> century former racehorse stables and barns built by Robert Howett who lived at Herford Manor opposite, dominate the streetscape with their monumental form, their shouldered gable ends prominent. Now converted to residential use, they convey the importance of the Manor Farm to the workings of Herford Manor. The dense verdant boundary of Herford Manor to the south acts as a foil to their imposing frontage.

11.16 Further east is the transitional zone of the Conservation Area. Main Street forms a junction with Roe Lane and Lingwood Lane. The Four Bells, dating from the 1920s, stands on the site of one of the earliest public houses in Woodborough. Previously know as The Eight Bells, the first licensee was recorded in 1762. The building is of fine Arts and Crafts style, employing timber framing, rendered and herringbone brick infill panels, red brick and tall twinned chimney stacks. In contrast with many historic buildings in the village, the roof is completed with slate. Its steep roof combined with transverse and half-timbered angled gables provide a pleasing palette of materials at this important focal point.

11.17 On the opposite side of Roe Lane to the Four Bells is the Methodist Chapel, that has been heavily altered in the mid 20<sup>th</sup> century following mining subsidence. Moving north on Roe Lane, the car park to the north of The Four Bells is largely omitted from the Conservation Area, but the eastern side of Roe Hill originally housed a number of workers cottages, now replaced by bungalows. This site lies outside the Conservation Area boundary, but historical maps provide an insight as to the historical use of buildings in the settlement. South of these, and within the Conservation Area, is a terrace of surviving framework knitters' cottages at New Row.

11.18 To the south of The Four Bells lies the Governors Field recreation ground (Figure 10). This area of public open space is enclosed by wrought iron railings that continue along Main Street from the frontage of The Manor, and is accessed through a gate opposite the Church. The brook curves around the southern edge of the grounds, passing under Lingwood Lane, reappearing on the southern side of the churchyard.

**Eastern end of Main Street, and parts of Lingwood Lane and Shelt Hill**

11.19 The junction of Lingwood Lane with Main Street marks the start of the second character zone within the Conservation Area, which lies to the east of the church and follows Main Street to its junction with Shelt Hill and Lowdham Lane. The character of the Area changes significantly from a more open structure with tree-lined spaces, to one dominated by a higher density built form, both historic and modern. The Conservation Area boundary encompasses all the buildings along the north side of Main Street, including their long rear curtilages. To the south of Main Street the boundary excludes the late 20<sup>th</sup> century development on Pinfold Close and Small's Croft and only includes historic buildings at the eastern end of Main Street that directly front onto the street.

11.20 Lingwood Lane rises southwards from the church, heading towards Lambley.. Further to the south, Lingwood Lane tells the story of the education facilities in Woodborough. The Old Vicarage on the west side was the location of the village's first endowed school from 1736. In 1878 a purpose built school was opened on the opposite side of Lingwood Lane, with the original building being extended to become the Vicarage. The former 18<sup>th</sup> century school sits hard to the back of the road, and is composed of red brick with a plain tile roof. There are few windows apparent in public views. In terms of its materials and form, it makes an important contribution to the streetscape.

11.21 To the east of Lingwood Lane, a new pre-fabricated CLASP school building replaced the 1878 school and it remains in use as the village school. These pre-fabricated, modular CLASP buildings were popular in coal mining areas as any sections damaged by mining subsidence could be easily replaced.

11.22 The 1878 school building is typical Victorian, composed of red brick with a steep plain tiled roofs featuring a series of transverse gables. The former school building has now been converted to residential use, with the extant school being housed in single prefabricated structures to the north.

11.23 St Swithun's Church, Grade II\* listed, stands at the junction of Main Street with Lingwood Lane and it marks the centre of the Conservation Area (Figure 1). The church dates from at least the 12<sup>th</sup> century, with alterations in the 13<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup> and 19<sup>th</sup> centuries. It is composed of coursed and squared rubble and dressed stone. The west tower is square, and somewhat diminished in height, rising only marginally above the ridge of the main roof. The

churchyard, which is bounded by the brook on its southern and eastern sides, is elevated above street level and enclosed by a red brick wall. Next to Woodborough Hall, the church constitutes one of the largest structures in the village, and is the earliest in date.

11.24 Along the north side of the Main Street opposite the church is a series of two storey single span cottages that are built of red brick with steeply pitched roofs, and with their gables fronting onto Main Street (Figure 15). The linear form of these cottages reflects the narrow historic plots that the properties sit on (see para. 6.8 above). Two of these cottages, the Old Post Office and no. 105 Main Street, appear to have served as shops as shown by the surviving shop front in the gable of no. 105 and the single entrance doors tucked into the side elevations close to the road frontage (Figure 20). Some of these cottages also have barns and other outbuildings within their curtilages, which contribute to their significance and understanding of their agricultural history. Examples include the Grade II listed pigeoncote and stables at no. 121 Main Street.

11.25 Some of these cottages diversified from agricultural to domestic industrial use in the 18<sup>th</sup> and 19<sup>th</sup> centuries, when many of the villagers were engaged in the framework knitting industry. The chief manifestation of this use was the introduction of long horizontal windows affording natural light to the workspaces, such as at no. 117 Main Street (The Old Frame Cottage) where the presence of long narrow windows towards the rear of the building indicates a former knitters workshop (Figure 21).

11.26 Interspersed with the historic buildings are several modern infill developments. Whilst there are also several buildings of local interest in this area, the modern developments have degraded the immediate setting of these buildings and the character of the Conservation Area.



**Figure 20:** Historic former shop front at no. 105 Main Street

11.27 Along the south side of Main Street, east of the Church, the site of the former Co Op store is vacant and its future appears to be in doubt. This area of unkempt open land detracts from the appearance of the Conservation Area and from the setting of Church Walk immediately to the east, a terrace of 19<sup>th</sup> century workers cottages, which have allotments to the south (Figure 16).

11.28 Moving east along Main Street, the Pinfold, Grade II listed, dates from the early 19<sup>th</sup> century, and has been restored as a communal space for the Queen's Diamond Jubilee in 2012 by the Woodborough Community Association. Opposite Pinfold Close is a large detached former farmhouse, no. 121, Main Street, that is set back from the road behind a large garden that provides an attractive open space in the street frontage and it sits behind a low local<sup>3</sup> stone boundary wall that runs along the street frontage. To the east of the house is the Grade II listed dovecote and alongside that a former threshing barn, now converted to a dwellinghouse, that has its end gable against the back edge of the pavement.

11.29 Beyond Pinfold Close the historic character of Conservation Area on the north side of

<sup>3</sup> Most of the boundary walls built in stone originates from a local stone quarry in Stanley Wood which has closed. Walls of a more recent origin are of Bulwell or Linby stone.

Main Street becomes more fragmented, the building line is less distinct and more recent developments become more prevalent, sitting between the more historic cottages. The Conservation Area does however extend onto the south side of Main Street to include the former agricultural cottages at nos. 150 & 152/156 Main Street, both of which are Grade II listed, that are built in red brick with plain and pantiled roofs and date from the early 19<sup>th</sup> century.

11.30 At the southern end of Main Street, its junction with Shelt Hill is framed by an L-shaped grouping of traditional cottages (nos. 173-185 Main Street) that extend around an open garden, which has a low Bulwell stone boundary wall to the pavement side (Figure 22), and opposite lies the Nag's Head public house, a 19<sup>th</sup> century hostelry with an open car park bordering Lowdham Lane and Main Street.

11.31 The Conservation Area boundary extends north along Shelt Hill and includes the Baptist Chapel, dated 1831, on its western side (Figure 23) and former Desborough's framework knitting factory on its eastern side (Figure 12). This building has been converted to residential use and it stands high above Shelt Hill and provides an impressive gateway feature at this entrance to the Conservation Area.



**Figure 21:** Framework knitters workshop at the rear of The Old Frame Cottage on Main Street

11.32 The historic setting of this eastern part of the Conservation Area has been altered by modern housing development immediately south of Main Street, including the Small's Croft development, and north west of Shelt Hill, including Dover Beck Drive.



**Figure 22:** L-shaped range of traditional cottages at nos. 173-185 Main Street



**Figure 23:** The Baptist Chapel on the western side of Shelt Hill

## 12.0 ARCHITECTURAL AND HISTORIC QUALITIES OF THE BUILDINGS

### Essential Characteristics

12.1 Woodborough's built environment presents a diversity of architectural styles, forms and features that underline the major phases in its historic development. The typical architectural forms and characteristics are:

- Large number of vernacular buildings mostly related to farmsteads, workers' cottages and local historic trades including stores/trade buildings and community facilities relating to worship, education and recreation;
- Domestic scale of the village, mostly 2-storey, lower in height than modern residential development, with steeply pitched roofs and narrow plan forms (with the exception of the Church, Hall and Manor Farm outbuildings);
- A mix of detached, paired and terraced housing;
- A variety of chimney-stacks;
- Historic properties which sit with gable ends to the Main Street;
- Historic streets, lanes and byways that remain legible today.

### Buildings Materials

12.2 There is a range of building materials in the Conservation Area, although red brick is the common building material, typically laid in a Flemish bond (alternating headers and stretchers) to add visual interest to the principal elevations of the properties (Figure 24). Historically the brick is likely to have come from the local brick yard near Bank Hill, which was active between 1750 – 1900, although in the later part of the 19<sup>th</sup> century brick also came in from Nottingham. These local bricks also had distinctive red/orange tones due to the high iron content in the clay and were typically waterstruck to give a smooth texture to the brick face.

12.3 Other building materials include the occasional use of render on roadside elevations, and stone, although this is more limited, being used in the principal building in the Conservation Area, the St Swithun's Church and for ashlar detailing on Woodborough Hall and Hall Farmhouse and more extensively for boundary walls. Dentilled brick eaves are also common, rather than soffits and fascia boards, and there is the occasional use of diapered brick.

12.4 Roofs are typically covered with clay pantiles, with lower courses in a plain tile. Chimney stacks are built of red brick with chimney pots from the local brick yards.

12.5 Given the variety of property types in the Area there is also a range of window styles including timber vertical and horizontal (Yorkshire) sliding sash windows (Figure 25), framework knitters' windows and casements. Arched brick openings are common. However a number of houses have lost their original timber windows and doors, which have been replaced by upvc that lacks the scale and proportion of the originals and detract from the appearance of the Area.

12.6 Throughout the Conservation Area the original stone and brick boundary walls are still evident to the front of the properties, defining the back edge of the pavement and enclosing the street scene. In the main these walls are constructed of local stone with some of the more recent walls being in coursed Bulwell stone with half-round copings, or brick, with either half-round or triangular shaped copings.



**Figure 24:** Flemish bond at the Four Bells



**Figure 25:** Yorkshire sliding sash at  
The Chimneys

## 13.0 CONTRIBUTION MADE BY TREES WITHIN THE CONSERVATION AREA

13.1 The tree stock in the Conservation Area is exceptional in quality and extent and bears comparison with any Nottinghamshire village and it follows the principal character areas set out in this Conservation Area Appraisal with most of the principal trees to be found towards the western end of Main Street and within Woodborough Hall and its grounds. There is also significant planting outside the of the Conservation Area, for example the avenue of mature Sycamores out along the Lowdham Lane, which contributes the rural setting of the Conservation Area.

13.2 The backbone of the tree cover comprises numbers of mature deciduous trees from the late nineteenth and early twentieth centuries. Several Limes have attained great size and are allocated fairly generous space in the development around them.

13.3 There is as much planting, typically ornamental, from the mid to late twentieth century. Some of these trees, for example the unusual variegated Tulip tree (*Liriodendron tulipifera* 'Variegata') are located well away from houses and are placed to become the big old trees of the future.

13.4 Conifers such as the Cedar of Lebanon also form part of the mature tree stock, principally in the subsidiary character area around Woodborough Hall. There is a notable Monterey cypress (*Cupressus macrocarpa*) in Main Street. Monterey cypresses of this size are more typically found in Devon and Cornwall.

### *Trees West of St Swithun's Church, and within the grounds of Woodborough Hall*

13.5 The oldest and most prominent trees throughout this character area are likely to have been planted by incumbents of Woodborough Hall (excepting several Wellingtonia (*Sequoiadendron giganteum*) at Woodborough Manor). As individuals or groups these defined the limits of the formal grounds of the Hall, providing both shelter and privacy. The principal species are Beech (*Fagus sylvatica*) Oak (*Quercus robur*) and common Lime (*Tilia x europaea*).

13.6 Many of these trees are now in private gardens as the village has developed in the 20<sup>th</sup> century and it is encouraging that most have been allocated a generous space. Notable specimens include a Silver Pendent Lime (*Tilia petiolaris*) at 30 Main Street, which is possibly

the tallest tree in Woodborough, and an ancient English Oak with a trunk circumference of 5.4 metres alongside the beck in the garden of 72 Main Street.

13.7 To the south of the present settlement the fields have the feel of parkland with scattered open grown Oaks providing shelter for stock. Stanley Wood and Fox Covert to the south of the Hall appear open to grazing so they lack an understorey and the natural regeneration of tree seedlings is most unlikely. Stanley Wood mainly comprises Sycamore and Ash and is prominent in the landscape with glimpsed views from most directions.

13.8 There are 2 rows of common Lime trees planted in the village and both are impressive. The longer runs up the western side of Bank Hill from Hall Corner to no. 14, and it is understood that these were planted to celebrate Queen Victoria's jubilee in 1887 (Figure 17). There are now 14 trees, and a gap outside no. 6 has been closed with young Tulip (*Liriodendron tulipifera*) and Western Hemlock (*Tsuga heterophylla*), which is an imaginative choice, although it would have been more natural to infill the gap with Lime trees. The second row frames the entry to Park Avenue, comprising 5 tall trees with clean stems, and 2 adjacent trees of lesser stature (Figure 19). Lime is famously long lived and despite their size these trees should be regarded as no more than middle aged.

13.9 A more recent row of trees (Norway maple (*Acer platanoides*)) planted along the Main Street boundary of the recreation ground will make an additional fine feature, although consideration should be given to some selective removal to allow the better individual specimens to fill out and form their distinctive massive domed canopies (Figure 10).

13.10 The grounds of Woodborough Hall are mainly coniferous with a typical selection of species planted in mixed groups to form copses along Bank Hill and to the east of the present boundary. These trees appear to be mainly Victorian in origin, most likely planted by Mansfield Parkyns (c. 1852) or John Taylor (c. 1865), and some are in decline. The principal planted species are various Cedars (*Cedrus spp*) and Austrian pine (*Pinus nigra var Nigra*) with smaller numbers of Wellingtonia, Coast redwood (*Sequoia sempervirens*), Lawson's cypress (*Chamaecyparis lawsoniana*), Scots pine (*Pinus sylvestris*), Blue Colorado spruce (*Picea pungens 'Glauca'*) and others. Self seeded Yew (*Taxus baccata*) is common throughout, forming an understorey which provides seclusion and privacy.

13.11 The formal gardens are laid out with trees chosen for yellow or variegated foliage, mostly varieties of Lawson's cypress, Yew and Holly, interspersed with the finely cut foliage of Japanese maple (*Acer palmatum and japonicum spp*). The tallest trees, which include a fine specimen on the lawn, are *Chamaecyparis lawsoniana* 'Erecta'.

#### *Trees East of St Swithun's Church*

13.12 Whilst naturally enough there are plenty of smaller ornamental trees throughout the gardens of Woodborough, bigger trees are largely absent from the village Conservation Area to the east of Swithun's church, although the Monterey cypress (*Cupressus macrocarpa*) at no. 153, Main Street is a notable exception.

13.13 Despite this change in character a number of Yew trees, and Copper beech (*Fagus sylvatica purpurea*) in particular, reflect some themes of the western area. The Copper beech planted into shrubbery at the junction of Small's Croft and Main Street has the potential to become a focal point in the village.

13.14 The principal trees in this area are those in St Swithun's churchyard (Figure 1). They include Yews and Lime, several Cedars, a mature Oak beside the beck, and a young Walnut (*Juglans regia*). Woodborough possesses several old Walnuts, a relatively short lived tree which is decrepit and full of character in old age. These include a specimen in the garden of no. 72, Main Street, and one outside the conservation area at no. 6, Old Manor Close. Although grown for nut production, crops are far less reliable than in more westerly parts of England.

#### *Summary*

13.15 Overall, pressure on trees may be expected from climate change, pests and diseases, and encroaching development. There is a natural churn of ornamental trees that are short lived or of modest size, which should be managed with a light touch by the local planning authority. However the primary aim for the management of the principal trees within the Conservation Area should be to secure the future of trees that are long lived and to afford them the space in which to become large, rather than being cramped by new development.

## **14.0 ISSUES, PRESSURES, THREATS AND OPPORTUNITIES**

14.1 Certain elements within the Conservation Area can detract from its special character and these include such changes as the loss of original windows and doors, creation of openings in historic building lines to create access to new houses, and the existence of unattractive gap sites.

### **Land and Buildings of Poor Visual Quality**

14.2 More recent development in the Conservation Area has had an impact on the character and appearance of the Area. Infill development has resulted in the loss of significant strip fields, paddocks and open land around historic buildings. In particular, the culs-de-sac north and south of Main Street's eastern end have eroded a large part of the Area's agricultural setting. Within the Conservation Area infill development to the north and south of Main Street's western end has resulted in the loss of open space around the Manor and Manor Farm outbuildings, Woodborough Hall and farmhouses. The majority of these mid-late 20<sup>th</sup> and early 21<sup>st</sup> century houses have not been comfortably assimilated into the Conservation Area as their design, scale and appearance do not fit with the prevailing architectural styles.

14.3 The site of the Co-operative store, east of the churchyard to St Swithun's, has not been redeveloped. In its current state it detracts from the character and appearance of the Area (Figure 16).

14.4 Whilst the two remaining public houses, the Nag's Head and The Four Bells contribute to the vitality of the village, their associated car parks are neutral. In particular, that serving The Four Bells has a harsh finish and sense of openness uncharacteristic in the Area. However, the car park serving the Nag's Head does afford views out of the Conservation Area (Figure 12).

14.5 The form, materials and massing of the 1960s schoolhouse is not in keeping with the architectural character of the Area. It is unfortunate that the late 19<sup>th</sup> century school did not remain in educational use, however, it is acknowledged that its conversion to residential has retained the building.

### **Alterations**

14.6 The character and appearance of the Conservation Area has also been eroded by often well-intentioned home improvements that do not require planning permission, such as

the insertion of upvc double-glazed windows and doors that have replaced more traditional detailing.

14.7 These changes are undertaken under the permitted development allowances and without an Article 4 Direction to control these improvements the historic character and fabric of the Conservation Area will continue to diminish.

### **Boundary Treatments**

14.8 The removal of traditional boundary treatments to create access to new housing developments creates gaps in the streetscape. Visibility splays and modern boundary treatments and hardstandings detract from the appearance of the area.

### **Opportunities for New Development**

14.9 The local planning authority's approach to the consideration of new development proposals in the Conservation Area is set out in the accompanying management plan. On the whole the Conservation Area is in good order, most properties and open land are well maintained. As a result there are few obvious opportunity sites for new development as described in paragraph 137 of the NPPF, which encourages local planning authorities to look for development opportunities within conservation areas.

14.10 However the Appraisal has identified that the site of the former Co-op store alongside St Swithun's detracts from the character and appearance of the Area and is therefore a prime site for redevelopment. However any development proposals brought forward for this site will be expected to be of a high standard of design, scale and layout and use materials that are commonly found in the Conservation Area in order that the new development can be accommodated in a sympathetic manner into the Conservation Area and preserve the setting of this Grade II\* building.

14.11 The need for high quality design should also extend to the development of sites that lie outside but on the periphery of the Conservation Area, where new development can also affect the overall character and appearance of the Conservation Area and its setting.

## 15.0 EXTENSIONS TO THE CONSERVATION AREA BOUNDARY

### Extension 1: Grounds of Woodborough Hall and Land to the South of Main Street

15.1 The land to the south of Main Street, between Bank Hill and Lingwood Lane, contains the remnants of an historic landscape, and as well provide an open and rural setting that contributes to the character and appearance of the Conservation Area, this land also has historic and archaeological interest.

15.2 Whilst Woodborough Hall is included within the Conservation Area, its former open parkland that is situated to the south of the Hall is excluded from the Conservation Area. This open parkland is shown on historic Ordnance Survey maps as 'parkland' extending from the south side of the Hall and butting up to Stanley Wood and Fox Covert (see Figure 26). The remnants of this parkland are still evident in the landscape as open grazing land with a scattering of open Oaks, as identified in the tree survey (Figures 27 & 28 and see para. 13.7 above).

15.3 This former parkland was an integral part of the land holding attached to the Grade II listed Woodborough Hall and it provides an attractive setting for the Hall as well contributing to the character and appearance of the Conservation Area.



**Figure 26:** Extracts from the OS maps of 1899 that show the historic parkland attached to Woodborough Hall



**Figure 27:** View over the former parkland to the south of Woodborough Hall from Park Avenue



**Figure 28:** View over the former parkland and countryside on the south of Woodborough Conservation Area from Lingwood Lane

15.4 As consequence of this proposed extension the existing properties on Park Avenue would also be included within the Conservation Area. Whilst the properties in this cul-de-sac are of no special historic or architectural interest, they are built on land that was formerly within the grounds of Woodborough Hall and they illustrate the way in which land along the south side of Main Street belonging to Woodborough Hall was sold off for development in the 20<sup>th</sup> century.

15.5 In addition this former parkland butts up to a narrow strip of land on its eastern boundary. This strip is clearly shown on the Woodborough Enclosure Map and it is now a surviving example of the narrow agricultural strips that were a typical feature in the post-Enclosure landscape around Woodborough, and it is therefore of some historic and archaeological interest.

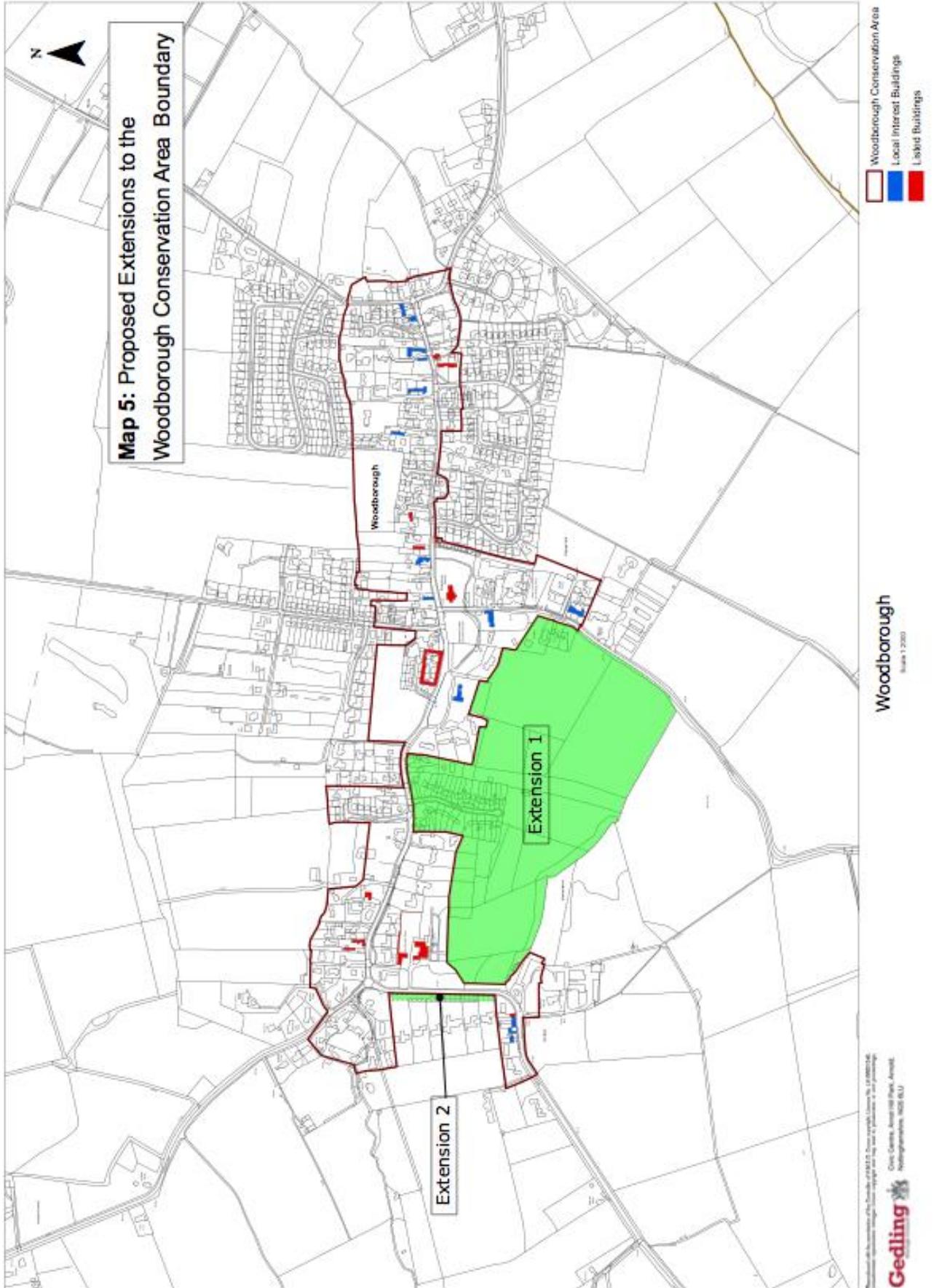
15.6 For these reasons it is considered that the land to the south of Main Street, between Bank Hill and Lingwood Lane, is the legacy of an earlier historic landscape and as a such it has considerable historic and archaeological interest that makes a substantial contribution to the character and appearance of the Woodborough Conservation Area and its overall significance.

15.7 **It is therefore recommended** that the Conservation Area boundary should be redrawn to incorporate the land to south of Main Street between Bank Hill and Lingwood Lane as shown on the proposed Conservation Area boundary plan (Map 5).

### **Extension 2: Land Adjacent Bank Hill**

15.8 At present the Conservation Area boundary runs along the west side of Bank Hill, and as a consequence a strip of land alongside Bank Hill (between Bank Hill and the service road to the front of nos. nos. 4 -14 Bank Hill) that contains a row of common Lime trees is excluded from the Conservation Area. It is understood that these trees were planted by the village as part of Queen Victoria's jubilee celebrations in 1887 and they have been identified as important specimens in the tree survey (Figure 17 and para. 13.8 above). These trees are clearly of local and historic value and they make a significant contribution to character and appearance of the Conservation Area.

15.9 **It is therefore recommended** that the Conservation Area boundary should be redrawn along Bank Hill to incorporate these trees within the Conservation Area as shown on the proposed Conservation Area boundary plan (Map 5).



## **APPENDIX 1: DESIGNATED HERITAGE ASSETS WITHIN THE CONSERVATION AREA**

### **Listed Buildings**

Despite having a range of historic buildings, only 16 buildings and structures within the Woodborough Conservation Area are designated as listed buildings and therefore afforded statutory protection.

These buildings are shown on the Conservation Area plan and they include the following:

- Church of St Swithun, Main Street (Grade II\*)
- Woodborough Hall, Bank End (Grade II\*)
- No. 16A, Bank Hill (Grade II)
- Chimneys, Main Street (Grade II)
- Manor Farm Buildings, Main Street (Grade II)
- No. 117 and Adjoining Workshop, Main Street (Grade II)
- No. 150, Main Street (Grade II)
- Old Coach House and Adjoining Garden Wall and Greenhouse at Woodborough Hall (Grade II)
- Elm Cottage, nos. 7 and 9, Main Street (Grade II)
- Hall Farmhouse, no. 29, Main Street (Grade II)
- Nos. 152 and 156, Main Street (Grade II)
- Water Pump in East Courtyard at Manor Farm Buildings, Main Street (Grade II)
- Water Pump and Trough at no. 121, Main Street (Grade II)
- K6 Telephone Kiosk, Main Street (Grade II)
- Pigeoncote and Adjoining Stables at no. 121, Main Street (Grade II)
- The Pinfold, Main Street (Grade II)

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

- Greater Nottingham Aligned Core Strategy (adopted September 2014)

*Policy 11: The Historic Environment*

- Gedling Borough Local Planning Document (*Publication Draft May 2016*)

*Policy LPD 26 - Heritage Assets*

*Policy LPD 27 - Listed Buildings*

## APPENDIX 2: KEY UNLISTED BUILDINGS WITHIN THE CONSERVATION AREA

### Contribution of Unlisted Buildings

In addition to the statutory listed buildings in the Conservation Area, many of the unlisted buildings within the Conservation Area make an important contribution to its character or appearance, and these can include, for example: landmark buildings; 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.

Those unlisted buildings that make a particularly significant contribution to the Woodborough Conservation Area, and are included on the Council's local list (see also the Conservation Area plan), are:

- *Nos. 18-30 (evens only) Bank Hill* – a group of 19<sup>th</sup> century cottages with 20<sup>th</sup> century alterations. No. 24 is a small detached cottage set back from the others. Adjoining No. 18 is a Grade II listed former workshop with framework knitters' windows.
- *Old School, Lingwood Lane* – purpose designed school built in 1878, now converted to residential use. Much decorative brickwork and a plain tile roof. Some vertical sliding sash windows remain.
- *Old Vicarage and outbuildings, Lingwood Lane* – 18<sup>th</sup>/19<sup>th</sup> century house, accommodating the school in the 18<sup>th</sup> and 19<sup>th</sup> centuries, later becoming the vicarage. Both horizontal and vertical sash windows remain. The lowest, earlier, structure has dormer windows, whilst the later block has a turreted tower attached to it. Adjoining Victorian outbuildings have cast iron ventilators and tie bars.
- *Woodborough Manor, Main Street* – 19<sup>th</sup> century rendered L-shaped house, showing remains of an earlier lower house, with porch and six panel half glazed door in return angle. Iron finials on ground floor bay windows. The grounds are surrounded by a dwarf boundary wall with iron gates and railings.
- *The Old Post House, no. 101 Main Street* – 18<sup>th</sup>/19<sup>th</sup> century brick cottage with some original windows surviving.
- *Punch Bowl House, no. 111 Main Street* – 18<sup>th</sup> century former public house which appears as such in 19<sup>th</sup> century directories of the area.
- *Nos. 143-145 Main Street* – pair of cottages, rendered and altered during the 20<sup>th</sup>

century. Some horizontal sliding sashes survive along with framework knitters' windows to No. 145.

- *No. 153 Main Street* – 19<sup>th</sup> century cottage with 20<sup>th</sup> century alterations. There is some diaper work to the street front. Single storey stables to rear.
- *No. 161 Main Street and adjacent barns* – brick farmhouse with tie bars, modern windows and evidence of a raised roof level. Adjacent barns have three A frames, two of which are dated 1785 and one dated 1841, which may have come from the milking parlour demolished in 1995. The main barn was converted to a dwelling around 1995-6 and the large feature windows were inserted in the previously bricked-up threshing door entrance.
- *Nos. 173, 175, 179, 181 & 185 Main Street* – group of brick cottages arranged in an L-shape. (No. 177 Main Street was excluded because of its late 20<sup>th</sup> century alterations.)
- *Bank Farm, Bank Hill* – Outbuildings and farmhouse surrounding crew yard.

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

- Greater Nottingham Aligned Core Strategy (adopted September 2014)

*Policy 11: The Historic Environment*

- Gedling Borough Local Planning Document (*Publication Draft May 2016*)

*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 Woodborough Conservation Area Appraisal together with the Management Plan to inform and manage planning decisions so that new development can take place within the Conservation Area without harming its special character and appearance in accordance with the national and local planning policies.

1.2 The Character Appraisal, covered in the first part of this document, describes its special architectural and historic interest and the aim of the 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 Policy LPD 28: *Conservation Areas* of the Local Planning Document (*Publication Draft, May 2016*).

### **2.0 PLANNING APPLICATIONS FOR NEW DEVELOPMENT**

2.1 Within the Conservation Area all proposals for new development are expected to either preserve or enhance its character and appearance. Therefore in order to properly assess the impact of new proposals, planning applications for development in 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.

2.2 Outline planning applications for new development in the Conservation Area are not usually appropriate as they do not offer sufficient information to judge the potential impact of a proposal on the character and appearance of the Conservation Area. Where outline applications are submitted, the Council may request the submission of some or all of the reserved matters details as specified by Section 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2.3 Within the Conservation Area development proposals should be of an appropriate design and scale. The Conservation Area Appraisal has identified that as a result of its

historical development the Area has a distinct grain or pattern of development that typically consists of single detached houses often built at 90° and sitting at the front of deep, narrow plots (see para. 6.8 of the Appraisal). This grain has given the Conservation Area great individuality, and it makes an important contribution to the character and significance of the Conservation Area. However it can be easily degraded and therefore future development proposals will be expected to protect and reflect this historic grain.

2.4 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, such as doors and windows (see section 12 of the Appraisal).

2.5 New developments should therefore be of a similar scale and plan form to the neighbouring properties and in Woodborough most properties are a maximum of two storeys and built with a narrow span with a predominantly linear plan form, as was largely influenced by the nature of the historic landholdings.

2.6 The use of high quality materials and detailing is also essential. The most common building materials in the village are brick with a pantile roofing tiles. As described in section 12 of the Appraisal the local brick has a distinctive red/orange appearance and a soft waterstruck face. New development should therefore look to specify bricks that reflect this prevailing colour and texture, and should be laid in a Flemish bond to reflect the common bonding pattern in the Conservation Area.

2.7 Roofs should normally be covered in pantiles, although in some cases plain clay tiles may be acceptable. However concrete roof tiles are out of place and visually intrusive and they should be avoided.

2.8 Dormer windows within roofs should be avoided as there is no precedent for them in the Conservation Area, and any rooflights should be 'conservation style' in design, materials and size and should be fitted flush with the plane of the roof.

2.9 New developments should also respect the traditional eaves details, which typically have a brick dentil course rather than soffits and fascia.

2.10 Windows and doors also 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.

2.11 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.

2.12 To maintain the character of the Conservation Area new developments should look to use timber casement windows, with flush fitting opening lights, which reflect the proportions of windows in the more historic buildings, with a regular arrangement of windows on the principal elevation, and timber panelled doors. The use of upvc nearly always leads to unsuitably detailed windows and doors and should generally be avoided in the Conservation Area.

### **3.0 HOUSEHOLDER EXTENSIONS**

3.1 Householder extensions and alterations whether built under permitted development allowances or built with planning permission also have the capacity to damage the character and appearance of the Area. However permitted development allowances for properties in the Conservation Area are more restrictive and in many cases works to extend existing houses, such as side and rear extensions and roof alterations, will need planning permission. Cladding any part of the exterior of a dwelling will also need consent.

3.2 Therefore where such work needs consent, domestic extensions should remain 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. New extensions 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.

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

4.1 The installation of solar panels, satellite dishes and alarm boxes can have a detrimental impact on the appearance of a building and the wider area. Where possible they should be carefully located on side or rear elevations to minimise the impact on the character

of the building, although planning permission is required to install solar panels and satellite dishes that face towards a highway.

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

5.1 There is an overall presumption in favour of retaining buildings and structures that make a positive contribution to the character and appearance of the Conservation Area. In addition planning permission is required to demolish most buildings and boundary walls within the Conservation Area and Schedule 17 of the Enterprise and Regulatory Reform Act, 2013 makes it clear that it is an offence to demolish an unlisted building in a conservation area without the benefit of planning permission.

5.2 Section 11 of the Conservation Area Appraisal has identified the importance of the more historic buildings to the character and appearance of the Conservation Area, these are buildings that generally originate from the 19<sup>th</sup> century and earlier. It is considered that given the survival rate and overall good condition of this building stock, no historic buildings in the village can be described as being vacant or in a derelict or deteriorating condition. Therefore any proposals to demolish any of the Area's historic buildings will need to be fully justified and demonstrate that the potential harm to the significance of the Conservation Area is offset by the public benefits of the proposals as required by paragraph 138 of the National Planning Policy Framework.

5.3 Where demolition is permissible, any replacement buildings will be required to enhance the character or appearance of the Area, and 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 136 of the National Planning Policy Framework.

## **6.0 HISTORICALLY SIGNIFICANT BOUNDARY WALLS**

6.1 A prominent feature throughout the Conservation Area are the boundary walls that are built along the back edge of the pavement (see para. 12.6 of the Appraisal), and these are predominantly constructed of local or Bulwell stone, but also of brick. Planning permission is required for the demolition of boundary walls within the Conservation Area and the Council will resist proposals to remove any walls that make a significant contribution to the character and appearance of the Conservation Area.

6.2 In new development proposals, where alterations to any existing boundary walls are shown to be necessary, such as to form a new vehicular access, the Council will expect that the works will be limited to the minimum necessary and that any new openings are defined by gate piers.

## **7.0 PROTECTION OF IMPORTANT VIEWS**

7.1 Development proposals should also consider the topography of the Conservation Area as described in the Appraisal (see sections 3 and 5) and the key views through the Area.

7.2 Section 9 of the Conservation Area Appraisal has identified a number of key local views (see also the Conservation Area plan), particularly of the Church tower along Main Street across Taylor's Croft, towards Stanley Wood from Park Avenue and from Shelt Hill over the Nag's Head car park, and also the numerous opportunities where glimpsed views of the surrounding countryside can be obtained between the existing buildings, which are also extremely important for connecting the village with its wider rural setting. New development proposals will therefore be expected to identify and retain these key views through or out of the Conservation Area.

## **8.0 HISTORICALLY SIGNIFICANT OPEN SPACES**

8.1 Sections 8 and 11 of the Conservation Area Appraisal have identified the importance the key open spaces within the Conservation Area to its overall character and appearance.

8.2 In particular Taylor's Croft, the former parkland associated with Woodborough Hall and the agricultural landscape to the south of Main Street, between Bank Hill and Lingwood Lane, have been identified as being historically important open spaces within the Conservation Area. These areas of undeveloped open land make an important contribution to the Area's overall character and appearance and also to the setting of its key historic buildings. Any new development proposals that would result in the loss of these important green spaces will be resisted.

## **9.0 PROTECTION OF TREES**

9.1 Section 13 of the Conservation Area Appraisal has shown that tree stock in the Conservation Area is also exceptional in quality and these trees make an important contribution to the Area's character and appearance, but they also require proper management over time. Many of the trees in the Conservation Area are included within the

extensive Tree Preservation Order (TPO) that covers Woodborough and its surroundings, but any trees omitted from the TPO are automatically protected by their inclusion within the Conservation area. Consequently notice must be given to the local planning authority before any works are carried out to any trees in the Conservation Area.

9.2 Furthermore the potential impact of a development proposal on any trees in the Conservation Area is also a material consideration in the consideration of that proposal.

9.3 To maintain the present degree of tree coverage within the village, unnecessary works to trees within the Conservation Area will generally be resisted. New buildings will not be permitted in close proximity to important trees, and to understand and minimise the impact of any new buildings on established trees 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.

9.4 In addition any demolition proposals will also need to provide for the protection of any important trees in accordance with the British Standards guidelines.

## **10.0 SETTING OF LISTED BUILDINGS**

10.1 Appendix 1 of the Conservation Area Appraisal identifies the listed buildings within the Conservation Area. These buildings make a significant contribution to the character and appearance of the 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.

10.2 However the National Planning Policy Framework also recognises that the significance of a listed building can also be harmed by development within its setting (paragraph 132). Consequently any development proposals within the vicinity of any of the Area's listed buildings will need to demonstrate that their setting is not compromised by the proposed development, as required by Policy 11: The Historic Environment of the Greater Nottingham Aligned Core Strategy and Policy LPD26: *Heritage Assets* of the emerging Local Planning Document (May 2016).

## **11.0 KEY UNLISTED BUILDINGS WITHIN THE CONSERVATION AREA**

11.1 Appendix 2 of the Conservation Area Appraisal identifies a number of key unlisted buildings within the Conservation Area. These 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. Consequently the impact of any new development on these key unlisted buildings will be taken into account in the assessment of the planning application as required by Policy 11: The Historic Environment of the Greater Nottingham Aligned Core Strategy and Policies LPD26: *Heritage Assets* & LPD31: *Locally Important Heritage Assets* of the emerging Local Planning Document (May 2016).

## **12.0 ARCHAEOLOGY**

12.1 Policy LPD30: *Archaeology* of the emerging Local Planning Document (May 2016) recognises 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.

12.2 Section 7 of the Conservation Area Appraisal has indicated that there is likely to be a good potential for below ground archaeology within the Conservation Area. Consequently 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.

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