

Appendix 1

LAMBLEY VILLAGE CONSERVATION AREA CHARACTER APPRAISAL & MANAGEMENT PLAN NOVEMBER 2020



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Executive Summary

Conservation Area Character Appraisal

- 1.1 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. In February 2019 Historic England published its updated guidance entitled “Conservation Area Appraisal, Designation and Management Advice Note 1 (Second Edition)”. The updated Lambley Character Appraisal and Management Plan follows the guidance set out by Historic England.
- 1.2 The Lambley Conservation Area was designated in 1976 and extended in 2007. The format for these documents has considerably changed since 2007 as has guidance and this document re-appraises Lambley, its Conservation Area boundary in the light of changes over time and sets out guidance for the preservation and control of change in a Management Plan to ensure the Conservation Area continues to retain its special architectural and historic interest.
- 1.3 The purpose of the Character Appraisal is to examine the historical development of the Lambley 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.
- 1.4 The Character Appraisal has identified a number of key elements that define the Conservation Area’s special architectural or historic interest and these include:-
 - Its architectural character - the chronological, social and economic development of the village is 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 extensive use of traditional materials predominantly red/orange brick and red pantiles with timber windows.
 - Its overall street pattern - the historic street pattern provides spatial and visual qualities that combine with the existing buildings to give the historic core of Lambley a unique character. The street pattern has largely been dictated by the local topography, the position of the village within the two Dumbles valleys with the medieval core located at their confluence making a “horseshoe” shape in the landscape.

- Its distinctive landscape and topography – the village is situated in the two Dumbles valleys and along Cocker Beck surrounded by high quality mature countryside that contributes to the rural and agricultural setting of the Conservation Area.
- Important green spaces - open space within the village contributes to the Conservation Area's character including the Lambley Pingle, Reed Pond and the treed lined Dumbles. The Pingle, which is a privately owned open space, is at the heart of the village and is of both archaeological importance and spatial importance. It is highly significant in terms of the setting and character of this part of the Conservation Area.
- The views and vistas through the area - there is a strong distinction between views within the conservation area and those into and out from the Conservation Area from high points in and around the village. The views from Main Street across the Pingle contribute to the setting of the Grade I Listed Holy Trinity Church. Views along Church Street and the western section of Main Street are more constrained by the Dumbles streams and meandering streets. Moving up the hillsides along Mill Lane and Green Lane views across the village and out into the open countryside show the rural nature of the village which is significant in terms of the setting of the Conservation Area.

Management Plan

- 1.5 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 Lambley Village 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 Section 71 of the Act and local planning policies. The Management Plan sets out the 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.



Photo 1: Traditional "Finger Signpost"

Introduction

- 2.1 The Conservation Area contains the historic core of the village which is concentrated in the eastern part of the village. It also includes the three “green” approaches to the village namely parts of the Lambley Dumble and the Bottom Dumble and along Park Lane. The Conservation Area excludes most of the modern estates and outlying groups of houses along Park Lane and Catfoot Lane and the existing boundaries of the Conservation Area and heritage assets are shown on **Map 1 page 8**.
- 2.2 The village of Lambley lies within a shallow dip surrounded by rolling, high quality and mature agricultural landscape. The main routes within the village follow the natural line of the Dumbles Streams and it is along these meandering streams where the earlier development of the village is located forming a “horseshoe” type shape in the landscape. The village is agricultural in origin with early settlers influenced by the presence of the two Dumbles streams and by their confluence close to the junction of Main Street and Church Street. The existing Conservation Area covers just over half the village and is concentrated at its eastern end the historic heart of the settlement but also stretches out along Main Street, Lambley Dumble, Bottom Dumble and Green Lane.
- 2.3 The purpose of this Character Appraisal is to examine the historical development of the Conservation Area and to describe its present appearance, identifying the specific qualities that contribute to its significance as a place of special architectural and historic interest¹ as required by paragraph 186 of the National Planning Policy Framework (NPPF). In particular, this 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. The Lambley Historical Society and its website has proved to be an invaluable source of information and reference².
- 2.4 The Appraisal also provides the opportunity to re-assess the Conservation Area boundaries and a minor boundary change to the southern eastern boundary is recommended. There is also a case for excluding a small area containing essentially modern developments from the Conservation Area, which are unnecessarily included.
- 2.5 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. A glossary is also included explaining the terms used in this document.

¹ 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.

² <http://www.lambleyheritage.co.uk/>

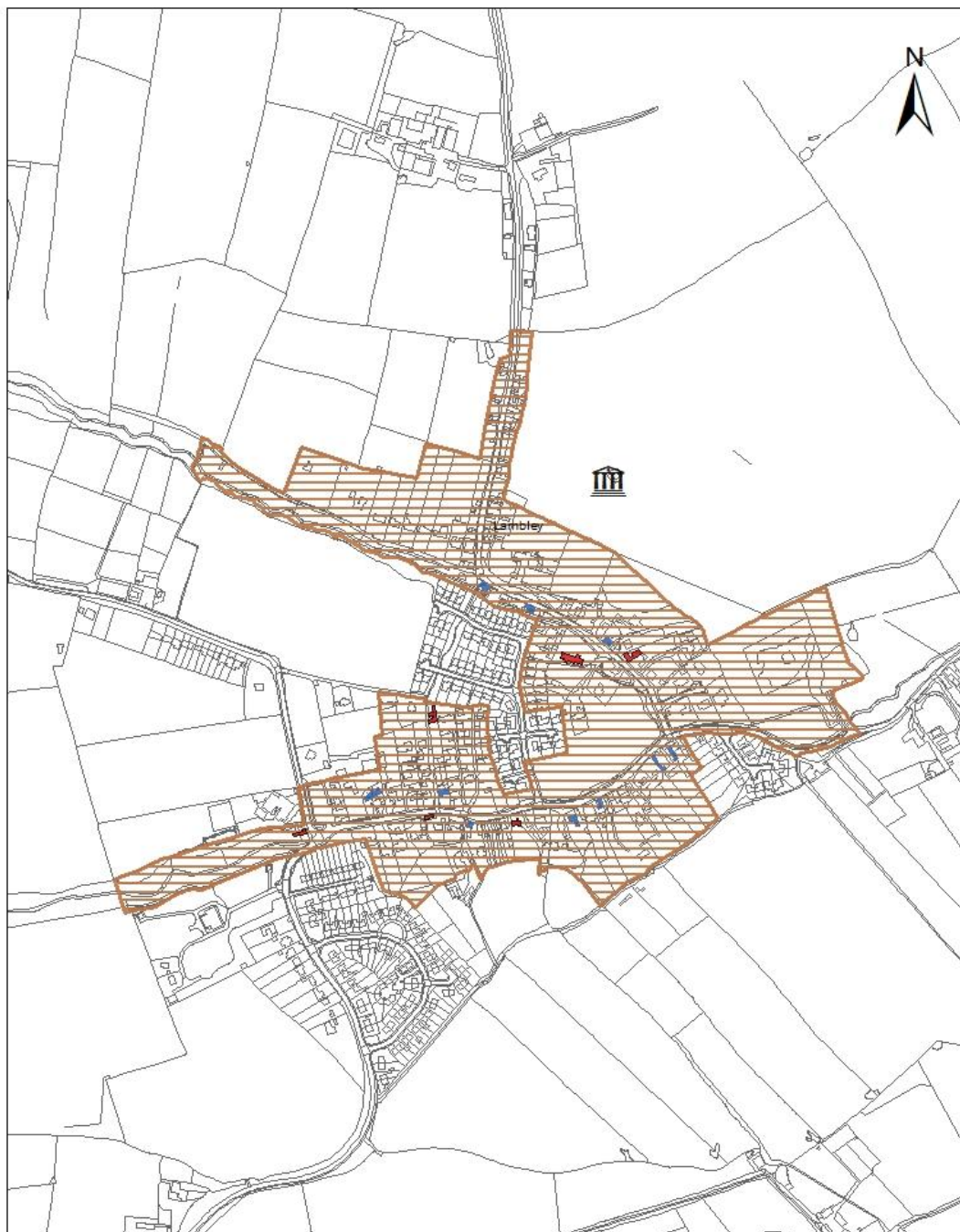
- 2.6 The scope and arrangement of the Character Appraisal is based on Historic England's Advice Note 1: Conservation Area Appraisal, Designation and Management, published in February 2019³.



Photo 2: Bottom Dumble and footbridge at the western edge of the Conservation Area circa 2007

³ <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>

Map 1: Existing Conservation Area Boundary and Heritage Assets



Gedling 
Borough Council

Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Lambley

-  Conservation Area
-  Listed Buildings
-  Local Interest Buildings
-  Scheduled Monument

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Location and Plan Form

- 3.1 Lambley is located about six miles from the centre of Nottingham by road. Arnold forming part of the Nottingham urban area is located to the west. Carlton also part of the Nottingham urban area is located to the south west, the village of Burton Joyce lies to the south and to the north is the village of Woodborough. Despite the proximity of the Nottingham urban area the village of Lambley has retained its rural character.
- 3.2 The form and layout of the historic parts of the village has been shaped by the local topography with the village situated in a dip in the landscape formed by the valleys of the two Dumbles Streams and their confluence in the historic core of the village. Land levels within the Conservation Area fall from about 80 m above ordnance datum (AOD) at the edge of the Conservation Area on Green Lane to about 48 m AOD at the base of the Cocker Beck on the eastern side of the village.
- 3.3 The chronological, social and economic development of the village is 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 extensive use of traditional materials predominantly red/orange brick and red pantiles with timber windows. The Grade I Listed Holy Trinity Church is one of the finest examples of its kind in Nottinghamshire. In addition there are a number of Grade II Listed Buildings as well as other important historic buildings that can be considered to be non-designated heritage assets which together define the essential character and appearance of the Conservation Area and its overall significance (see **Appendices 1, 2 and 3**).



Photo 3: View north from the southern boundary of the Conservation Area

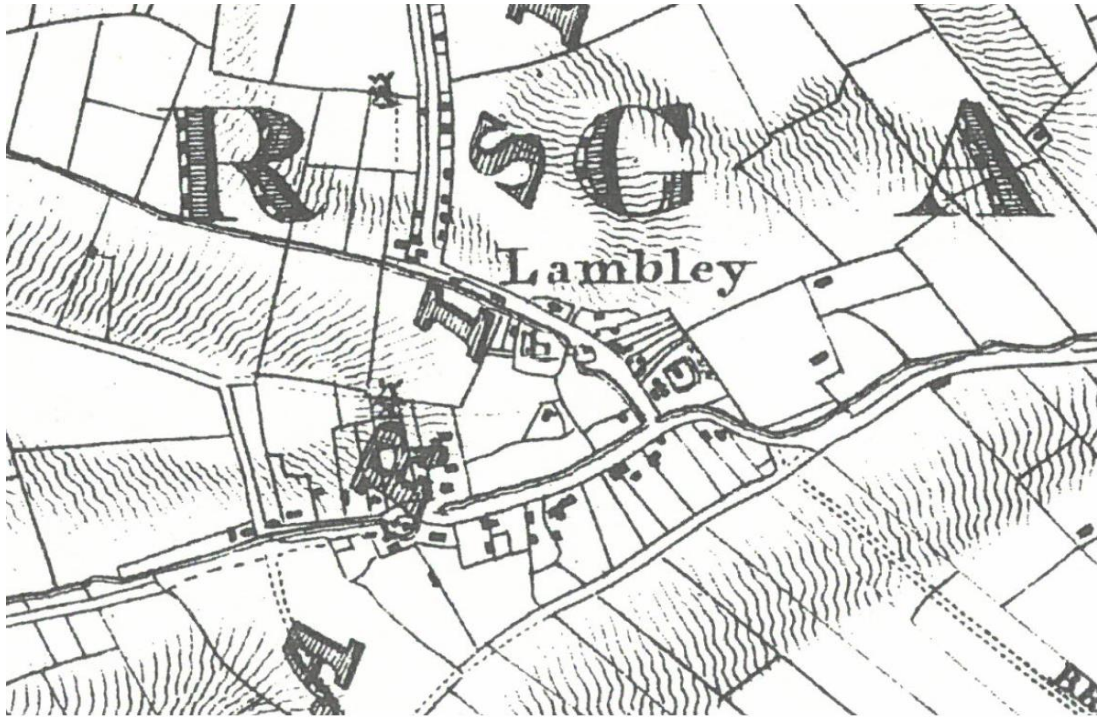
General Character and Plan Form

- 4.1 The village has been shaped by the surrounding countryside, agriculture, its medieval past and the framework knitting industry. A key characteristic and integral to the evolution of the village are the Dumbles features and their topography providing relatively narrow natural routes for roads and paths to follow. The underlying geology comprises Mercia Mudstone and Waterstones. During the last ice age the Dumble streams flowed with melting ice water which cut in to the soft bedrock forming the characteristic Dumble Valleys.
- 4.2 The medieval part of the village developed at the confluence of the two watercourses, which encloses a triangular area of land or spur. The Holy Trinity Church is located within this area. To the south of the Church is a privately owned open area known as the Lambley Pingle.



Photo 5: Aerial photograph of Lambley showing the tree lined Dumbles and the Pingle in the centre of the photograph.

- 4.3 Main Street running in an east west direction is the principal route between Arnold and Lowdham, whilst Green Lane leads to Woodborough. Church Street joins Main Street close to the confluence of the two streams and connects Main Street to Green Lane. From its origins within the Pingle, development of the village moved in a westward and northward direction along the main routes. The main part of the medieval village can be identified through the property boundaries of the eastern section of Main Street and the southern section of Church Street. Here long narrow plots go back from the street and end in a common boundary or back lane once the boundary between the village and start of the open fields (clearly visible on the Sanderson Map below showing the Medieval Core). Green Lane was the village green where animals were grazed and markets held.



George Sanderson's Map 1835 'Twenty Miles around Mansfield' showing the medieval core of the Village

- 4.4 Open and green space within the village contributes to the Conservation Area's character including the Lambley Pingle, Reed Pond and the tree lined Dumbles. The Lambley Pingle is at the heart of the village and is of both archaeological and spatial importance. It is highly significant in terms of the setting and character of this part of the Conservation Area providing views from Main Street across to the Church. Within the village, views are enclosed by the valley sides and their vegetation or the meandering streets. The street scene here provides characteristic views of traditional village streets that have evolved over centuries. The majority of the buildings are in residential use, former agricultural buildings converted to residential properties and former Framework knitting cottages much in evidence. Key larger buildings within the Conservation Area include the Holy Trinity Church, the nursery school on Church Street, the Methodist Chapel and the three public houses being The Lambley, Robin Hood and The Woodlark.
- 4.5 The historic street pattern provides spatial and visual qualities that combine with the existing buildings to give the historic core of Lambley a unique character. Modern infill development dating from the mid twentieth century to early twenty first century has taken place and are not always in keeping in terms of materials and form. On the western side of the village outside of the Conservation Area larger scale development occurred in the mid twentieth century that has not been in keeping with the traditional form and plan of the village being developed on the higher slopes of the valleys. At the east end of the village some modern cul de sac type developments cut across the traditional form of the village although these are not overly dominant. Some modern developments encroach into the Pingle and partly obscure views of the Church, harming its setting. In

this context, it is vital that any further encroachment into this open area is avoided in future.



Photo 6: The Lambley Pingle

Landscape Setting

- 5.1 Lambley sits in the Dumble valleys surrounded by rolling hills. The meandering tree lined Dumbles are a distinctive feature running through the village connecting it to the wider countryside and helping to blend the village into its landscape setting. As they approach the village, the Lambley and Bottom Dumble to the west make a strong contribution to the character of the Conservation Area. Similarly, the Cocker Beck flowing out to the east forms a distinctive natural feature as it exits Lambley and is notable when approaching the village from the east.



Photo 7: View northwards from the top of Catfoot Lane towards the Bottom Dumble



Photo 8: Looking north from the bridle path leading to Burton Joyce showing the village nestling in the valley with the surrounding rolling hills. Holy Trinity Church is bottom centre.

- 5.2 The landscape surrounding the village is high quality predominantly agricultural in use being a mix of arable and pasture. The village is located within The Dumbles Rolling Farmland as identified in the Nottinghamshire Landscape Assessment and assesses the landscape condition as good with a strong landscape character. The assessment describes the landscape as a series of rolling hills and ravine like valleys, which appears well wooded due to high numbers of hedgerow trees, dense woodland along streams, and scattered clumps of woodland on high ground. Field patterns tend to be regular and geometric on the slopes with a narrow field pattern in the valleys often following watercourses. The field boundaries tend to be hedges with frequent hedgerow trees which are generally dense and well maintained.
- 5.3 The change of levels is highly evident on Green Lane when approaching the village from the edge of the Conservation Area. At its northern end there are extensive views across the village to the countryside beyond with the views becoming much more enclosed at the bottom of Green Lane (**photo 9 – below**).



Photo 9: View southeast from the top of Green Lane

- 5.4 The western section of Main Street offers occasional glimpses to the countryside, for example, a good viewpoint looking past the grade II Listed 53 Main Street (**Photo 10 below**). However after the junction with Orchard Rise there are extensive views northward across the Pingle. From Main Street, the church tower and the old nineteenth century cottage at 19 Main Street are clearly visible providing a pleasant view although some more modern 1960/70s development intrudes unsympathetically into the scene.



Photo 10: 52 Main Street circa 2007 showing the view to the open countryside.

- 5.5 Like the western parts of Main Street, Church Street is fairly enclosed by the Dumbles vegetation and built development. It is in this location where the most spectacular views close up of the church can be found for example from Church Street immediately to the south, and from the church yard itself which forms a small but important enclosed space next to the church.

- 5.6 The built form of the village is predominantly red/orange brick and red pan tile buildings. The village nestles in the valley and benefits from a degree of screening from trees and hedgerows on the fringes of the settlement and is generally well integrated into the landscape setting although more modern development has to a degree encroached onto the upper slopes of the valley sides. The Dumble Streams and Cocker Beck are strong natural features running through the village. Together with the open spaces visible from the surrounding slopes this gives a strong rural setting to the village.



Photo 11: Reed Pond

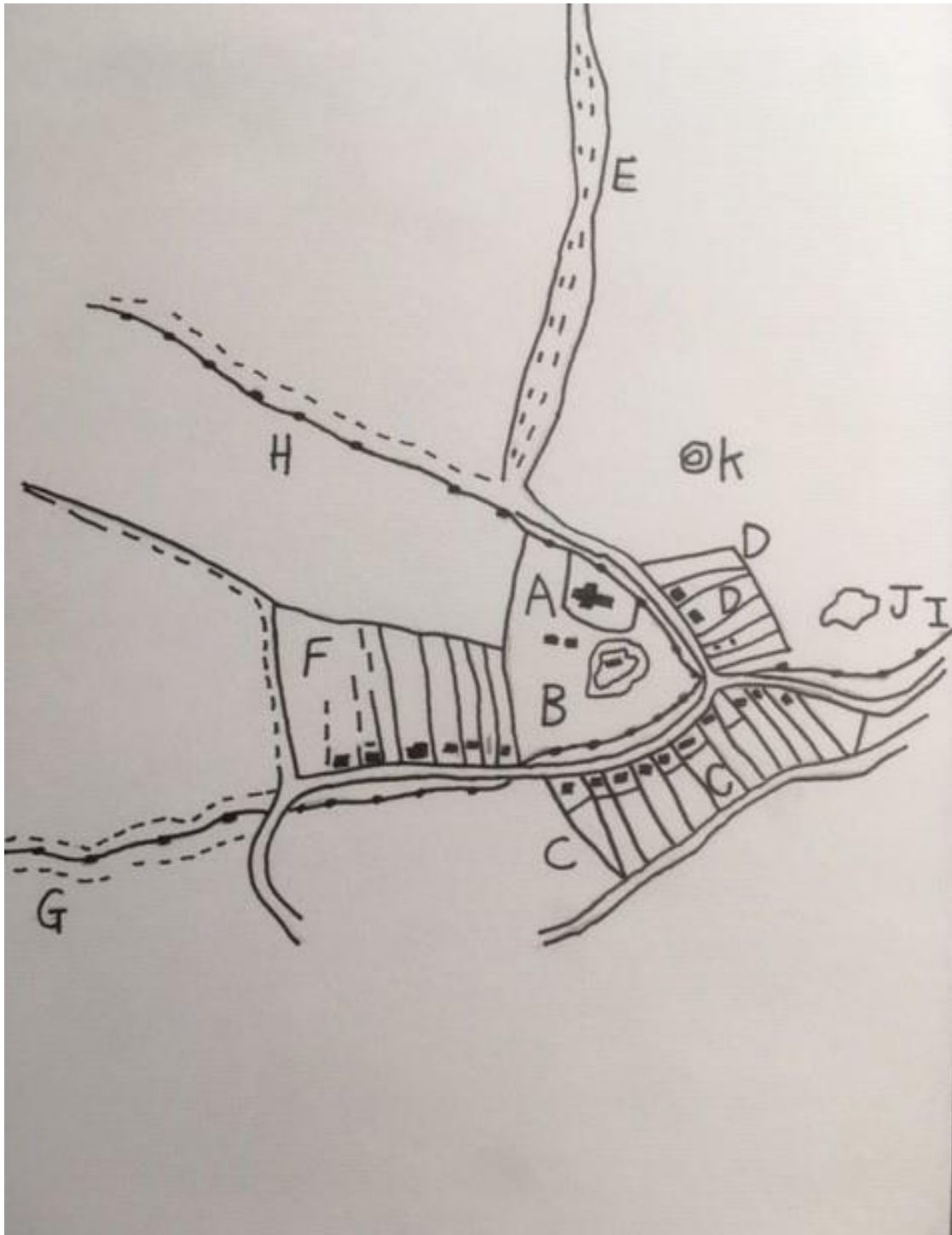
Historic Development of the Area

- 6.1 Despite archaeological evidence suggesting that people inhabited the area around Lambley for thousands of years, the origin of the village is more likely to be ninth or tenth century.
- 6.2 To the north east of the village on high ground is situated Round Hill Scheduled Monument. Previously believed to be a fort, however, more recent excavation has revealed a mill bearing which would indicate a post mill mound and possibly medieval in origin and probably associated with the nearby manor house.
- 6.3 In the medieval period Lambley was located within the Sherwood Forest. The name Lambley dates from or shortly before this period, being old English for a “clearing for sheep or lambs”.
- 6.4 The Domesday Book (1086) mentions the manor of Lambley as being in the ownership of the Saxon lord Ulchet at the time of the Norman Conquest before passing to another Saxon, Alden. The Domesday Book records the population as 30, which means the population was probably around 100 as only working males were recorded. Unusually for the time, the manor was not passed on to a new Norman lord and Alden retained possession his descendants becoming the Cromwell family, the principal medieval family within the village. Sir Ralph Cromwell (see brief biography in the footnote ⁴) is probably the most important individual reported to be born in Lambley (a biographical note is set out in the footnote of this page). Born in the Manor House, Sir Ralph Cromwell had a long successful career in politics and diplomacy rising to become Lord Treasurer of England (1433 - 1444).



Photo 12: Holy Trinity Church eastern façade which includes the badge of Sir Ralph Cromwell in stone panels either side of the east window.

⁴ Biog. Ralph de Cromwell (1393 – 1456), 3rd Baron Cromwell. Privy Councillor to Henry VI from 1422. The Right Honourable The Lord Cromwell: Treasurer of England (1433 – 1443); Chamberlain of the Household twice (1425 – 1432 and 1450 – 1455). As well as Lambley Manor developed residential estates including Tattershall Castle, Lincolnshire and South Wingfield, Derbyshire. The Cromwell family held several manors in Nottinghamshire including Cromwell about six miles north of Newark-on-Trent from where the family took its name.



Map based on work by Gedling Borough Council depicting Medieval Lambley based on street names, historic maps and property boundaries.

Key

A: Holy Trinity Church; **B:** Moated manor house and outbuildings; **C:** Houses along Main Street; **D:** Houses along Church Street; **E:** Village Green; **F:** Further houses along Main Street (tentative); **G:** Lambley Dumble; **H:** Bottom Dumble; **I:** Cocker Beck and Park Lane; **J:** Stew or Fish Pond; **K:** Windmill

- 6.5 A new church was built in the 12th Century to replace the one recorded in the Domesday survey. Sir Ralph Cromwell who was the last of the line of the Cromwells died in 1456 and the manor and estate eventually passed to the Clifton family. Sir Ralph Cromwell made provision in his will to rebuild the church which was carried out some time after his death due to legal issues over the inheritance. The rebuilding took place probably during the 1470s as the church was re-dedicated in 1480. The Holy Trinity Church is regarded by the art historian Nikolaus Pevsner as one of the finest perpendicular churches in Nottinghamshire⁵. It is the resting place of Cromwell's parents and bears Sir Ralph Cromwell's badge of office on the eastern façade of the church.
- 6.6 The former Manor is likely to have been located within the Pingle close to the church and stew ponds are evident at the eastern end of the village, which have now been restored and known locally as Reed Pond. There is some debate about the exact location of the Manor House as some commentators identify the site of the Manor House as being on the site of the Old Rectory, which was itself demolished in the early 1970s to make way for the modern Cocker Beck development.



Photo 13: The Old Rectory reproduced with the kind permission of Lambley Historical Society

- 6.7 Agriculture has had an important role in shaping the village and like most of the Midlands used the open field system with villagers living in houses in the village and cultivating the open fields of which there were typically two or three. Medieval evidence identifies a West Field, North Field and East Field at Lambley. These large fields were sub divided into long narrow strips called furlongs and farmed in such a way that created the characteristic "ridge and furrow" markings still evident in certain fields surrounding the village. During the 15th Century, the medieval enclosure movement provided sheep grazing

⁵ Pevsner – The Buildings of England

enclosures which would have affected the layout of the village and fields. There is evidence that the village departed from the open field system due to the enclosures in medieval times as these earlier enclosures had already resulted in most of Lambley district being enclosed as set out in the findings of the Publication – Lambley A Village Study 1982. This study also states that later enclosures occurred in 1794 when about 600 acres was enclosed specifically to divide up the open fields, coppices, commons and waste land. A further enclosure act followed in 1841.

- 6.8 Flemish weavers were recorded within the village during the 15th Century. However, the invention of the stocking frame stimulated the existing knitting industry in villages like Lambley and the population of the village increased significantly during the first half of the nineteenth Century. The population rose from 467 in 1801 to 951 in 1851. The village developed to the west along Main Street and north along Church Street and Green Lane with numerous Framework Knitters cottages being built or existing buildings adapted for this purpose. These “long tall and thin” houses with wide windows are a characteristic of the industry, with houses specially built or existing ones adapted for accommodating the large stocking frames with the long windows providing abundant natural light.



Photo 14: Green Lane (from postcard) reproduced with the kind permission of Lambley Historical Society

- 6.9 Lambley A Village Study publication shows from census returns that 44.4% of the population was engaged in the hosiery trade in 1851 and 39.1% in 1871. The same publication states the number of stocking frames in existence in Lambley was less than 100 in 1669 but by 1844 the village had 381 frames, which is more than recorded for nearby Woodborough, but less than Calverton. The importance of the knitting industry for local employment is clearly demonstrated by these figures. Although farming must have been important to the village economy, it employed 7.4 % of the population in 1851 and 8.9% in

1871. However, it may be that some of the small holders may have supplemented their farming incomes by knitting. The opening of Gedling Colliery in 1899 also provided employment for local villagers.

- 6.10 There have been numerous Rectors including Halstead Cobden appointed in 1847, he built a new Rectory that was sited in what is now Cocker Beck; which was demolished in 1973. Cobden was also instrumental in the setting up of a new school in 1847 to be built on Church Street to meet the needs of the increased population. The building is still in use as a nursery. A new school was opened at the bottom of Catfoot Lane in 1906. The rise of non-conformism together with other factors resulted in the Methodist Chapel (now a domestic residence) being built on Chapel Lane in 1828. The Primitive Methodists bought a plot of land on Main Street with the Methodist Chapel opening in 1849 now closed and in use as a commercial premises.
- 6.11 By the 1940s the village occupations were mainly of miners and farmers. The village layout described earlier as a horseshoe shape (following the line of the Dumbles valleys) was little changed until the 1950s when new development contrasted with this older more traditional layout and took place on the slopes above the Dumbles. Firstly a significant extension on the south western edge (Cromwell Crescent 1950s/60s) and secondly on an area marked on old maps as "Steele's Orchard" giving rise to the name of the new housing estate on Orchard Rise and Steele's Way. These more modern estates are not in keeping with the traditional type of development within the village and have been excluded from the Conservation Area. Infill development has also been significant in recent decades within the older parts of the village including for example, along Church Street, Main Street, Chapel Lane and Mill Lane.



Photo 15: The school at the bottom of Catfoot Lane (reproduced with the kind permission of the Lambley Historical Society)

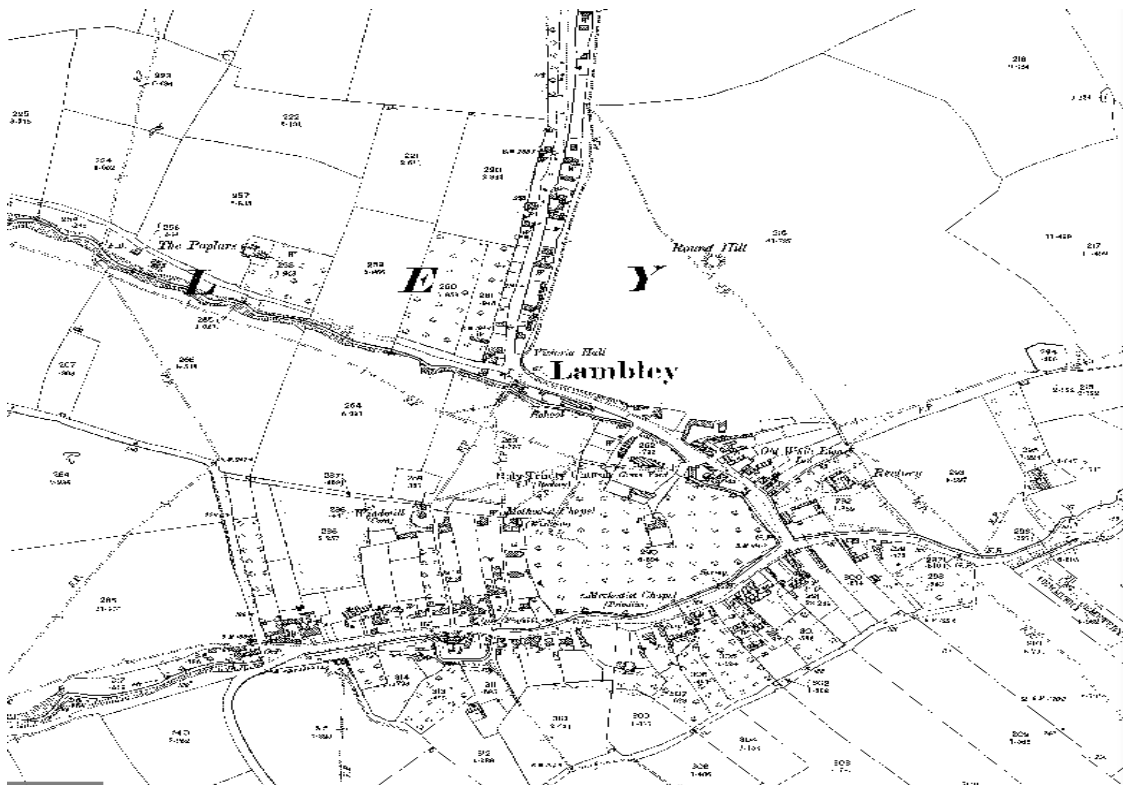


Figure 1: extract from 1900 historic map

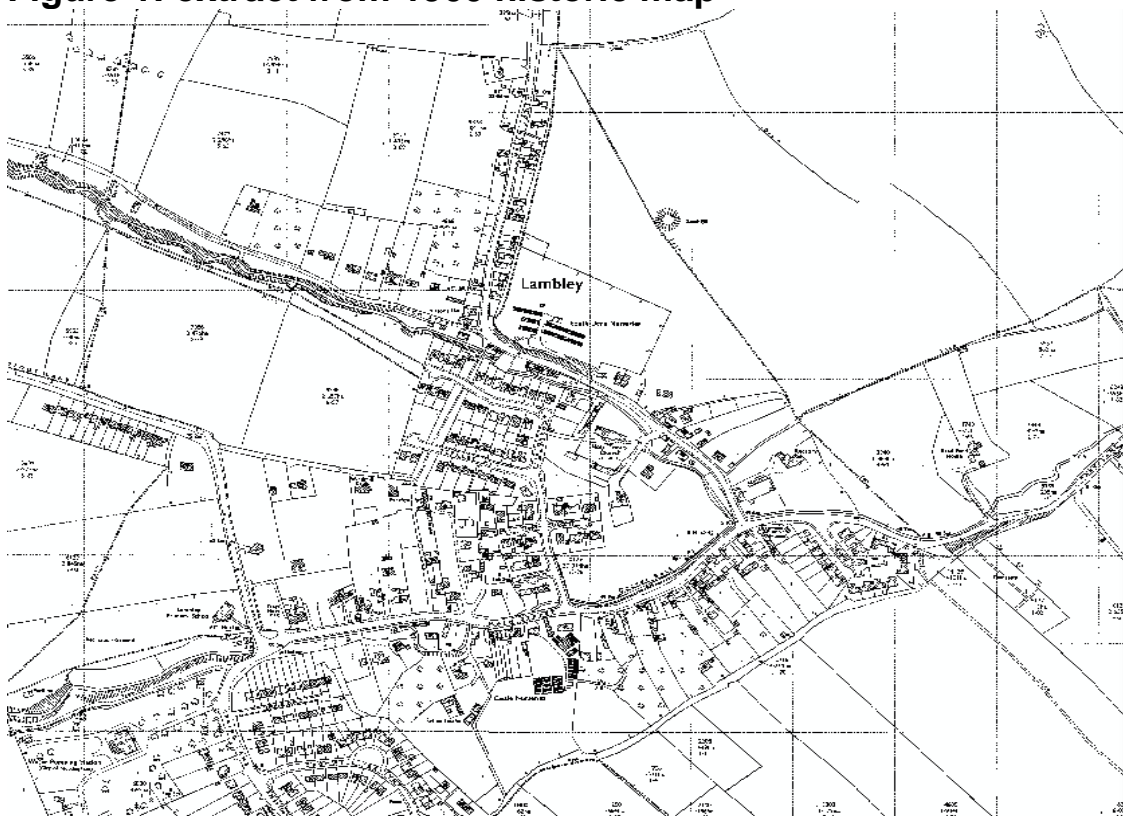


Figure 2 extract from the 1970 historic map



Photo 16: Agriculture is still important to the local economy.

Archaeology

- 7.1 A record exists for the Lambley Pingle in the Nottinghamshire Heritage Environment Record (HER) classed as a medieval moat in the form of an earthwork. The description is of a moat, buildings and outbuildings as described in an account from 1459. The moat appears on the 1609 Sherwood Forest Map but without buildings. This land belonged to Sir Ralph Cromwell with some earthworks still surviving and was probably the site of the manorial curia (Manorial Court) of the Cromwell family (as stated earlier it may have been the site of the Manor House itself as its exact location is uncertain).

Character and Relationships of Spaces within the Conservation Area

- 8.1 **Map 2 on page 25** shows important landscape features within the village. The village lacks a commercial core; the centre of the village remaining open probably due to the historical boundaries of the privately owned Manor and open Pingle. The Pingle is at the heart of the village and is of both archaeological importance and spatial importance. It is highly significant in terms of the setting and character of this part of the Conservation Area providing views from Main Street across to the Church.
- 8.2 Other important areas of open space and green corridors include Reed Pond Nature Reserve, Lambley Dumble, Bottom Dumble and the Cocker Beck. The former is a stew pond now restored which sits at the eastern end of the village and contains a large number of trees and herbage forming a significant natural feature at the eastern end of the village.



Photo 17: The Lambley Dumble at the western end of the Village

- 8.3 The Lambley Dumble and Bottom Dumble converge to form the Cocker Beck and these watercourses define the layout of the village. These contain large numbers of native trees and vegetation. They are most prominent at the edges of the village with their tree and hedge lined banks integrating the village into the surrounding countryside. Within the village, the banks become narrower and in places obscured by roads, buildings and plant growth but none the less form important green corridors through the village (**photo 18 below**).



Photo 18: The Bottom Dumble with Church Street on the right.

- 8.4 Gardens within the Conservation Area provide attractive features in themselves but also provide fitting settings for a number of buildings (such as 45 Main Street **photo 19 below**) and help maintain the low density of development that is associated with villages.



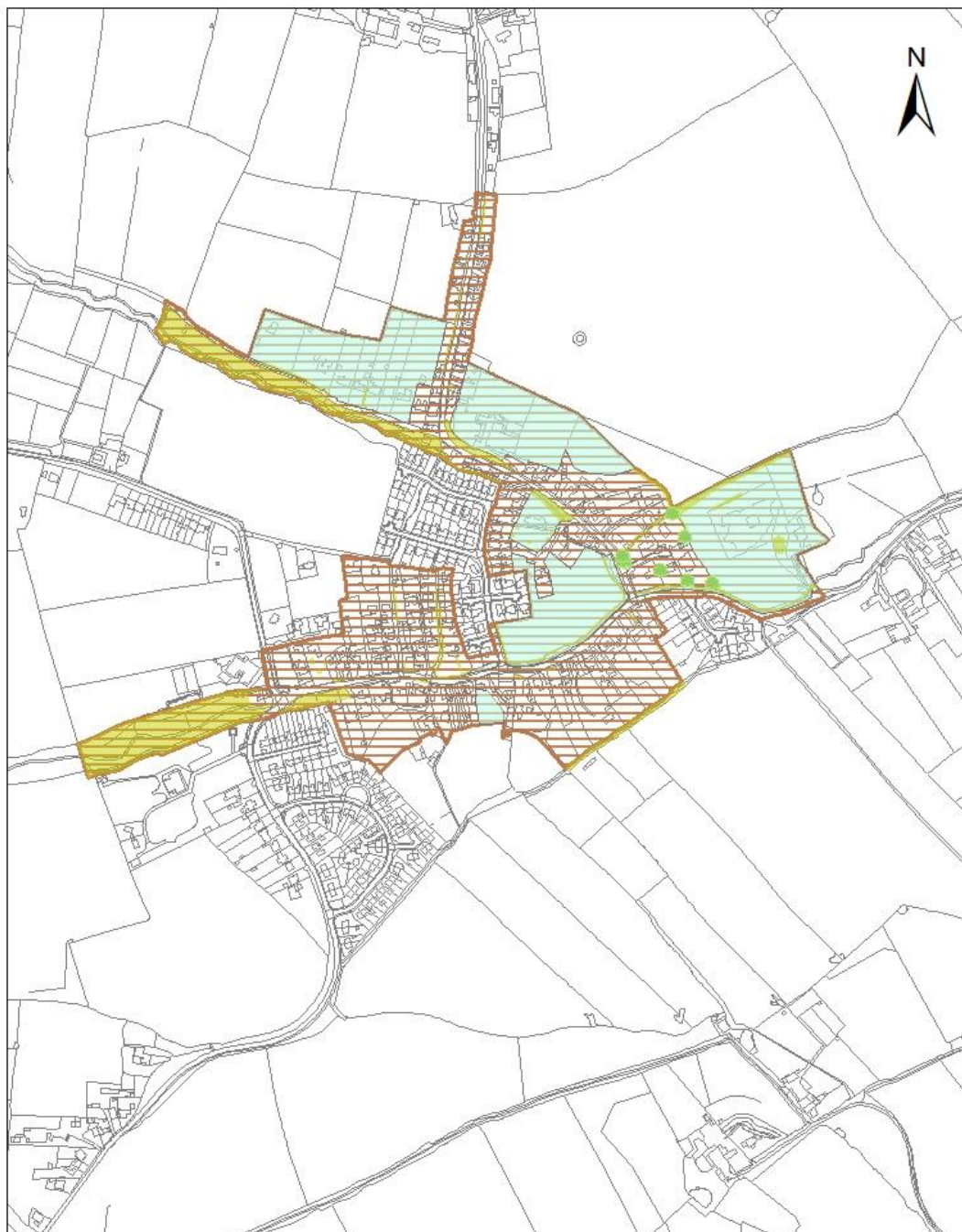
Photo 19: Front Garden at 45 Main Street

- 8.5 As house plots have evolved over centuries, there is no strong sense of uniformity to garden size, which reinforces the organic form of the Conservation Area.
- 8.6 The density and importance of tree cover increases towards the village edges, mostly around the Dumbles and Reed Pond. There is no significant area of planned planting or parkland and the vast majority of trees are of native species, often self-seeded. In this respect, trees contribute to the informal rural character of the area.



Photo 20: The Lambley Dumble flowing through the eastern end of the village.

Map 2: Landscape Features within the Village



Gedling
Borough Council

Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Lambley

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

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Key Views and Vistas

- 9.1 **Map 3 on page 28** shows key views and vistas and also existing public rights of way in the village. There is a strong distinction between views within the Conservation Area and those into and out of the Conservation Area from high points in and around the village. The difference is a result of the changes in topography and landscape. Views within the Conservation Area are more restricted, constrained by the lower slopes of the Dumbles and meandering Streets. A major exception being views across the Pingle from Main Street towards the Church. Views along Main Street and Church Street follow subtle curves as the streets follow the course of each stream. Occasional glimpses of open countryside may be seen between buildings sometimes opening up to reveal the surrounding hillsides.



Photo 21: Church Street circa 1908 (left) reproduced with the kind permission of Lambley Historical Society and **Photo 22** similar viewpoint present day (right).

- 9.2 Moving up the hillsides along Mill Lane and Green Lane views across the village and out into the open countryside are to be revealed (**photo 23 – page 27**). From vantage points on roads and the good footpath network around the village are opportunities to view the village within the surrounding landscape. From the edge of the Conservation Area at the top of Catfoot Lane, there are panoramic views to the north and west. To the north west is an excellent view of the Dumble where the Conservation Area boundary begins at the footbridge close to Dumbles Cottage (**photo 2 – on page 7**). This view is highly significant and emphasises the integration of the village with the surrounding landscape

on this western side. Green Lane is highly visible to the north as it ascends the slope. This lane with its grouping of framework knitters cottages stepping up the slope is the site of the former village green and therefore significant historically. It is bounded by open countryside on both sides. On the western side are some open fields rising northwards from the Dumble and although containing some modern detached properties is important in terms of the setting of the Conservation Area (**photo 24 below**). The open spaces between the cottages on Green Lane are also important in terms of the character of this part of the village.

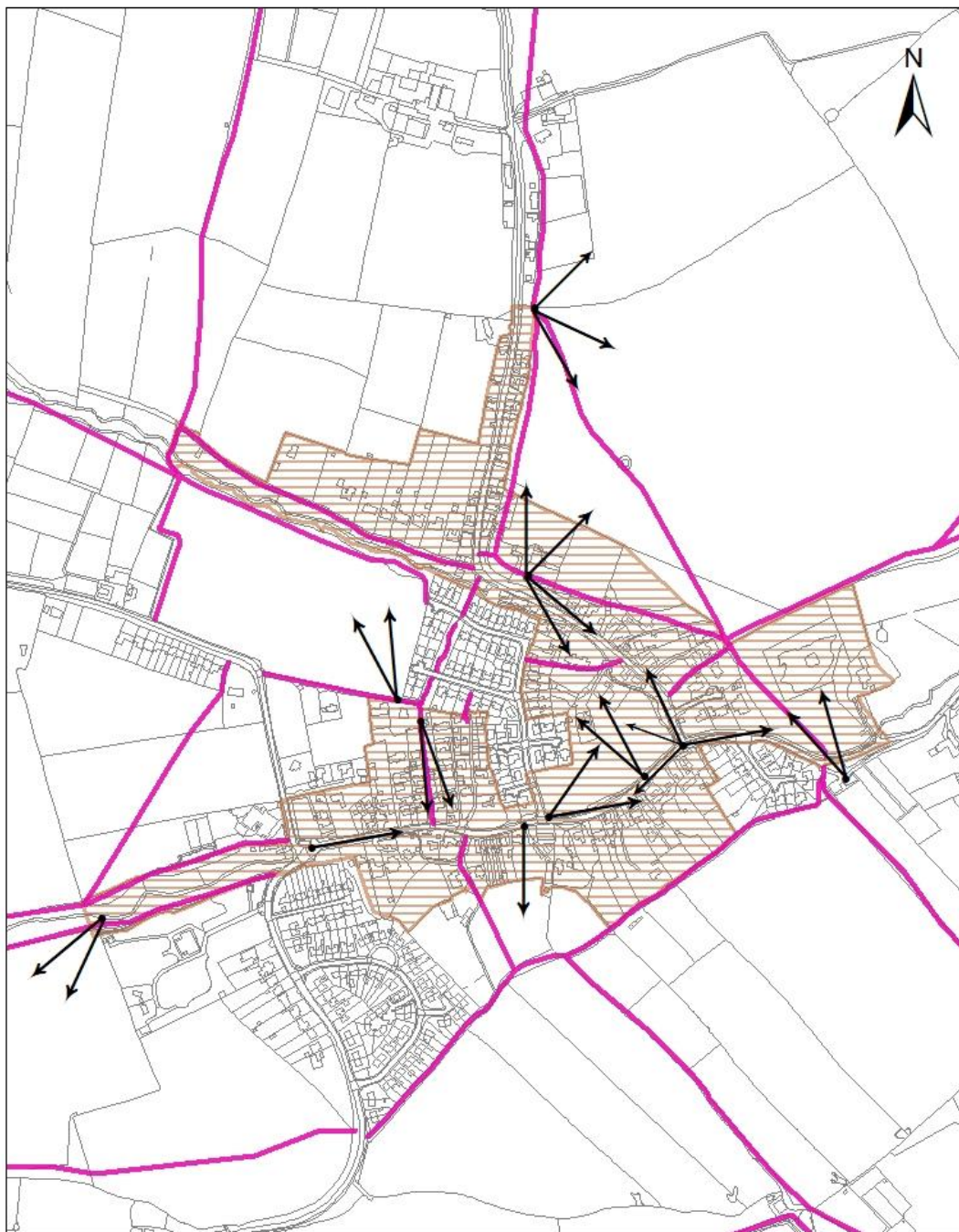


Photo 23: View south to the surrounding countryside from Mill Lane



Photo 24: View from Catfoot Lane towards Green Lane

Map 3: Key Views and Vistas



Gedling Borough Council

Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Lambley

→ Views and Vistas

— Rights of Way

Existing Conservation Area

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Activity and Prevailing Uses

- 10.1 The occupations of the residents of Lambley in the eighteenth century would be typical trades of a farming community such as a blacksmith, shopkeepers, bakers, tailors etc. The majority would be agricultural workers, weavers and silk stocking makers. The legacy of these activities is reflected in the buildings, which remain in the Conservation Area: small domestic cottages, farm buildings, small shops and workshops. Lambley is now a predominantly residential settlement lacking any commercial centre and the majority of working people commute out of the village for employment.
- 10.2 The development and prosperity of the early settlement relied on an agricultural economy based originally on the open fields system until these were enclosed from the medieval period until the nineteenth century. The legacy of this agricultural economy is reflected in many of the surviving cottages and more substantial farm buildings in the Conservation Area. In the eighteenth and nineteenth centuries, the local economy diversified when framework knitting developed as evidenced by the numerous framework knitters' cottages and the purpose built knitting factory at Main Street.
- 10.3 The growth of the village during the nineteenth century is reflected in the improvements and growth in community facilities, in particular the new school on Church Street and places of worship at Chapel Lane and on Main Street. All of these buildings are located within the Conservation Area.
- 10.4 Despite the settlement expansion that occurred from the mid twentieth century the historic core and much of the rural setting has survived reasonably intact and these elements along with the basic street pattern form the basis of the Conservation Area.

Architectural and Historic Qualities of the Buildings

- 11.1 The assessment considers the architectural and historic qualities of the village on an area-by-area basis for convenience as follows:
- Catfoot Lane and Spring Lane;
 - Western section of Main Street;
 - Eastern section of Main Street and the Pingle;
 - Church Street;
 - Green Lane;
 - Mill Lane and Chapel Lane;
 - Park Lane;
 - Lambley Pingle;
 - Lambley Dumble and Bottom Dumble.

Junction with Catfoot Lane and Spring Lane

- 11.2 Spring Lane sweeps into Lambley village from the west. The tree lined Lambley Dumble comes into view before the bend where the stream disappears into a culvert beneath Spring Lane before re-emerging some distance further down the street on the other side of the road. As the bend unwinds there is a more contrasting urban street scene softened by the presence of trees, hedgerows and vegetation on the south side of the road. Catfoot Lane rises sharply to the north and Main Street starts immediately past the Catfoot Lane junction.



Photo 25: The western edge of the Conservation Area

- 11.3 On the corner of Spring Lane and Catfoot Lane stands the Grade II Listed Brookside House, an attractive late 17th Century timber framed, brick and rendered house (**photo 26 below**). The garden falls away to the stream and together with the mature trees makes a pleasant scene.



Photo 26: Brookside House

- 11.4 Whilst the extent of the road surface, road markings and the car park for the public house detracts from the area it is fairly open with a small open space and seating area on the junction adding to the quality. There is little street clutter such as unnecessary signage or advertising boards and the traditional “finger” signpost at the bottom of Catfoot Lane makes a positive contribution.

Main Street western section

- 11.5 The western section of Main Street commences with the junction of Catfoot Lane and Spring Lane and stretches to 48 Main Street on the south side of Main Street and the more open area (Pinfold) on the north side of the street. There is a mixture of historic and more modern residential homes in this section. The residential homes are generally set back from the road and their front gardens and boundary treatments make a positive contribution to the quality of the area. On the southern side of Main Street are a number of relatively modern large houses in big plots. The Lambley Dumble emerges on this side of the road further down and is fenced off with a low brick wall topped with green metal railings. The design and materials of the modern houses along this stretch is not traditional and the design detracts from the Conservation Area, but their low density lessens any impact and overall they have a relatively neutral effect on the Conservation Area. There are some relatively recent infill residential developments on Mill Lane.
- 11.6 The Lambley Public House dominates the street scene when approaching from the west. This is a large late eighteenth century building with sixteen pane sash windows. It appears slightly separated from the rest of the village and slightly set back from the road at a higher level which gives it prominence and a sense of importance (**photo 27 below**).



Photo 27: View of The Lambley from Main Street

- 11.7 A good example of the traditional framework knitters' cottages can be found at 23 – 29 Main Street, a row of cottages set back from the road. With a south to southwest

facing aspect, the row are constructed of simple red brick, some of which have rendered walls and the roofs are of clay pantiles. The long windows characteristic of the framework knitters' cottage are evident.

- 11.8 Number 18 Main Street has a grade II listing and is a former general store. This building has original features including Yorkshire sash windows and a raised dentilated eaves course of bricks. This is a prominent building facing and opening onto the street and an important building within the Conservation Area (**photo 28 below**).



Photo 28: No 18 Main Street

- 11.9 Almost opposite 18 Main Street on the other side of the road is 45 Main Street which retains several original features. This includes a loading hoist and loading door to the upper storey associated with its previous use as a bakery (**photo 29 below**).



Photo 29: No 45 Main Street

- 11.10 Numbers 32 – 46 Main Street, which forms a row of houses, and the detached 48 Main Street at the end of the row make an interesting group of Edwardian Middle Class houses, which are prominent on the curving Main Street. Though typical of their period their 'pattern-book' design and attention to detail contrasts with the simplicity of traditional building within the Conservation Area (**photo 30 below**).



Photo 30: Numbers 32 to 46 and 48 Main Street

- 11.11 To the rear of 48 Main Street is the former I & R Morley knitting factory opened around 1890. This brick built two-storey building is a tall structure and originally comprised of two large rooms to house the machinery with large windows to provide natural light.
- 11.12 This is predominantly a residential area of modern and older properties along the fairly busy Main Street. The more modern properties tend to be large detached houses in large plots and fairly low in terms of density. There are good examples of more

traditional older cottages with some original features. Where houses are set back from the road front gardens and trees make an important contribution to the character of the area especially the northern side of Main Street. Boundary treatments include a mixture of walls and hedges and some railings are present along the Lambley Dumble.

Main Street eastern section and the Pingle

- 11.13 The eastern section stretches from 52 Main Street to the start of Park Lane. Built development is located on the south side of the street opposite the Pingle. The buildings are predominantly historic nineteenth and eighteenth century buildings built to a high density for the village. The density increases towards Park Lane with buildings built directly onto the street or clustered around yards. The age of the buildings corresponds with the centre of the village as this is where settlement patterns have been established the longest and probably reflects the development pressures arising from the rise of the Framework Knitting Industry and the large growth in the local population that occurred in the nineteenth century.
- 11.14 To the north of Main Street is the Lambley Pingle (**photo 31 below**) which is relatively undeveloped and is bounded by the natural stream of the Lambley Dumble and presents a solid natural boundary. This natural feature is an important characteristic of the Conservation Area and the Pingle is both aesthetically pleasing and an important historical survival in that it maintains the connection between the village and Manor House.



Photo 31: The Lambley Pingle from Main Street.

- 11.15 The variety of historic buildings on the south side of Main Street opposite the Pingle is remarkable. Some detached houses remain but many have been converted into cottages or extended to accommodate cottages. In some places, new terraces of houses have been built end on with their gable ends facing the street. Other cottages have been built within former farmyards or back gardens. Former outbuildings have

also been converted into cottages. While this pattern of development is seen throughout the Conservation Area, it is within this section of Main Street that it is most clearly experienced. Consequently, the historic value of this area is high.



Photo 32: South side of Main Street

- 11.16 Many of the historic buildings have been altered including the use of modern UPVC replacement windows and a number of extensions and conversions which obscure the traditional appearance. However, the simple and traditional character of these buildings remains.
- 11.17 There are several notable buildings including 52 Main Street (**photo 33 below**). This is a grade II listed building being timber framed with parts dating back to the seventeenth century. Originally two houses, and probably the oldest house in the village, it is a notable and rare survivor of village architecture predating the period of rebuilding and village expansion in the late eighteenth century. In the context of the village, it is a landmark building whose age makes a distinct and instant impression. The property also retains a good range of single storey nineteenth century outbuildings. The gap between the outbuildings and the house provides one of the few views into the adjoining countryside along this section of Main Street.



Photo 33: 52 Main Street grade II listed building circa 2007

- 11.18 62 Main Street is a good example of a late eighteenth century or early nineteenth century house with fine brickwork, pantile roof and kneeled gables. This property is set back from the road and has a front garden behind a low brick wall. A K6 type phone box (as designed by Sir Giles Gilbert Scott) is located on the corner of the brick wall adding to the character of the area and is used as the village library/book exchange. The front garden and boundary treatment complements the house and the street scene. This house has some historic significance being the Old Methodist Chapel.
- 11.19 The Methodist Chapel now a commercial premises has a balanced façade behind a plain almost barn like body (**photo 34 below**). The upper storey has two tall windows beneath round brick arches, a painted date stone of 1849 and a triangular pediment with dentilated brick detailing. A single storey flat roofed porch entrance from the street detracts from the building to a certain extent. The chapel adds visual interest to a street of houses and has social and historic significance.



Photo 34: Methodist Church and 68 Main Street behind

- 11.20 Set back slightly from the chapel is number 68 Main Street, a tall thin house of the mid nineteenth century (**photo 34 above**). The building is notable for the quality of its construction. The brickwork has a neat crisp quality, sash windows have marginal glazing bars and are set under cambered flat arches and slate is used to differentiate itself from its neighbours. Of particular interest are the high eaves and tall expanse of brickwork above the first floor windows which must be for practical rather than aesthetic reasons, as it unbalances the appearance of the front elevation. The most likely reason is that it increases the area of the attic, the lack of windows suggesting that it is unlikely it would have been used to accommodate framework knitting.

- 11.21 80 Main Street and 2 to 4 Ross Lane is a row of cottages running back from the road (**photo 35 below**). Built at various points in the mid to late nineteenth century they clearly show the way that housing was slotted and squeezed into existing plots.



Photo 35: 80 Main Street and 2 to 4 Ross Lane circa 2007

- 11.22 At the eastern edge of Main Street lies an important group of historic buildings in 88 to 102 Main Street and 1 and 3 Park Lane (**photos 36 below and 37- page 38**). Three properties run at right angles to the street with one set back and facing the street (Beck House 90 Main Street, **photo 38- page 38**) which was previously a row of three or possibly four cottages. Apart from Beck House these are tall thin buildings which have been converted or extended to accommodate cottages. These buildings are typically simple in design with the characteristic long window openings much in evidence. Changes to the brickwork and windows document the complex change that has occurred to these properties over the last two hundred years. By comparison, Beck House is markedly grander with a rendered front elevation with multi paned sash windows.



Photo 36: 88 Main Street



Photo 37: Nos 1 to 3 Park Lane



Photo 38: Beck House

- 11.23 This section of Main Street was where most of the village shops were located including the post office and the old Co-op building which has a distinctive three gabled roof facing the street. Next door to this building is the Robin Hood Public House which originally comprised of three separate dwellings.



Photo 39: The Robin Hood Public House, Main Street. The old Co-op store with its triple gables is to the right.

- 11.24 The Lambley Dumble is a significant natural feature on the north side of Main Street with the hedged lined route, narrow grassy banks and occasional groups of trees. On the southern side, the density of buildings and layout of buildings tight to the street leaves little space for noticeable gardens and tree cover. Traditional boundaries are comprised of low brick walls and hedgerows with some good examples (for example at number 62 Main Street) but they occur sporadically. Consequentially, there is not a strong sense of continuity.
- 11.25 Views are limited due to the curve of the street, enclosure by buildings and the hedgerow and trees along the Lambley Dumble. However, views over the Pingle boundary hedge provide views of 19 and 21 Church Street and the Holy Trinity Church.

Church Street



Photo 40: View along Church Street with the Old School House on the right.

- 11.26 The beginning of Church Street is marked by a traditional finger post sign after which the street crosses over a small brick built bridge over the Cocker Beck. The street follows the line of the Bottom Dumble on its western side, it's planted and self-seeded trees and shrubs providing a strong natural feature. The street is quieter than Main Street and less densely developed.
- 11.27 On the eastern side of the street is a modern housing development in a cul de sac arrangement (Cocker Beck) dating from the 1970s. This development took place on the site of the Old Rectory demolished in 1973. The design, materials and layout detract from the character and do not harmonize with the more traditional development in the village. However, this development is well screened by mature trees covered by Tree Preservation Orders, mitigating its visual impact.
- 11.28 The Dumble diverts slightly from Church Street being to the rear of the first property encountered on the western side which is a relatively modern property dating from the 1970s. Its relatively modern style and design does not make a positive contribution to the Conservation Area. However, number 10 Church Street is a fine house dated mid to late nineteenth century of some quality with bay windows and a strong garden setting.



Photo 41: Number 16 Church Street

- 11.29 The next grouping of historic buildings is reached just before and opposite the entrance to the Church. This grouping of historic buildings from the seventeenth to nineteenth centuries and different styles makes a strong and traditional street scene. The property at 16 Church Street is a Grade II Listed Building dating from the early seventeenth century (**photo 41 above**). The brick walls of the cottage are roughcast with plaster mixed with gravel. It has a steep roof with pantiles and raking dormers. Number 20 – 22A is a terrace of cottages dating from the nineteenth century (**photo 43 – page 41**). Beyond is number 24 (see **photo 42 below**) a locally designated heritage building dating from the eighteenth century which is a tall house with a large expanse of brickwork between the first floor windows and the eaves incorporating a

large attic. The simple brickwork is decorated with two brick bands or string courses of chequered brick that run above the ground floor and first floor windows.



Photo 42: No 24 Church Street



Photo 43: 20 – 22A Church Street

- 11.30 The Bottom Dumble re-joins Church Street at the entrance drive to the church over which a small brick built bridge must be crossed. Holy Trinity Church a Grade I listed building dominates Church Street and is also a landmark capable of being seen throughout the village and from the more outlying countryside. Views of the lower part of the building are slightly obscured by nearby trees and properties from certain view points. Part of the lower tower dates from about 1170 with the majority of the church being rebuilt around 1470. Some of the best views of the church may be found from

close up including the fine eastern façade from Church Street and the bell tower from the churchyard (see **photos 45, 46 and 47 on - page 43**).

- 11.31 Going further west along Church Street there are some modern infill properties on the north side of the road mitigated to some degree by their boundary treatment, front gardens and garden trees. The Bottom Dumble continues on the other side of the road providing a natural feature before the former school is reached, it being built around 1850. This building has retained its original bell tower feature. Further on is the Woodlark Inn, opened in 1833 and is a good example of a nineteenth century purpose built public house (**photo 44 - below**). This old Inn is very prominent on the bend of the road when approached from Green Lane. Opposite the old school and the Woodlark Inn is an earthen bank. This feature rises steeply to several metres above the level of Church Street and is heavily tree lined, adding a strong natural feature on the eastern part of the street.
- 11.32 The views along Church Street are relatively constrained by natural features, rising ground levels and the meandering street scene. Most buildings front onto the street and property boundaries are not a strong feature although some brick walls are present. The green edges formed by the Dumble, Pingle and the earth bank are key features and give the street an almost continuous natural quality.
- 11.33 The relationship between the natural and built environment is very strong along Church Street and should be respected within development proposals. Planting and space around buildings should be maintained, as should views of Holy Trinity Church.



Photo 44: The Woodlark Inn



Photo 45: Holy Trinity Church from Church Street



Photo 46: The Bottom Dumble and Church Street (left) and **Photo 47** Holy Trinity Eastern Façade (right)

Green Lane



Photo 48: Looking north up Green Lane

- 11.34 From the brow of the hill close to the northern edge of the Conservation Area on Green Lane there are wide views across the village and beyond. The gradient of the road increases as it descends into the village. Green Lane itself was the location of the former village green being long and narrow with the existing rear property boundaries defining its boundaries between what would have been the once open fields. The Enclosure Act of 1792 led to the parcelling off of the green to individual owners. These parcels were then developed with housing and cottages as framework knitting grew and the village population increased.
- 11.35 There are a number of modern and old properties on either side of the road. The western side of the road is more open in character. Most of the cottages are built end on with their gable ends facing the road affording the fronts of the houses a more southerly aspect. A number exhibit the characteristics of the framework knitters' cottage being tall and thin with pantile roofs with the long windows for fenestration. These houses step down in response to the landform in order to deal with the change in levels and taking advantage of a southerly aspect.
- 11.36 The houses are ranged up the hillside interspersed with the occasional long narrow garden plot or field. Some of the plots have been developed as distinct groups of cottages including some facing the road but set back somewhat. The building form gives a strong pattern on the street edge, the gable end alternating with boundary walls.

- 11.37 Most of the houses have been altered with a number being extended, UPVC windows added as well as UPVC extensions in some cases. One or two have been adapted or altered to open onto the street with doors and windows built into the gable end. However, numbers 30, 34, 38 and 33 Green Lane are an interesting group and whilst altered are good examples of the weavers cottage. Numbers 30 and 38 have their gable ends facing the Lane whilst number 34 is set back and orientated so that its front elevation faces the street. Number 33 Green Lane on the other side of the road was previously the same as number 30 extended in the 1950s resulting in a double gable, which is a distinct feature albeit a relatively recent one. The scale and mass of Number 3 Green Lane dominates the bottom of the Lane and though well considered its scale, materials and design are out of character with the Conservation Area and village generally.
- 11.38 Boundary treatments are a mix of hedgerows, walls and fencing of various ages and quality. Walls tend to be more predominant towards the lower end of the Lane with hedgerows more common on the higher section and these green boundaries on both sides help integrate the built form of the village with the surrounding countryside. Opposite number 3 Green Lane the green hedge boundary continues onto the earth bank giving a strong rural character to this part of the village.



Photo 49: View south down Green Lane with 38 Green Lane left number 38 with the double gable is on the right and number 30 the white rendered cottage in the background.

Mill Lane and Chapel Lane



Photo 50: Looking north up Mill Lane



Photo 51: Looking north up Chapel Lane

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

Mill Lane

- 11.40 The east side contains two nineteenth century cottages with long front gardens. At the top of the hill is Mill House, the former miller's house, located on the east side of the track. This grade II listed building, dating from around 1820, has a well-proportioned front elevation with a mix of multi-paned vertical sash and Yorkshire sash windows (**photo 52 below**). The site of the mill now contains two modern bungalows. Some relatively recent infill development has occurred on the west side of Mill Lane.



Photo 52: Mill House

Chapel Lane

- 11.41 The west side of Chapel Lane has been largely infilled with relatively recent development leading to a more mixed character although the more modern houses on the west side are in most cases well screened by a hedgerow and trees. The eastern side of Chapel Lane contains a number of traditional houses and cottages all of which have their gable end on to the lane. Number 24 is the former Wesleyan Chapel built in 1807. The property has been considerably altered by its conversion to a house. A very weathered date or inscription stone can be seen on its front elevation and the original rounded arch doorway, which has been bricked up, is also visible. The Lane is relatively enclosed by hedgerows and trees for much of its length but becomes more open near the top, from which the Lane turns into a twitchel and runs around the back of Steeles Way and becomes suburban in character.



Photo 53: Cottages on Chapel Lane

Park Lane



Photo 54: Reed Pond circa 2007

- 11.42 The Conservation Area stretches out a short length along Park Lane to include the Reed Pond nature reserve (**photo 54 above**). The former house Reed Pond House has now been demolished and a modern replacement dwelling erected. The reserve is an area of green space with a large spring fed pond in the middle. The pond was originally a medieval stew or fishpond that was later filled in, before being reopened in 1974. The pond and surrounding greenspace combine to make an attractive natural space adjacent to the village. The nature reserve provides good views south and north to the surrounding countryside. At the time of writing, the Parish Council are in the process of purchasing the nature reserve and have established a Friends of Reed Pond Group to restore and manage the reserve. Care should be taken not to impact

on the setting of the reserve in a way, which would detract from its natural character. Similarly, the green entrance to the village along Park Lane needs to be maintained and added to in order to retain a link between the village and countryside.

Lambley Pingle

- 11.43 It is worth re-emphasising the archaeological and spatial importance of the Pingle. The relationship between this space, Dumble streams, their confluence and the surrounding streetscape is fundamental to the evolution of the village and central to defining the character of the Conservation Area and village.
- 11.44 Located at the northern edge of the Pingle is a large and plain nineteenth century house previously two houses and now named “The Pingle”. It has been rendered with a slate roof and possibly occupies the same site as the original manor house. The Old Barn is located adjacent the churchyard which is a converted threshing barn of the late eighteenth to early nineteenth century. The rear of this building backs onto the churchyard and provides a blank elevation of brickwork to the churchyard, which helps maintain the setting of the church.



Photo 55: Lambley Churchyard – forms an important local space and the Old Barn forms a walled backdrop to the churchyard on the right of the photo.

Lambley Dumble and Bottom Dumble

- 11.45 The southwest boundary of the Conservation Area starts where Lambley Dumble meets the edge of the village. It has a strong natural character with much mature, native vegetation and tree cover lining the banks of the small stream that flows through the Dumble. Footpaths follow the course of the stream on both sides.
- 11.46 The Bottom Dumble shares many of the natural characteristics of Lambley Dumble, proving a strong natural environment at the village edge and important in terms of the setting of the Conservation Area. The sides of the Bottom Dumble are considerably steeper than Lambley Dumble, which allows a greater degree of natural plant growth

especially on the south bank. A small wooden footbridge crosses the Dumble just after Dumbles Cottage. This cottage dates from the nineteenth century and appears isolated in the strong natural setting, which adds greatly to its character. Moving back into the village number 28 the Dumbles is a fine eighteenth century house of red brick with sash windows set in a large plot. Further, down the Dumbles along the north side there is a number of modern houses the design of which is suburban rather than traditional and the strong natural character breaks down here.

- 11.47 Both Dumbles bring the surrounding countryside into the village greatly adding to the sense of rural character, and both areas should be seen as making a strong contribution to the character of the Conservation Area.



Photo 56: Dumbles Cottage at the west of the Conservation Area - note K6 phone box but probably not in original location

Summary of Architectural and Historic Qualities

Essential Characteristics

- 12.1 Lambley's built environment presents a diversity of architectural styles, forms and features that underline the major phases of its historic development. The typical architectural forms and characteristics are:-
- Large number of vernacular buildings mostly related to farmsteads, workers cottages, local historic trades including stores/trade buildings and community facilities related to worship and education;
 - Domestic scale of the village, mostly two storey lower in height than modern residential development with steeply pitched roofs and narrow plan forms;
 - A mix of detached, paired and terrace housing;
 - A variety of chimney stacks;
 - Historic properties which sit gable end to the street;
 - Historic streets, lanes and byways that remain legible.

Building Materials

- 12.2 There is a range of building materials with red/orange brick being the most common material. Some buildings have been rendered. Roofs are typically covered with clay pantiles although some are in slate. There is also a range of window styles including timber vertical and horizontal (Yorkshire) sliding sash windows, 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 relevant buildings and Conservation Area.
- 12.3 Architectural detailing is minimal, limited to simple elliptical window and door arches. Eaves courses of brickwork laid in dog-tooth or dentil pattern are common. Although most properties are plain, their elevations are well ordered and proportioned, with openings neatly aligned vertically and horizontally. The most common type of construction is Flemish bond brickwork or irregular Flemish Bond with an alternate header/stretcher course every third or fourth course.



Photo 57: Irregular Flemish Bond with Dog-toothed eaves.



Photo 58: Dentilated eaves

Street Furniture



Photo 59: Traditional Finger Post sign at the bottom of Catfoot Lane

- 12.4 Street furniture, such as benches and signs are low key and traditional in character, which is to be welcomed. Road signs and markings are kept to a minimum and the

retention of the traditional finger post signs and some traditional cast lampposts make a positive contribution to the character of the Conservation Area. There is one traditional K6 phone box located on Main Street which is now the village library/book exchange.



Photo 60: Traditionally styled lamppost on Church Street

Boundary Treatment

- 12.5 There is a mix of boundary treatments comprising, brick walls, hedges and fences. Low brick built walls occur in places such as parts of Church Street and parts of Main Street although they tend to be on the north side of the former and south side of the latter and where they occur they make a positive contribution. Many historic properties

open direct on to the Street itself. Hedgerows especially those located along the Dumbles streams make an important contribution.

Contribution made by Trees within the Conservation Area

- 13.1 The trees in and around Cocker Beck are protected by Tree Preservation Orders. Trees are significant natural features on the street scene and help screen the more modern development which is not in keeping with the traditional character of Church Street.
- 13.2 There are numerous individual and groups of trees of quality in the Conservation Area including a row of beech trees in front of the Church on Church Street. All trees within a Conservation Area are protected from works and felling without prior approval of the local planning authority.
- 13.3 The density and importance of tree cover increases towards the village edges, mostly around the Dumbles and Reed Pond. The vast majority of trees are of native species such as Alder, Ash, Hawthorn, Oak and Willow, often self-seeded. In this respect, trees contribute to the informal rural character of the area.

Issues, Pressures, threats and Opportunities

- 14.1 There is a significant amount of relatively modern (1950s onward) housing development within the Conservation Area. Most development has been on small infill plots with a few examples of small estate type development such as Cocker Beck, The Dumbles and part of Orchard Rise. With the exception of some infill developments, this more modern development is suburban in character and not in keeping with the form of architecture in the village in terms of materials, scale and massing. It has also been built to a low density, which has reduced the coherency of historic character in Lambley without overwhelming it. This is not unusual within a Conservation Area and does not devalue the purpose or contribution that such designation makes to the quality of the village.

Alterations

- 14.2 The character and appearance of the Conservation Area has been eroded to a degree by often well intentioned home improvements not requiring planning permission such as the insertion of upvc double glazed windows and doors that have replaced more traditional wooden windows and doors. There are a number of poorly designed or over-large extensions, some with unsympathetic flat roofs in evidence. Despite such changes, the majority of altered buildings retain their basic historic character.
- 14.3 The Lambley Public House is a fine building however, its large hard surfaced car park detracts slightly from the area although some recent planting on its boundary should help screen this open area.

- 14.4 Gedling Borough Council's approach to the consideration of new development proposals in the Conservation Area is set out in the accompanying Management Plan. Overall, the Conservation Area is in good order, most properties and open land are well maintained. There are few opportunities for development within the Conservation Area as described in paragraph 200 of the NPPF, which encourages local planning authorities to look for development opportunities for new development so as to enhance or better reveal the significance of the historic asset.
- 14.5 The need for high quality design should extend to the development of sites 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.



Photo 61: Repairs to brickwork do not match the older type and unsympathetic cement rich pointing that does not match the original mortar type and finish on older structures should be avoided.

Extensions to the Conservation Area Boundary

- 15.1 A minor extension to the boundary at the southeast corner is proposed to include the whole of the footpath (or back lane) running from the cemetery to Spring Lane as shown on **Map 4**. This footpath or back lane running to the rear of historical plot boundaries towards the open fields to the west has historical significance as an original back lane. Presently the boundary is tight to the rear property boundaries but it is

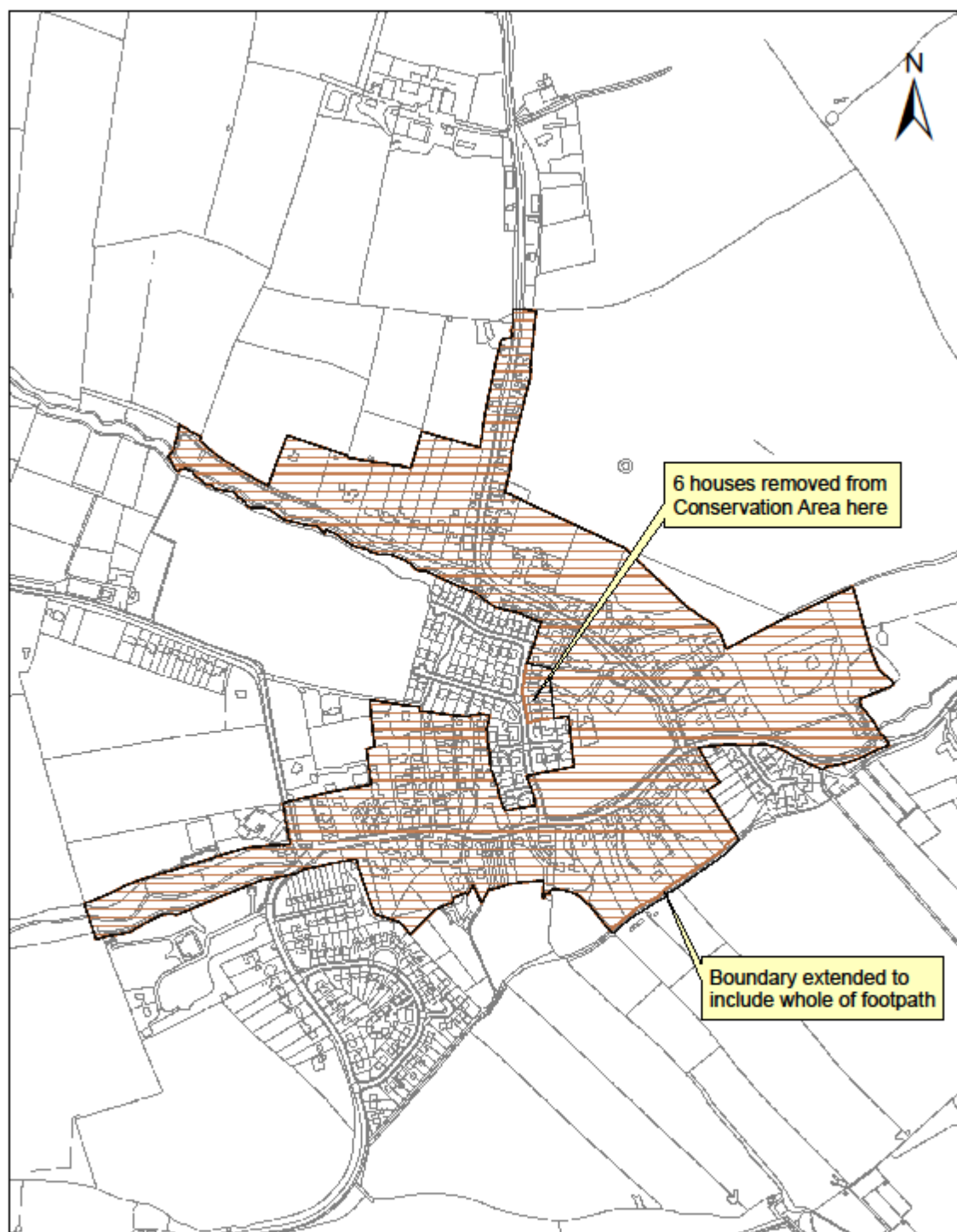
logical to move the boundary to the edge of the adjacent field to include the whole footpath and its associated trees, hedgerows and herbage so that it is located within the Conservation Area.



Photo 62: South-eastern boundary “Back Lane”.

- 15.2 Minor alterations are also proposed to the boundaries to exclude some modern properties close to the Church as shown on **Map 4** which are unnecessarily included within the Conservation Area and whose design and form is not in keeping with the more traditional type of design in the Conservation Area.

Map 4: Proposed changes to the Conservation Area Boundary



Appendix 1: Designated Heritage Assets within the Conservation Area

Statutory Listed Buildings within the Conservation Area

- The Church of Holy Trinity (Grade I) originally from the 11th Century but largely rebuilt around 1470
- Brookside House, C17th Grade II Listed Buildings
- 52 Main Street C17th Grade II Listed Building
- 16 Church Street C18th Grade II Listed Building
- 18 Main Street C18th Grade II Listed Building
- Mill House C19th Grade II Listed Building

Appendix 2: Scheduled Monument

- Round Hill Scheduled Monument late medieval or post medieval mound believed to be a fort, however, more recent excavation has revealed a mill bearing which would indicate a post mill mound

Appendix 3: Key Unlisted Buildings within the Conservation Area

- 24 Church Street C18th
- School Room, 47 Church Street C19th
- Woodlark Inn, Church Street, C19th
- 45 Main Street, C19th
- Little Dumble, 62 Main Street C19th
- Methodist Church, Main Street C19th
- 88 Main Street C18th
- 98/100 Main Street (Brandreth's shop) C18th
- Village Scene, Main Street
- 23 – 29 Main Street

Part 2: Management Plan for Lambley Village Conservation Area

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 Lambley Village 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 the special architectural and historic interest of the Conservation Area. 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 heritage policies set out in the Aligned Core Strategies: Part 1 Local Plan (September 2014) and the Local Planning Document: Part 2 Local Plan (July 2018).

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

Planning Applications for New Development

- 3.1 Within the Conservation Area all proposals for new development are expected to preserve and/or enhance the area's 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.

- 3.2 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 within or affecting a Conservation Area, 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. Section 5 enables the Council to require further details where it is of the opinion that these are required in order to consider an outline planning application.
- 3.3 Within the Conservation Area development proposals should be of an appropriate design and scale. The 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 paragraphs 12.1 to 12.3 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. New development should reflect the historic pattern of development to ensure continued variety and mixture of building types and spaces.
- 3.4 The emphasis for new proposals will be on high quality design and this can be influenced by the overall scale and form of the development, the materials of construction and architectural detailing, such as doors and windows (see paragraphs 12.2 and 12.3 of the Appraisal).
- 3.5 New developments should therefore be of a similar scale and plan form to the neighbouring properties and in Lambley, 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.
- 3.6 The use of high quality materials and detailing is also essential. The most common building materials in the village are brick with pantile roofing tiles. As described in paragraph 12.2 of the Appraisal the local brick has a red/orange appearance. 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.
- 3.7 Roofs should normally be covered in pantiles, although in some cases slate or plain clay tiles may be acceptable. However concrete roof tiles are out of place and visually intrusive and they should be avoided.
- 3.8 Dormer windows are not prevalent within the village and should generally be avoided; however they may be acceptable in certain locations. Rooflights should be 'conservation style' in design, materials and size and should be fitted flush with the plane of the roof.

- 3.9 New developments should also respect the traditional eaves details, which typically have a brick dentil course rather than soffits and fascia.
- 3.10 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. To maintain the character of the Conservation Area the window frames should be made of timber that are designed with slim double glazing. Such windows can more closely copy original styles than UPVC and will respect the traditional character and appearance of the Conservation Area to a greater degree. Fenestration should reflect the proportions of windows in the more historic buildings, with a regular arrangement of windows on the principal elevation, and timber paneled doors.
- 3.11 Original windows and doors 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 Conservation Area. The use of UPVC nearly always leads to unsuitably detailed windows and doors and should generally be avoided in the Conservation Area.

Householder Extensions/Alterations

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

Solar Panels, Satellite Dishes and Alarm Boxes

- 4.3 Planning permission is required for the installation of solar panels on domestic premises within a Conservation Area, where these would be installed on a wall which fronts a highway. Planning permission and/or Listed Building Consent is required for the installation of solar panels on, or within the curtilage of, a Listed Building. Planning

permission is not required for the installation of solar panels on the roof of a domestic premises provided:-

- The solar panel would not protrude more than 0.2 metres beyond the roof plane or be higher than the highest part of the roof (excluding the chimney)
- The solar panel should be sited, so far as practicable, so as to minimise its effect on the external appearance of the building
- The solar panel should be sited, so far as practicable, so as to minimise its effect on the amenity of the area
- The solar panel should be removed as soon as reasonably practicable when no longer needed

4.4 The installation or alteration of satellite dishes (microwave antenna) within a conservation area may require planning permission, subject to the proposal meeting certain technical criteria. Applicants are advised in any case to contact the planning department prior to starting works. In any case, satellite dishes (microwave antenna) within a conservation area that face onto and are visible from a highway will require planning permission.

4.5 The installation of alarm boxes generally does not require planning permission. Proprietors should however seek to install such apparatus in line with the below recommendations.

4.6 In order to preserve the originality of the Conservation Area, the installation of solar panels, satellite dishes and alarm boxes should be carefully located so as to minimise the impact on the character of the building and surrounding area. Usually this would mean installing apparatus that is discreetly located to side/rear elevations; that is not overly visually prominent in terms of positioning, materials and colour; and minimises the visibility of wiring within the façade of the building. Proprietors should be mindful of these considerations, even in cases where works are permitted development, in order to align with the objectives of this Management Plan.

Demolition of Buildings within the Conservation Area

5.1 There is a general presumption against the demolition of any buildings within a Conservation Area, including those that are not listed. It is a criminal offence⁶ to carry out the demolition of a building within a Conservation Area without planning permission, other than in the following circumstances⁷:-

- The building has an externally measured cubic content of less than 115 cubic metres, or any part of such a building, other than a pre-1925 tombstone
- Any gate, wall, fence or means of enclosure which is less than one metre high where abutting on a highway (including a public footpath or bridleway), waterway or open space, or less than two metres high in any other case;

⁶ Schedule 17 of the Enterprise and Regulatory Reform Act (2013)

⁷ The Conservation Area (Application of Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990) Direction 2015

- any building erected since 1 January 1914 and in use, or last used, for the purposes of agriculture or forestry.

- 5.2 The presumption in favour of retaining buildings ensures that buildings and structures that make a positive contribution to the character and appearance of the Conservation Area are not lost. Proprietors are advised to contact the planning department prior to demolishing any structures within the conservation area.
- 5.3 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 the National Planning Policy Framework. 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.

Historically Significant Boundary Walls and Railings

- 6.1 As set out in Section 5 of the Management Plan, Planning permission is required for the demolition of boundary walls within the Conservation Area. As a matter of principle, the Council will resist proposals to remove any walls that make a significant contribution to the character and appearance of the Conservation Area.

Protection of Important Views

- 7.1 Development proposals should also consider the topography of the Conservation Area as described in the Appraisal (see section 5 and Map 3) and the key views through the Area.
- 7.2 The section Key Views and Vistas in the Conservation Area Appraisal has identified a number of key local views (see also the Conservation Area plan), particularly of the Church Tower across the Pingle from Main Street. Views from the higher elevations of the village including from Mill Lane and Chapel Lane southwards and from Catfoot Lane northwards. Also the limited opportunities from Main Street where glimpsed views can be obtained between existing buildings. New development proposals will therefore be expected to identify and retain these key views through or out of the Conservation Area.

Historically Significant Open Spaces

- 8.1 The sections on the Character and Relationship of open space in the Conservation Area Appraisal have identified the importance of the key open spaces within the Conservation Area to its overall character and appearance.
- 8.2 These areas of undeveloped 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.

Protection of Trees

- 9.1 There are a number of Tree Preservation Orders (TPO) within the Conservation Area located on and around Cocker Beck. However, other trees including those associated with Reed Pond and the Dumbles make an important contribution to the character of the Conservation Area. All trees within a Conservation Area are protected. Prior to removing any trees within the Conservation Area, landowners must give notice of six weeks to the Council in order for the Council to consider whether or not a TPO is justified in the interests of amenity⁸. Removing trees within a Conservation Area without serving proper notice is a criminal offence.
- 9.2 Furthermore the potential impact of a development proposal on any tree in the Conservation Area is a material consideration in the consideration of that proposal. In addition, any demolition proposals will also need to provide for the protection of any important trees in accordance with the British Standards guidelines.
- 9.3 To maintain the presence of significant trees within the Conservation Area, unnecessary works to trees will be resisted. New buildings will not be permitted in close proximity to important trees unless it can be demonstrated that this will have no significant negative impact upon the health of the tree. 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.

Listed Buildings and scheduled Monuments

- 10.1 There are six listed structures within the Conservation Area including the Grade I Listed Holy Trinity Church with the remainder being Grade II (see **Appendix 1** for list). These structures 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. There is one Scheduled Monument – Round Hill likely to be a post mill mound. Works to Scheduled Monuments may require specific Scheduled Monument Consent from Historic England/ the relevant Secretary of State and this should be obtained prior to works going ahead.

Setting of Listed buildings

- 10.2 Whilst the setting of a listed building itself is not designated, the National Planning Policy Framework recognises that the significance of a listed building can also be harmed by development within its setting. Consequently, any development proposals within the vicinity of a Listed Building will need to demonstrate that their setting is not

⁸ Section 211 Town and Country Planning Act (1990)

compromised by the proposed development, as required by the relevant national and local planning policies (see NPPF paragraph 194 – 196 and LPD Policy 27 (Listed Buildings)).

Key Unlisted Buildings within the Conservation Area

- 11.1 In addition to statutorily listed buildings and structures, the Council will resist harmful development to, or within the setting of, other key buildings of significance (see **Appendix 3** for list and **Map 1** showing Heritage Assets). These buildings also make an important contribution to the character and appearance of the Conservation Area and the retention of these buildings and their setting will be encouraged as required by the relevant national and local planning policies set out above. The Council has a local list of non-designated heritage assets which, as set out in the National Planning Policy Framework, are considered as heritage assets.

Archaeology

- 12.1 Policy LPD30: Archaeology of the Local Planning Document: Part 1 Local Plan (July 2018) sets out that in areas of high archaeological potential or an area which is likely to contain archaeological remains, new development proposals should take appropriate measures to either protect remains by preservation in situ, or where this is not justifiable or practical, applicants should provide for excavation, recording and archiving of the remains. Development proposals within the Conservation Area requiring excavation works should be preceded by a considered archaeological assessment and investigation in order to identify the potential of the site and prepare a suitable archaeological strategy.

Glossary

Above Ordnance Datum - In the British Isles, an ordnance datum or OD is a vertical datum used by an ordnance survey as the basis for deriving altitudes on maps. A spot height may be expressed as AOD for "above ordnance datum". Usually mean sea level (MSL) is used for the datum.

Arboriculture – tree cultivation, tree surveys, and management

Aspect - the direction in which a building, window, room faces, or the view that can be seen because of this direction

Cambered Flat arches. The Woodlark has Cambered Flat arches as shown in the photo below.



Photo cambered flat arch window at the Woodlark

Casement – opening window with hinges at the side.



Photo – casement windows

Dentilated eaves – usually found at eaves level or used as a string course. Alternate brick headers project from the wall as below.



Photo dentilated eaves

Dog tooth eaves or cogging – decorative dog tooth brickwork laid diagonally below the eaves as below.



Photo of dog tooth eaves

Designated Heritage Asset – A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Dormer Window – windows projecting from the roof which provide light to rooms within the roof space such as the raked C17th or C18th dormers at Church Street below.



Photo raked dormers at Church Street, Lambley

Bell Tower – A bell tower is a tower that contains one or more bells, or that is designed to hold bells even if it has none. The Old School House has a bell tower below.



Photo of bell tower the Old School House, Lambley

Fenestration – the arrangement of windows on a building.

Flemish Bond – this is a bonding of brickwork where the headers (shorter face of the brick) alternates with the stretcher (longer face of the brick). It is the most common form of brick bond on historic buildings. Interestingly it is a misnomer as it is not native to Flanders but originates in parts of central and more northern Europe.



Photo of Flemish Bond type brickwork

Heritage assets – are buildings, monuments, sites, landscapes and townscapes which have historic or architectural significance; collectively they help make up the historic environment.

Infill development – defined as limited or small-scale development within a gap within the village which is enclosed by buildings on at least two sides.

Gables – is the generally triangular portion of a wall between the edges of the converging roof. Gables that are end on to the street are referred to as being perpendicular to the street.

Lintel – a beam or stone which bears the load over an opening.

Open field system - the traditional medieval system of farming in England, in which land was divided into strips and managed by an individual only in the growing season, being available to the community for grazing animals during the rest of the year.

Open space – The NPPF defines this as follows: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Pattern Design Book - A pattern book, or architectural pattern book, is a book of architectural designs, usually providing enough for non-architects to build structures.

Perpendicular - the Perpendicular style that developed in the later 14th and 15th centuries in England is distinctively English. It is characterised by soaring vertical lines huge narrow-traceried windows, far more glass than stone, and exuberant fan-vaulted, hammerbeam or 'angel' roofs.

Pingle – an enclosed piece of ground.

Pinfold – An animal compound or enclosure.

Post Mill - The post mill is the earliest type of European windmill introduced to England soon after the Norman Conquest. In these windmills a large central vertical post supported the whole machinery and storage. The whole body could then turn around the post to bring the sails into the wind. The vertical post would sit on a trestle – a wooden substructure supporting the post. In the case of Round Hill, Lambley the mound is the visible remains of the foundations resulting in an earthwork.



Photo of a post mill, Old Mill Lambley

Rendered – Render is a plastered finish for external walls that gives a smooth finish and protects brickwork against the elements like this row in Church Street.



Photo of rendered cottages in Church Street

Stretcher Bond – one of the most common forms of brick bonding which is composed of stretchers (longer face of brick) laid in rows.



Photo of stretcher bond type brickwork

Windows Sash – the moveable frames in a window in which window panes are set. Vertical Sash windows on Beck House below.



Photo of Beck House with vertical sash windows

Scale and massing – terms in architecture which refers to the perception of the general shape and form as well as size of a building.

Scheduled Monument – Nationally important monument usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Setting of a Heritage Asset for e.g. a Listed Building – the NPPF defines this as: ‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may effect the ability to appreciate that significance or may be neutral’.

Significance – The NPPF defines this as follows: ‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical appearance, but also from its setting’.

Street Furniture – (for heritage policy) objects and pieces of equipment publicly available on typical streets including signage, lampposts, seating, litter bins etc.

Tracery Window – ornamental stone work in the top of a window usually in a church such as the east window at Holy Trinity Church below.



Photo Tracery window on east façade of Holy Trinity Church

Tree Preservation Order - A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity.

Vernacular Architecture – architecture created from mostly local materials, using local methods of building construction, local living needs and conditions.

Yorkshire Sliding Sash: a horizontal sliding sash window as seen at 18 Main Street.



Photo of 18 Main Street with horizontal Yorkshire sliding sash windows.