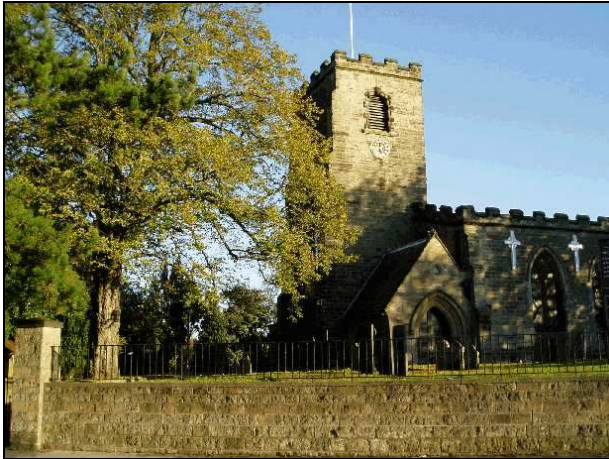


# CALVERTON CONSERVATION AREA CHARACTER APPRAISAL



January 2007

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

# 1. INTRODUCTION

## Calverton

Calverton is a large Nottinghamshire village, situated 5 miles north east of the Greater Nottingham conurbation, which has grown northwards considerably from its historic core along Main Street. It is along this chief thoroughfare for the village that the Conservation Areas may be found, notable as enduring and sizeable pieces of the original ribbon development of this rural farming and framework knitters' community. Like neighbouring Woodborough and Lambley, Calverton is situated on a small tributary of the Dover Beck, itself a tributary of the Trent formerly navigable for small craft from Gunthorpe to Salterford (north of Calverton). The Calverton tributary rises in two locations on the edge of the village, at Lamp Wood spring on George's Lane and Keenwell on Dark Lane.

## Conservation Areas

Under Sections 69-71 of the Planning (Listed Buildings & Conservation Areas) Act 1990 there is a duty on local planning authorities to determine which parts of their areas are of special architectural or historic interest and to designate them accordingly, in order that their character or appearance may be preserved or enhanced. Three Conservation Areas in Calverton, forming approximately 6% of its built-up area, have been designated since 1974: Labray Conservation Area (designated 1974); Burnor Pool (designated 1974); and Windles Square (1983). These Areas have now been extended in order to join them together and produce a single Conservation Area for Calverton along Main Street. A map showing the boundaries of the Conservation Area may be found at **Map 1**, the previous boundaries are shown on **Map 2** and information on the boundary changes set out at **Appendix 6**.

Designation brings certain responsibilities for Local Authorities as follows:

- Local Authorities should review Conservation Areas from time to time to consider whether further designations are required;
- Local Authorities must formulate and publish proposals for the preservation and enhancement of conservation areas;
- In exercising their planning powers, Local Authorities should pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Conservation Area designation does not prevent development. It does, however, provide a means of maintaining the quality of an area for present and future generations, ensuring that development is of a sufficiently high standard of design (be that traditional or modern) that it will preserve or enhance the Area's character. In this context there is a range of planning controls that relate specifically to development in conservation areas, as follows:

- There is a restrictive range of permitted development rights. These rights exclude, for example, roof extensions; certain types of cladding; the erection of satellite dishes on structures fronting the highway; a reduction in the size of extensions permitted without planning permission;

- There are additional controls over demolition in conservation areas. Consent to demolish is called Conservation Area Consent and must be applied for through the Borough Council;
- Anyone proposing to carry out any works to a tree that is in a conservation area must give at least six weeks written notice of their intentions to the Borough Council;
- Local Authorities are able to carry out urgent works to preserve unlisted buildings in a conservation area;
- New development should be designed to respect and enhance its surroundings and complement the character of the area.

### **Conservation Area Character Appraisals**

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

## 2. A SUMMARY OF SPECIAL INTEREST

Calverton's historic core is architecturally distinct from, and has been engulfed by, the substantial post-War development that houses the vast majority of residents to the north of Main Street and west of George's Lane. The key to Calverton's architectural and historic interest in this core lies with the original framework knitters' cottages (of which Calverton can justifiably claim to have more surviving examples than anywhere else in Nottinghamshire) and farm buildings, sitting along Main Street, the majority of which are of typical simple red brick and clay pantile construction. Many of the framework knitters' cottages still retain their original wide windows designed to allow maximum light into the buildings. Although most of the farmland immediately to the south of Main Street has now been developed, the village's rural past is nonetheless evident through the remaining small groupings of farm houses and farm workers cottages. These are often clustered around narrow historic trackways leading away from Main Street out of the village, and most front directly onto the street or are separated from it only by a narrow verge. A few examples of polite architecture exist within the Area, but these are very much in the minority.

While Main Street is today a busy thoroughfare, its gently meandering course, that widens and narrows on its way through the village, remains a distinctive section of Calverton. It affords often tightly defined views of historic cottages, with wider vistas of the still open countryside climbing up the ridge to the south of the village. While there are obvious modern interventions, the visual links along its length serve to underline a sense of historic continuity and give the village a clear sense of character among its expansive modern developments. It remains the village's social core, accommodating the library, shopping centre, playing field, churches and pubs.

It was evident from the response to the initial consultation process for this Appraisal, that the sense of historic continuity manifested along Main Street is clearly valued by many residents. Consequently, it is this aspect of the Conservation Areas that should be protected and enhanced in future with any further modern interventions or conversions (both along and off Main Street) respecting the street's predominant vernacular architecture and ensuring that views up and down its length are not compromised further.



**Framework knitters' cottages 215-221 Main Street**

### 3. DEVELOPMENT AND SETTING

#### Origins and historic development

It is clear from the mention of 'Calvretone' in Domesday Book (1086) that a settlement, which included a church, has existed here from the early medieval period. This name may well be indicative of the settlement's responsibility for pasturing herds, although the first recorded enclosures for Calverton are not until 1347. It is possible that the village's origins are older still, with flint arrowheads and Roman coins having been excavated in the village.

Calverton's initial development was shaped to a large extent by agriculture, with a number of small farms fronting on to Main Street, often backed by orchards (such as that at 115 Main Street and behind 135 Main Street) with countryside beyond. While many of these orchards have now been lost to development, their previous existence, clear on early maps, is also evident in modern street names such as Dovey's Orchard and Plumtree Gardens. Trackways and paths from these farms and from Main Street radiated out into enclosed fields that ran down into the village centre. This countryside also supported larger farms, to be found outside the village and often on the edge of the parish. Many of these, such as Ramsdale, Watchwood and Lodge Farms, were established after the 1780/89 Arnold Enclosures.

Following the invention, by the village's William Lee, of the stocking frame these farms were complemented, during the eighteenth century in particular, by a growing number of framework knitters' premises. Indeed, by the beginning of the nineteenth century there were some 400 stocking frames in the village and the draw of this industry saw the population climb to 1427 by 1851. Most of the cottages that housed these workers appear to have had some cultivable land attached to them and some plots are believed to still contain original pig sties. The purpose built premises at Windles Square were constructed in 1834 just outside the main village area, perhaps to allow for a maximum amount of light uninterrupted by other buildings, with long narrow gardens to their rear. Unfortunately, along with half of the Square most of the original gardens have now disappeared.

From 1870 to 1940 the population began to decline along with the hosiery industry, which moved away from a cottage-based craft to factory premises. While there was some minor inter-war development following the traditional linear route west along Main Street, it was with the opening of Calverton's colliery in 1952, however, that construction in the village exploded. Extensive new developments to house the miners and their families covered the previously farmed countryside north of Main Street, filling in the open spaces between the old routes out of Calverton and changing fundamentally the character of the village. By 1961 the population had reach around 4000.

In order to service this new housing development, facilities such as the new schools (Sir Frank Sherbrooke, Manor Park Infants and Colonel Frank Seely Schools) and St Wilfrid's Square and Flatts Lane shopping centres were constructed to ensure that Calverton had a full range of local services. Further incremental development has occurred up to the present, which has seen infill in what was the remaining enclosed countryside between the old routes of Crookdole Lane and Bonner Lane, as well as smaller developments to the south of the village out to the foot of the slope that rises up to the ridge above the village.

In spite of this massive growth (in 2001 Calverton's population was roughly 6000), the historic core of the village, with the exception of some stark modern interventions, has remained remarkably well preserved and the original street patterns of the village have remained largely intact.

Gedling Borough Council prepared in November 2005 a community profile for Calverton, providing comprehensive information about the village's key demographic, social and economic characteristics. This can be found at:

[http://www.gedling.gov.uk/index/gcp-home/gcp-area\\_profile/gcp-calverton.htm](http://www.gedling.gov.uk/index/gcp-home/gcp-area_profile/gcp-calverton.htm)

Ordnance Survey base maps from 1890 (see **Map 6**) onwards provide a clear illustration of Calverton's growth (including histories of individual buildings) during the past 130 years and a more detailed history of the village can be found at:

[www.calvertonvillage.com](http://www.calvertonvillage.com)

## **Archaeology**

Despite Calverton's long history as a significant rural centre, there are few tangible remains to provide evidence of this longevity. Even so, the linear street layout, the roughly perpendicular former track-ways radiating out into the open countryside and the remaining historic hedge boundaries provide critical archaeological evidence about the village's early development, particularly when looked at alongside map evidence. Furthermore, some historic buildings within the village core appear to have been constructed on the site of earlier buildings. An obvious example is St Wilfrid's Church, much of which was rebuilt in 1763 but parts of which date back to the thirteenth and fourteenth centuries. Fragments of the original Norman church remain also. There are, however, what may be more subtle reminders of early buildings. For example, what may be earlier stonework at the foot of the barns at 115 Main Street and the base of Museum Cottage down the road. These stones are also similar to those used in St Wilfrid's Church. That said, this stonework may merely be decorative, or a have been a cheaper way of constructing the plinths of these buildings.

In the immediate environs of the village are a number of earthwork features, some of which are likely to have resulted from medieval ploughing activity. Outside the village are two scheduled ancient monument sites, namely the hillfort earthworks at Fox Wood to the south and the two Roman camps 350m north-east of Lodge Farm (it is also worth noting the Roman coin hoards found within the village). The presence of another nearby hillfort at Ramsdale Park in Arnold Parish, to the south east of Calverton is also evidence of ancient habitation in the vicinity.

## **Character and form**

Although the Conservation Area covers almost the entire, not insignificant, length of Main Street, it nonetheless forms a coherent linear whole. Windles Square and the few historic buildings around it still remain as the original outliers of this core area. While now effectively urbanised, the Conservation Area retains something of a rural feel, helped by the less encompassing modern development on the south side of the village. Although containing some business premises, these areas are primarily residential with nearly all of the old framework knitters' premises in particular now given over to housing.



Calverton's early development as a farming community served to shape the form of much of its historic layout. Many small, relatively narrow farms appeared, comprised of a house and brick barns, set at intervals along Main Street, often beside tracks leading out into the open countryside. Many of the buildings were built gable end onto the street to make best use of the historic strip farming boundaries within which they sit. This design also maximised availability of land to their rear. A fine example of such development survives at 145 Main Street adjacent to the James Seely Playing Field. Clearly, the presence of such large farmhouses as 150 and 181 Main Street, with their adjoining cart sheds and stables, is evidence of the presence of wealthier farmers. Their ability to purchase more land meant that they were able to build across several plots, allowing room for houses that could face the street.

The settlement developed further in a broadly linear form along Main Street, although key clusters of nineteenth-century buildings around, for example, the crossroads between Mews Lane, George's Lane and Main Street, and around St Wilfrid's Church and Burnor Pool, are demonstrative of the ancient road pattern of the village. Indeed, this road pattern also included several paths and tracks running out into the open countryside and between the roads running into the village. Vestiges of pathways remain today, running out from Burnor Pool, and in the walkways between Spindle View, Neville Road and Brickenall Road. The most obvious surviving track is Woods Lane, running into Dark Lane. This is shown clearly on 1890 maps of the area as a reasonably significant route out of the village and still follows its original dog-leg pattern around old field boundaries

The further development of Calverton, both inside and outside the Conservation Areas, has been shaped by massive housing growth either side of the historic routes (originally running through farmed countryside) of Flatts Lane, Mansfield Lane and Crookdole Lane, bounded by Carrington Lane to the north east. South of Main Street, infill development has occurred between the old streets of George's Lane and Little Lane to the west, with development to the east bounded by Bonner Hill.

## **Landscape Setting**

Calverton's massive expansion has meant that the historic village no longer exists within its original rural context. Even so, Calverton's setting in the valley of the Dover Beck and the distinctive rolling topography of this Dumble Farmland give much of the Conservation Area a strong sense of rural enclosure. The ever present southerly views from the Conservation Area as the land rises up to the ridge and Fox Wood, along with those out into the Mature Landscape Areas east of the village from Windles Square, contribute significantly to this atmosphere. As open land only cuts into the village core now at the James Seely Playing Field, any development in these areas would seriously compromise Conservation Area's semi-rural setting.

Enclosed in 1779, the fields around Calverton have since lost many of their smaller, more ancient subdivisions. Strong historic hedge boundaries, however, can still be seen all around the village, many following semi-irregular patterns. While outside the Conservation Area, these are an important feature of the village's hinterland and contribute strongly to its historic agrarian character.

The village boundary has been defined in the Gedling Borough Replacement Local Plan. The clear demarcation of the limits of expansion to 2011 to the south of the Conservation Area is significant for the continued protection of views out of the village.

## 4. Spatial Analysis

### Character and interrelationship of spaces

The only significant green open space within the Conservation Area is the James Seely Playing Field, which, with the exception of a few inter-war houses in what was its western corner, remains as it did at least as far back as 1890. This is still a significant area of open land, now housing a play area, placed directly opposite the now demolished Hall (replaced by Old Hall Close) presumably to allow views out into the countryside. It also once housed fish ponds. This open space, bounded by its heavily wooded southern end, remains as the most obvious vestigial reminder of the immediacy of the historic village's contact with the open countryside that surrounded it. The land bordering Dark Lane, although less apparent from the public realm in the Conservation Area, is of similar significance in this respect.

The open spaces created by the widening of Main Street around the James Seely Playing Field and St Wilfrid's Church provided fitting settings for the former Hall and the Church, without the visual intrusion of dense neighbouring development. The Church still benefits from this historic decision, while the space in front of the playing field adds further to the more rural character of this small area and provides something of a foil for the modern development opposite. The Church's prominence is also made more imposing by the green space of the churchyard in which it sits. This sense of openness is also experienced in parts of the Conservation Area where buildings are predominantly gable end onto, or set back from, the road. Notable are those between Woods Lane and the James Seely Playing Field, along with 115 Main Street, where the private space retains its historic open character thanks to the former orchards at the rear of these premises. By way of contrast it is interesting to note the narrower, vertical emphasis of the streetscape in areas where there are a predominance of buildings tight up to the roadside such as the small cluster of framework knitters' buildings to the west of George's Lane.

### Key views and vistas

Gedling Borough Replacement Local Plan (July 2005) states that:

*The desirability of preserving or enhancing a Conservation Area will also be a material consideration in determining applications for development proposals which are outside the Conservation Area but would have a detrimental effect on its setting or views into or out of the area (p. 29).*

It is perhaps unsurprising that the most significant views into and out of, as well as within, the Conservation Area are east and west along Main Street. Here, red-brick buildings that are the legacy of Calverton's linear development, line the street and provide narrowly framed views up and down the village.

Other significant vistas are up to and down from the wooded ridge and the roads on the south side of Calverton. This side remains largely undeveloped countryside and contributes strongly to the rural setting of the village in general and of the historic properties on the south side of Main Street in particular. Indeed, many of these properties are located either side of, often narrow, historic trackways running in from the rural fringe, from the ends of which can be seen views into the countryside beyond. Key among these views are those from the end of Woods Lane/Dark Lane, The Avenue, Little Lane and Burnor Pool.

Of particular importance are views from:

*Bonner Lane/Main Street looking east and west*



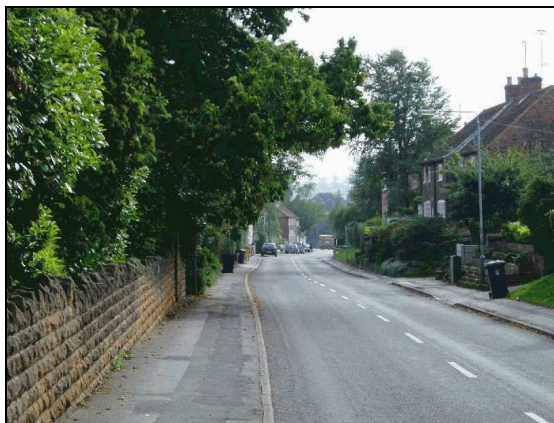
From here, as one moves towards Burnor Pool, may be obtained first sight of the two storey red-brick houses (and the first of the framework knitters' cottages) lining the street that comprises the historic core of the village up to the landmark of St Wilfrid's Church. This vista is punctuated by a number of mature trees that soften the transition from the countryside into the heart of the village. Looking back past Windles Square, the edge of the village gives way to open views of the countryside beyond.

*Burnor Pool looking north*



From Burnor Pool, looking into the Conservation Area, is a lovely open vista of St Wilfrid's church and the white painted 22 Main Street, framed by the historic properties either side of Burnor Pool itself. This vista emphasises the open setting of the church at the heart of the village.

*Corner of Main Street/Little Lane looking east*



From this point one looks downhill towards the heart of the Conservation Area, with a view of the unspoiled setting of a number of original framework knitters' cottages lining both sides of the street.

*George's Lane looking north and south*



From George's Lane looking into the Conservation Area is a view of a cluster of buildings dating from the eighteenth century, centred on the historic cross roads of Main Street, George's Lane and Mews Lane. Here, the eye is drawn particularly to the houses at the foot of the spur of Mews Lane. Similarly, looking up George's Lane the eye is drawn to the eighteenth-century house that is 20 George's Lane, gable end onto the street as the land rises out of the village to the countryside beyond.

*Mews Lane looking south (and Main Street looking past 181 Main Street)*



Looking down into the Conservation Area from the main branch of Mews Lane one's eye is drawn down the tree lined lane, and past the three storey houses at 108 and 110 Mews Lane, to the imposing house at 181 Main Street. This building is backed by a number of trees and the whole vista serves as a fine example of the original rural setting of Calverton. This is particularly apparent when looking from Main Street between 177 and 181 Main Street into the countryside beyond.

*James Seely playing field looking south and east*



This playing field is a significant historic open green space, originally maintained to allow still extant views from the now demolished Hall up to the wooded ridge to the south of the village. From the highest point of the playing field are views east across to the farm buildings at 145 Main Street, the roofscape of which provides a fine setting for this part of the Conservation Area. One can also look across the back of the historic narrow farm and orchard plots that run down to Main Street, which remain in their original rural setting.

*Collyer Road looking north/south*



While the Conservation Area is seriously compromised by the design of the modern shopping centre development at this point, it will nonetheless be important to protect views into it from this wide and busy road to ensure that its setting is not further degraded or overshadowed. Looking down Collyer Road, eyes are drawn to the historic properties at the end of Renals Way and up to the ridge behind the village. Looking out of the Conservation Area, the small cluster of older buildings at 10 Collyer Road provide a key focal point among the modern development as the road bends away out of the village. Views from here provide key reminders of the village's historic development pattern and have a significant bearing on the sense of place that should be felt at what has become its core.

*115 Main Street/petrol station looking east/west*



As with the above situation, while this area has been compromised by modern development it nonetheless provides views into the heart of the Conservation Area; up past the James Seely playing field and down through The Nook/White Lion area. Like the Collyer Road area, its condition remains key to the setting of the Conservation Area and careful consideration will need to be given to the nature of any future development that may compromise vistas along the road at this point.

*Main Street/Woods Lane looking south*



From Main Street at the junction with Woods Lane, one is able to look across the garden of 135 and through to the old orchard and countryside beyond, with the gable end of 133 Main Street visible at the edge of sight. This, as with the views from the playing field, is one of the few that serve to provide a fitting rural setting to the historic buildings in this part of the Conservation Area uncompromised by modern infill development.

*Main Street/Old Hall Close looking east and west*



From this point are to be had views up out of the Conservation Area to the west and further into it looking east. To the west, one's eye is drawn past the modern intrusion of 165 to 175 Main Street to the grouping of older buildings around the Mews Lane/George's Lane cross roads. The prominent side walls of 177 and 122 Main Street make a positive contribution to the street scene at this point, while beyond, 187-199 Main Street frame tightly the narrow tree-lined street as it runs up out of the village.

Looking east, the boundary walls in front of Old Hall Close and the James Seely Playing Field emphasise the meandering, open route into the heart of the village. The Admiral Rodney pub sits at the edge of sight, a building that is key in its impact on the setting of the Conservation Area. Any development along this route must be addressed very sensitively in order to maintain the sense of open space.

These and other views are shown on the map at **Map 5**.

## 6. Character Analysis

### Prevailing building uses

The Conservation Area is now predominantly residential but, as has been noted above, the activities that shaped it were farming and framework knitting. While there are pockets in these areas where one activity dominates (for example, framework knitting at Windles Square and immediately west along Main Street from George's Lane), there are buildings for both purposes among the other historic cottages and public buildings situated along the length of Main Street. Consequently, the Main Street section of the Conservation Area retains a sense of uniformity with no clearly defined independent character areas. Windles Square has always been separated physically from Main Street (more obviously so with the modern infill development) yet the Square and the historic buildings opposite it are architecturally homogeneous with the rest of Calverton's historic core.

Agricultural activity and building use is addressed under **Character and Form** above, but it is worth noting here that there are also reminders of industry that supported the farming community. These include the former Blacksmith's shop facing 135 Main Street at the bottom of Woods Lane and what became joinery workshops at 115 Main Street.

The development of framework knitting also had an inevitable impact on Calverton, not least because a number of former houses, probably occupied by farm workers, were converted or expanded to accommodate knitting frames and the large windows needed to provide light for their operators. Some purpose-built cottages, such as those at Windles Square, 11-13 Main Street and the later buildings at 215 and 221 Main Street, were established as the trade grew, although standalone workshops such as the fine example at 130 Main Street were also developed. A number of these buildings are unusual in that they have larger windows on the ground floor to maximise sunlight, rather than on the upper floors as is more often the case. Also notable is the, now much altered, building at 112 Main Street, which appears to have once had a third-storey workshop, rare in this area east of Nottingham. The original wide windows have now been reduced in size.

While few in number, and generally more modern conversions of older buildings, there are some small shops and other business premises within the Conservation Areas (such as 43 Main Street, 3-5 The Nook and the premises at the bottom of Renals Way). Although the integrity of the original buildings has been compromised by their conversion it is nonetheless important to ensure that future works on these premises, such as shop front redesigns and decoration, use materials and designs that remain sympathetic to the building and the historic character of the wider area. Where shops are converted into domestic buildings, care should be taken to retain historic shop fronts of merit.

### Significant buildings

#### *Listed buildings*

A number of buildings (see below) within the historic core of the village have statutory Listed Building status, afforded to those buildings recognised as being of special architectural or historic interest. Policies ENV18 to 21 of Gedling's Replacement Local Plan relate to the protection and enhancement of listed buildings and these



policies may be found in full at **Appendix 4**. A map showing the location of listed buildings within Calverton may be found at **Map 3**. It should be noted that listed status also applies to structures within the curtilage of the main listed building (e.g. outbuildings and boundary walls) but these are not highlighted on the map.

#### *Ecclesiastical Buildings*

St Wilfrid's Church, Main Street	C13th/ C14th	Grade II*
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#### *Former Industrial Buildings/Frameworkers' Cottages*

Weaver's Cottage, 6 The Avenue	Early C18th	Grade II
1-8 Windles Square	1834	Grade II
130 Main Street	Early C19th	Grade II
Museum Cottage, Main Street	1780	Grade II
215 and 221 Main Street	1857	Grade II

#### *Other Residential Properties*

Corner Cottage, 2 The Avenue	C17th	Grade II
Calverton House, 8 Main Street & Groom's Cottage, 8A Main Street	Early C19th	Grade II
14 and 16 Main Street	Early C18th	Grade II
18 and 20 Main Street	Late C18th	Grade II
22 Main Street	Early C19th	Grade II
150 and 154 Main Street	1775	Grade II
Church View, 49 Main Street	Early C19th	Grade II
135 Main Street	Late C18th	Grade II

Further details about these buildings are available at:

<http://www.calvertonvillage.com/Listed.html>

#### ***Buildings of Local Interest***

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

#### *Ecclesiastical and Educational Buildings*

Old Church School/Institute, Burnor Pool	1846
Old School House, 160 Main Street	C19th
Old Labray School, 162-164 Main Street	Late C19th
Baptist Chapel, The Nook	1832

## *Agricultural and Industrial Buildings and Structures*

Weaver's Cottage, 5 Main Street	C19th
Barns, 18 Main Street	C19th
Barns, 145 Main Street	C19th
Pinfold, Main Street	C18th

## *Other Residential Buildings*

20 Burnor Pool	Late C18th
24 Burnor Pool	C19th?
6 Main Street	C19th?
Yew Tree Cottage, 41 Main Street	Late C18th
133 Main Street	Late C18th
The Pines, 166 Main Street	Early C19th

Further details of local interest buildings may be found at:

<http://www.calvertonvillage.com/Localinterest.html>.

It is hoped to review this list in the future. Please contact Gedling Borough Council's Planning Policy section for further information or to check the current content of the Local Interest Buildings list.

## ***Other significant buildings***

The most significant historic buildings are recognised by their national or local listing and are noted above. There are, however, a few other buildings within the Conservation Area notable for their historic or architectural interest, or their prominence within the area. As far as the latter are concerned, the White Lion, Admiral Rodney and The Gleaners pubs are all prominent within the Conservation Area thanks to their being situated directly onto the street and having large car parking areas that place them in open settings. Also prominent is the former Methodist (now Baptist) Church, which stands out by virtue of its size (and architectural merit, although this is compromised by poor signage) in a relatively narrow and enclosed area of Main Street. Finally, the now altered buildings at 11-13 Main Street form, with the locally listed 5 Main Street, an interesting run of framework knitters cottages on the eastern approach to Calverton.

## **Local constructional details**

Some of the oldest buildings in Calverton, such as the seventeenth-century Corner Cottage at the bottom of The Avenue, are recognisable by their steeply pitched roofs and gable end to street positioning. The pitch suggests that some of these may once have been thatched (thatch requiring a steep pitch for water run off), although deeper gable parapets are likely to have been required for this. Thatch, however, is an increasingly rare roofing material in the district and was usually replaced with tiles where possible.

The more simple eighteenth and nineteenth-century cottages, often in twos or short runs of terraces, that are predominant in the area tend to sit front onto the street, and are usually two storey (although there are some with additional storeys) and flat fronted (although a number have later, often poorly designed, porch additions over

their simple panelled wood doors). Windows are usually small-paned and most would originally have been vertical sliding sashes or the horizontal sliding ‘Yorkshire’ sashes (such as those found, for example, at 22 and 41 Main Street and 24 Burnor Pool). Many have been replaced with casements. Most windows are enhanced by segmental headers, and on the first floor are often tucked up to the, frequently dog-toothed, eaves. Key features of many framework knitters’ properties and purpose-built workshops are the very large windows (unusually, at ground floor level in some instances), which again would have often been constructed using horizontal sliding sashes.



**Yorkshire sash**



**Casement window**

In some places these small cottages have been made into one dwelling, such as 215 and 221 Main Street. Where this occurs it is important to ensure that the identity of the original cottages is retained. The regular pattern of doors and windows in rows of multiple small dwellings is an important aspect of the character of these cottages.

In contrast to these simple cottages are a few larger, Georgian or early-Victorian detached farm and other houses, such as those at 150, 166 and 181 Main Street. These tend to be well proportioned and flat fronted, with up to three storeys. Their frontages are characterised by large symmetrically positioned windows, which would have had (and retain in some cases) sliding sashes or casements with stone sills and brick wedge lintels, as well as more ornate front entrance treatments. This more imposing style may also be found on a smaller scale at 1, 2 and 24 Burnor Pool and on a much larger scale at Calverton House, which as the former vicarage would have been a significant high-status country dwelling for the parish clergyman.



**24 Burnor Pool with the lower pantiled roof of 41 Main Street in the background**

As noted, many of the buildings in Calverton were agricultural. A number of the old farms seem to have followed a rough L-shaped layout, with the house set back from,

but facing, the street and narrow barns or outbuildings running gable end along the side of the plot down to the street. Many of these outbuildings remain in use, with varying degrees of success in terms of retaining the original accesses, such as those at 203 and 135 Main Street. Those at 145 Main Street are notable for their detail such as air vents (or 'breathers') arranged in geometric patterns. Many of the smaller cottages in Calverton also retain their single storey outbuildings, which again remain in use as sheds or garages. Where larger doors have been required they have, in the main been sensitively added. It is encouraging to note that, where modern garage additions have been made to both historic and new buildings, they are in many cases well-designed to fit with the vernacular architecture (e.g. 207 Main Street).



**Outbuildings still in use**

Of the Victorian civic buildings within the Conservation Area, the Old School House on Main Street stands out for its interesting polychromatic brick detailing (also evident at 67 Main Street) and dentilated eaves. The Revivalist style Baptist Chapel in The Nook is also of interest for its simple façade, dog-toothed eaves and unusual (in Calverton) round-headed Gothic glazing bar sash windows.

A further common detail worth mentioning is rainwater goods, of which gutters are traditionally of cast iron, half round in profile and painted black. Many have wrought iron gutter brackets to support them. Down pipes are iron and painted black.

Most buildings have minimal detailing, with dog-toothed eaves being the only prevalent flourish (although some dentilated eaves can be found). Many also have ornate chimney pots with serrated rims, which are unlikely to be contemporary with the buildings. These sit on brick stacks, which are occasionally enhanced by an oversailing course.



**Dog-toothed eaves**



**Dentilated eaves**

Some of the later, nineteenth century, buildings (e.g. 67 and 160 Main Street) have more ornate detailing, with use of blue bricks as, for example, dressing above windows. Similarly, the gable end of 215 and 221 Main Street features the date of

their construction (1857) with burnt brick headers and the gable end of 2 Mews Lane features a burnt header diamond. These are exceptions rather than a prevalent local style. A few buildings (e.g. the former coaching inn of 144 Main Street and, above the second storey, 181 Main Street) stand out for their more decorative Flemish bond brickwork, which is also evident in the boundary wall of 8 Main Street.



**Flemish Bond brickwork**



**Blue brick decoration**

**Prevalent local and traditional materials**

Like most Nottinghamshire villages, the historic buildings in Calverton’s core are predominantly of red brick (tending towards the rusty orange end of the scale) and clay pantile, with lime mortar. Some buildings have been re-roofed with darker concrete pantile roofing, which can sit uncomfortably with the traditional brickwork and break the rhythm of clusters of historic buildings. A few, notably higher status, buildings such as the fine farm house at 150 Main Street and the old Vicarage (now Calverton House) at 8 Main Street, were slate roofed from the time of their construction. Some others are likely to have been re-roofed with slate at a later date. A number of houses have been rendered and/or painted. Windows have traditionally been wood-framed and painted.

While not prevalent within the village, there is some use of local pale stone as a plinth for outbuildings at 115 Main Street, Museum Cottage (see photo below) and St Wilfrid’s Church, as well as for walling (see **Public realm** below).



**Museum Cottage**

It is worth noting that a number of properties retain their original walled boundaries, both to the front and rear, also of red brick. Such boundary treatments complement the predominant building materials and are preferable to modern barriers such as fencing, concrete or inappropriately coloured brickwork.

**Public realm**

Calverton’s public realm has retained few historic details. Notable and prominent exceptions are the walls that sweep along Main Street across the front of James Seely Playing Field and what was previously the Hall. The wall enclosing the former Hall gardens is remarkable for being constructed along much of its length from the same pale stone used sparingly elsewhere in the village. These walls provide striking and imposing boundary treatments for what remains a key open space in the village. The Hall’s wall in particular (in spite of it having been topped with inappropriate fencing) serves as a distinctive reminder of what was obviously a feature constructed to stand out from the more common building materials used in the village’s less imposing residences. While these two structures are the most prominent boundary treatments in the village, it is worth noting that a number of other walls and buildings that directly border the street also make a significant contribution to the cohesion of the public realm (e.g. the wall fronting Plumtree Gardens, the wall running in front of 8 and 8A Main Street and the outbuildings at 115 Main Street) and due consideration will need to be given to the maintenance and protection of these where possible (please see **Map 3** for key walls and boundaries). Any new boundary treatments should be sure to respect these traditional red brick structures (although it should be noted that in a very few instances native species hedging is also present), as a number of modern infill dwellings have pastiche ironwork or inappropriately coloured brickwork boundary structures that stand out by virtue of their starkness in the streetscape. Similarly, close boarded fencing, particularly that stained with brighter hues, is inappropriate in these areas. Where buildings immediately abut the street, care should be taken to ensure that extensions, alterations or redecoration are appropriate to the setting and do not detract from the rhythm of the existing streetscape.



**Old Hall Close boundary wall**

The pinfold on the north side of Main Street just beyond Mews Lane, as one heads out of the village, is believed to date from around 1700 although it has since been restored and its brick frontage was once much higher. It is worth noting again the striking use of local stone at the rear of the pinfold. This structure was built to contain stray livestock. Although it is not a prominent feature, it is nonetheless an unusual and evocative piece of street ‘furniture’ serving as a reminder of past agricultural activity.

The main thoroughfares have been surfaced with tarmac, which has a neutral impact on the character of the area. A number of the old lanes leading off Main Street, however, remain narrow and roughly surfaced retaining their original quiet rural character in contrast to some of the more obviously suburban modern development. Key examples are Burnor Pool, Woods Lane, The Avenue and, on the edge of the Conservation Area, Little Lane. It is to be hoped that such surfacing can be retained and that any future highway development uses materials, signage and planting that will serve to reduce its suburbanising impact on the Conservation Area. Note should also be made of the soft verges that run from 24 Bonner Lane to the entrance to Plumtree Gardens, and across the front of 4 Main Street to 23 Bonner Lane. These provide a soft, informal approach to Calverton from the east, maintaining something of the rural character of the village. Care should be taken to prevent these areas being turned over to hard standing, which would suburbanise further this area of the village.



**Woods Lane**

Street lighting is standard and reasonably innocuous, being at a relatively low level, although there are a number of prominent telegraph poles and wires in places which serve to clutter the street scene (e.g. Burnor Pool; Main Street/Mews Lane). The height of these contrasts, perhaps inevitably, with the surrounding roof lines.

There is very little in the way of street furniture (the occasional black metal litter bin, red pillar box and the red K6 phone box by 160 Main Street - in poor repair - aside) and the only traditional signage (at the foot of Mews Lane and at the bottom of Bonner Hill) is in poor condition. Any future signage should be as unobtrusive as possible and, preferably, fit in with the surviving examples. The most obvious modern interventions are the bus stops in the village. While the shelters are of unobtrusive design, the signage is far from subtle and consideration might be given to revising this when the need arises. There is also a fair amount of clutter in the form of bins, signs and utilities markers at the junction of Bonner Hill and Bonner Lane.

### **Green spaces and trees**

The importance of the James Seely Playing Field and St Wilfrid's churchyard has been highlighted in the section on **Open Spaces** above. Although not immediately apparent from the public realm, there are other green spaces, both private and public, that are also of importance within the Conservation Area. The playing field behind the former Labray School is notable among these, but of perhaps greater importance are the garden and orchard plots that still surround many of the historic buildings. The land attached to the properties sandwiched between the James Seely

Playing Field and Woods Lane, for example, marks these properties out as the few remaining survivors of the traditional long plots, still running into the countryside, that once characterised the village. The land running back from 135, 139 and 145 Main Street in particular is important for its contribution to the remaining rural aspect of this area and to views from the top of the playing field and Main Street. 115 Main Street is a similarly significant example and even retains its traditional orchard. The sense of openness of this part of the Conservation Area is further enhanced by the large garden and orchard surrounding 92 Main Street. Formerly part of a larger historic open area that is now Nabarro Court, which backed onto the now demolished Hall, this is a prominent and important space behind its historic brick boundary wall.

The large garden to the rear of Calverton House is also worthy of note, due to its importance for the setting of this large country house, and the garden of 20 Main Street contributes strongly to the open setting of the churchyard, also providing a defensible boundary to the intrusive St Wilfrid's Square development. Similarly, the remaining gardens at the centre of Windles Square, although partly obscured from the road by hedging, are fundamental to the setting and historic character of this grouping of frame knitters' cottages.

These spaces, together with significant trees or groupings of trees in the Conservation Area, are mapped at **Map 4**. A list of trees under Tree Preservation Orders may also be found at **Appendix 5**, although it should be noted that six weeks notice must be given to the Borough Council before any work is undertaken on any tree in the Conservation Area. The omission of any particular tree, feature or space should not, however, be taken to imply that it has no value to the character of the Conservation Area.

While there are no designated biodiversity sites within the Conservation Area itself, there is a Site of Importance for Nature Conservation immediately to the south of the village. Consideration may need to be given to likely impact upon it if developing in or around the Conservation Area. Similarly, old outbuildings, trees and areas of open space can be significant sites for wildlife (notably bats or owls in the case of outbuildings). Again, this is an issue that would need to be addressed when developing sites.

Finally it is worth noting the contribution made to the area by the gardens of those properties that have them. In many instances these spaces provide attractive areas of lawn and planting, softening the streetscape and often providing a fine setting (at, for example, 135 Main Street) for the buildings within them.

### **Extent of intrusion or damage**

The only building that could be considered as being in poor condition is 17 Burnor Pool, which is very dilapidated and overgrown. At the time of this survey it was also noted that 16 Main Street, a grade II listed building, was in need of minor repairs to the windows, boundary fencing and front porch, Museum Cottage required repairs to guttering and 130 Main Street needed its upper storey window frames repainting. With these notable exceptions, overall, Calverton's historic building stock is reasonably well preserved and many of the historic properties are in excellent condition thanks to the care of their inhabitants. Given Calverton's vitality it is hoped that this will remain the case, although the consultation highlighted instances of minor vandalism in the area.



There has, however, been an erosion of traditional features most notably through the loss of traditional wooden windows and doors to incongruous UPVC replacements and the insertion of unsuitable large modern casement windows. The replacement of pantiles with concrete roofing and the shortening of chimney stacks are other obvious problems. A number of buildings have ungainly modern porch additions or badly designed extensions, often with flat roofs, inappropriately coloured and/or textured bricks and poor fenestration. Similarly, poor garage extensions have been erected in places (e.g. on Mews Lane behind 112 Main Street and by 25 Main Street). In some instances attempts have been made to use traditional materials when replacing or repairing architectural features, but in many cases the style is inaccurate or poorly detailed (e.g. top opening casements that imitate, poorly, vertical sash windows; 'bullseye' glass casements; overly elaborate front doors). While some of these problems could not have been addressed even with the Conservation Area designation, poor extensions and other structural alterations can perhaps be regarded as indicative of a failure of the designation. It is hoped that this appraisal will serve to improve this situation in the future.

The Conservation Area, with the exception of such infill houses as 22 Burnor Pool and the more obvious housing at Plumtree Gardens and 165-175 Main Street, is free from intrusive modern development. Indeed, there are reasonable quality infill developments (e.g. 6A and 201 Main Street) and larger development sites that are sympathetic to the Conservation Area, which can be seen as successes of the designation in terms of securing a higher quality of design than might otherwise have been the case. The Conservation Area is, however, compromised by the development that surrounds it. Most obvious are the St Wilfrid's Square complex, which has a hugely negative impact in terms of scale, design and materials; the houses and nursing home in Smithy View with their unsympathetic design and materials; and the petrol station and garage opposite Smithy View, which, along with Manor Road, serves to interrupt the setting of the historic core along Main Street and detracts from the views along this section of the Conservation Area. Renals Way and the modern developments stemming from it similarly compromise the setting of the Burnor Pool area, by serving to divorce the buildings along Main Street from their former rural setting.

There are also minor intrusions, such as the electricity sub-station and surrounding wall outside 110 Main Street, that have a cumulative impact on the Conservation Area and that could be improved.

### **Existence of neutral areas**

The modern housing development at Dovey's Orchard is of sympathetic design, with appropriate brickwork, roofing and garaging. The entrance to Dovey's Orchard is also unobtrusive, in keeping with the narrower old lanes on the south side of Main Street. Old Hall Close, bordering the Conservation Area, while using less appropriate bricks, is also reasonably sympathetic to the setting of the Conservation Area and the vernacular style. In this instance the wide visibility splay for Old Hall Close, whether by luck or judgement, serves to maintain the sense of open space that would have been generated by the former park around the Hall itself. Both developments, while not making a positive contribution, are more in keeping with the vernacular architecture than other surrounding development and do not intrude unduly on the setting of the Conservation Area. Certainly, efforts should be made to ensure that these, and any future, developments remain sympathetic to the Conservation Area. It is noted that some of the dwellings in Old Hall Close have already had the,

specifically installed, wood windows replaced with plastic windows. Even in a modern development these clash with the surrounding houses and are at odds with the proportions of the buildings.



**Dovey's Orchard**

### **Problems, pressures and capacity for change**

The biggest problem, common to most Conservation Areas, is the cumulative effect of small but significant building alterations. As already noted, the most obvious examples are the replacement of traditional timber windows and doors, and the construction of poor extensions. Alterations such as these can be very damaging to the appearance of historic buildings and, consequently, to the overall character and sense of architectural cohesion of the area. It is possible to bring such alterations, within the Conservation Areas as a whole or in specific streets or properties, under planning control through the implementation of an Article 4 Direction. This would require an application for planning permission for alterations that would otherwise fall outside planning control, such as alterations to windows, doors and roofing. Such a move would be most successful with support from, or as a result of specific proposals by, residents.

Many respondents to the consultation on this Appraisal highlighted the increasingly heavy traffic flow along Main Street, and the excessive speed of this traffic. While there are no obvious effects of this problem on the condition of the Conservation Area, it does serve to create a noisy and potentially hazardous environment. Any traffic calming measures or signage that may be introduced to address this problem will need to be as unobtrusive or as subtle as is practical, remaining sympathetic to the character of the Conservation Area.

It is inevitable that proposed development at Dark Lane will have an impact on the setting of the Conservation Area and efforts will need to be made to mitigate this as much as possible, chiefly where the access onto Main Street is concerned, the landscaping in and around the site, and in terms of the scale of, style of, and materials used for, the new houses.

There is little capacity for significant change within the Conservation Area. It is possible, however, that further sites bordering the Conservation Area might be redeveloped. Should this prove to be the case, considerable care will need to be taken to ensure that development enhances or respects the setting of the Conservation Area in terms of its plan form, scale, massing, materials and detailing.

## **APPENDIX 1 MANAGEMENT STRATEGY**

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

### **The application of policy guidance**

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

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

### **Development briefs**

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

### **Design Guides/Information leaflets**

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

### **Application of an Article 4 Direction**

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

Given the scale of small, incremental changes to the buildings in Calverton's Conservation Areas it is worth carrying out an initial survey to see whether an Article 4 Direction can be justified either in certain areas or on certain buildings. Resource implications prevent a timetable for this being produced at present but it is important to identify this as a priority should the resources become available.

### **Monitoring Change**

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

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

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

Unfortunately, Gedling Borough Council is unable to offer grants for the repair and maintenance of buildings but is able to direct owners to appropriate sources of information. The Council is also able to serve Urgent Works Notices to secure emergency or immediate repairs to the unoccupied parts of deteriorating buildings in Conservation Areas. Such notice is a statement of the local authority's intent to carry out works itself if the owner does not. Any costs incurred by the Council will be reclaimed from the owner. Repairs Notices, for works reasonably necessary for the proper preservation of a listed building, can also be issued. Such action can be very effective in helping to secure the future of neglected historic buildings.

### **Enforcement Proceedings**

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

breaches of planning law within conservation areas, as this can help preserve the quality of the environment. To this end, the Borough Council has recently appointed an Enforcement Officer to ensure that breaches of planning law or planning decisions are addressed.

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

### **Conservation Area Advisory Committee**

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

### **Petty crime**

Some consultees were concerned at the petty crime and vandalism that was taking place in parts of the village, including the Conservation Area. In order to try and address this the Nottinghamshire Police Architectural Liaison Officer has stated that he is always available to meet with groups or individuals concerned with building preservation and interested in options available to minimise crime and enhance security. The Officer may be contacted at Nottinghamshire Police Headquarters, Sherwood Lodge, Arnold, Nottingham, NG5 8PP.

### **Proposed enhancement schemes**

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

Suggested enhancement schemes, if and when money is available, include:

- Repairs to and improvement of signage and street furniture;
- Screening for the sub-station outside 108 Main Street;
- Screening for the sub-station next to 115 Main Street;

Consultation responses also suggested improvements to Keenwell on Dark Lane. This is outside the Conservation Area, but may be suitable for work as part of the proposed development at Dark Lane.

Any further suggestions will be welcome. Please contact the Planning Policy section on 0115 9013735.

## **APPENDIX 2 COMMUNITY INVOLVEMENT**

Between 22 December 2005 and 2 February 2006, Gedling Borough Council's Planning Policy section undertook a consultation exercise on the draft Calverton Conservation Areas Appraisal.

The draft documents were made available for inspection at the Civic Centre, Arnot Hill Park, Arnold; Arnold Library and Calverton Library. They were also available on the Borough Council website and copies were sent to relevant consultees, as required by planning legislation. The draft documents and a brief questionnaire were also sent to residents in Calverton living within and adjacent to the existing Conservation Areas.

27 responses to the consultation exercise, including 10 questionnaire returns, were received. The responses were generally very positive as far as the overall idea of the Conservation Area was concerned. Respondents engaged constructively with the issues and made many helpful suggestions. There was considerable support for merging the Labray and Burnor Pool conservation areas and for greater recognition of the integrity of the linear historic core of the village. Main Street was the focus for a number of responses, with the issue of traffic, building preservation and the street's break up through increasing numbers of road junctions being issues of concern.

Following the consultation responses the initial Draft was re-evaluated, taking into consideration and incorporating where appropriate, the points raised by respondents (although a number of suggestions, such as possible extensions to the Conservation Areas or mention of specific buildings, were already covered by the initial appraisal). It is hoped that this final appraisal highlights that which is valued by local residents.

Survey and consultation work for this appraisal was undertaken between May and December 2005, followed by a period of reassessment and rewriting between August and October 2006. This document was formally adopted and published in January 2007.

## APPENDIX 3 PLANNING POLICY FRAMEWORK

### Replacement Local Plan

The new Gedling Borough Replacement Local Plan (adopted July 2005) includes specific policies (ENV13 – ENV15) relating to Conservation Areas (please see **Appendix 4**), together with more general Development Control policies that will be material planning considerations in the determination of planning applications, which this Appraisal seeks to supplement. The Local Plan may be viewed at: – <http://www.cartoplus.co.uk/gedling/text/00cont.htm>

### Strategic Guidance

Central government Planning Policy Guidance (PPG) 15 (Planning & the Historic Environment, September 1994) states that:

*it is important that designation is not seen as an end in itself: policies will almost always need to be developed which clearly identify what it is about the character and appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued (paragraph 4.9).*

More recent guidance from English Heritage has considerably expanded upon the advice contained in PPG15, most notably the recent publication, *Guidance on Conservation Area Appraisals* (August 2005), which identifies key stages in the preparation of an appraisal. This publication may be found at: [www.english-heritage.org.uk/upload/pdf/Guidance\\_on\\_Conservation\\_Area\\_Appraisals.pdf](http://www.english-heritage.org.uk/upload/pdf/Guidance_on_Conservation_Area_Appraisals.pdf) and has been used to guide this Conservation Area Character Appraisal. Its sister publication *Guidance on the Management of Conservation Areas*, available at [www.english-heritage.org.uk/upload/pdf/Management\\_of\\_Conservation\\_Areas\\_20060320130528.pdf](http://www.english-heritage.org.uk/upload/pdf/Management_of_Conservation_Areas_20060320130528.pdf), has been used in the development of the Management Strategy at **Appendix 1**.

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

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



## **APPENDIX 4 RELEVANT REPLACEMENT LOCAL PLAN POLICIES**

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

**Policy ENV13 (Demolition in Conservation Areas)** states that:

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

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

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

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

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

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

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

**Policy ENV18 (Demolition of Listed Buildings)** states that:

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

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

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

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

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

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

**Policy ENV21 (Setting of Listed Buildings)** states that:

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

**Policy ENV22 (Local Interest Buildings)** states that:

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

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

## APPENDIX 5 TREE PRESERVATION ORDERS

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

Ref. no. and date of TPO	Location and reason for designation	Tree ref.	Details
<b>13 (Aug '02)</b>	160-166 Main Street (including former Labray School)  The trees are large and attractively shaped, making a considerable contribution to the visual environment	T1	Sycamore – within grounds of Labray School
		T2	Chestnut – boundary between Old School House (160) and Labray School
		MP3, MP4	Monkey Puzzle Trees – front of 166 Main Street
		O1, O2, O3, O4	Oaks – within grounds of Labray School
		S3	Sycamore – within Grounds of Labray School
		Y1, Y2	Yews – front of 166 Main Street
<b>14 (Sept '02)</b>	68-74 Main Street (adjacent to possible Conservation Area extension)  The trees make a valuable visual contribution to the street scene	T1	Horse Chestnut – to front (south) of 68 Main Street
		T1	Lime – to front (south) of 68 Main Street
		T3	Sycamore – to front (south) of 68 Main Street

<p><b>15 (Aug '02)</b></p>	<p>Yew Tree Cottage, 41 Main Street</p> <p>The tree forms an important feature in the landscape of the local area</p>	<p>T1</p>	<p>Yew – front garden.</p>
<p><b>31 (Aug '02)</b></p>	<p>The Gleaners Inn, Bonner Lane (adjacent to Windles Square Conservation Area)</p> <p>The trees assist in the screening of the car park and are visually beneficial to the local environment.</p>	<p>L1-7</p>	<p>Row of Lime trees adjacent to Park Road.</p>
<p><b>62 (May '04)</b></p>	<p>1 Old Hall Close (adjacent to Labray Conservation Area and adjacent verge)</p> <p>The trees contribute to the visual environment of the local area and aid in maintaining the natural character of the area.</p>	<p>L1, L2, L4</p>	<p>Lime trees</p>
		<p>WB3</p>	<p>Whitebeam</p>
		<p>Y5</p>	<p>Yew</p>
<p><b>63 (May '04)</b></p>	<p>10-12 Mews Lane (North of Labray Conservation Area)</p> <p>The trees are a strong feature in the street scene; they enhance the visual environment of the local area and aid in softening the landscape.</p>	<p>T1</p>	<p>Oak – within 12 Mews Lane grounds</p>
		<p>T2</p>	<p>Oak – within 10 Mews Lane grounds</p>

## APPENDIX 6 BOUNDARY REVISIONS

English Heritage's *Guidance on Conservation Appraisals* (2005) notes that "Many early conservation areas were too tightly drawn". The Council, and local respondents to the initial consultation, believe this to be the case with Calverton, where an artificial distinction was made between what were three separate Conservation Areas. It is felt that there is sufficient continuity of character along Main Street to justify the joining of the three areas. While it is true that there are some stark modern interventions along Main Street, this is not unusual within any conservation area and does not devalue the purpose or contribution such a designation makes to the overall quality of the village. Furthermore, designation will increase the scope for improving these areas should opportunities arise in future.

The extensions to the Conservation Areas are shown on **Map 2**. The major extension is the linkage between the former Labray and Burnor Pool areas and there is a smaller extension to link the Burnor Pool area with Windles Square. The former has been made to ensure that future development in this area is of a high quality and enhances that which is already present. The latter is to ensure that the setting of the Conservation Area is properly protected and that any potential future development is of a design and scale appropriate to this setting.

Minor extensions worth noting include the three pubs along Main Street and Bonner Lane, which have a significant impact on the setting of the Conservation Area, along with 92 Main Street, which makes an important contribution to the open setting of Main Street around the James Seely playing field.

Minor deletions from the Conservation Area are the modern properties at 36 and 42 Orchard Drive.