

Appendix B

Gedling Village Conservation Area Character Appraisal & Management Plan

June 2025

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Photo: All Hallows Church from Friday Lane

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Part 1: Gedling Village Conservation Area Appraisal

Executive Summary

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines Conservation Areas as areas of special architectural or historic interest whose character or appearance 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 any parts of their area which are conservation areas. Section 72 (1) requires with respect to any buildings or other land in a conservation area that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. This Gedling Village Conservation Area Character Appraisal and Management Plan meets the requirement of the 1990 Act and follows the guidance set out in the updated guidance entitled “Conservation Area Appraisal, Designation and Management Advice Note 1 (Second Edition)” published by Historic England in February 2019.
- 1.2 The boundary has been drawn to include the historic core of the Village containing those features of special architectural and historic interest and a character appraisal has been prepared in support as part 1. Part 2 of the document comprises a Management Plan which sets measures for the preservation and enhancement of the proposed Conservation Area and its controlled management of change that aims to protect its special architectural and historic interest.
- 1.3 Conservation Area designation does not prevent development, but it does provide a means of maintaining the special architectural and historic interest of an area for present and future generations through the application of planning policies. This Character Appraisal assesses the historic development of Gedling Village and describes the special qualities that contribute to its significance as a place of special architectural and historic interest. A Management Plan sets out Gedling Borough Council’s approach to new development proposals in the Conservation Area, having regard to the relevant local and national planning policies at the time of writing. It is intended that future changes within the Conservation Area will be monitored and the Character Appraisal together with the accompanying Management Plan will be reviewed every few years to ensure they continue to reflect up-to-date policies, and the Conservation Area boundary continues to include only those areas of Gedling Village that are of special architectural or historic interest.

- 1.4 The Character Appraisal highlights the following major key features that contribute to Gedling Village's distinctive architectural and historic interest:
- The pattern of development relating to the historic core of Gedling Village from its mediaeval origins to the present day;
 - The preponderance of trees, curving roads and their relationship with open space which gives the Village a more rural feel;
 - Significant trees, walls and hedgerows within the Conservation Area boundary;
 - The influence of the railway and former Gedling Colliery;
 - The prevalence of vernacular buildings including former farmsteads, workers' cottages built in traditional plan form of red brick, tiles or slate and detached and semidetached houses built in the Victorian and Edwardian era including the Arts and Crafts style of architectural detailing of the late C19 and early C20.
 - Land mark buildings including All Hallows Church with its iconic spire, former Gedling Station, Memorial Hall and the Fountain with their distinct architecture add to a sense of place;
 - The retention of historic architectural details, including door and window openings including bay windows, timber sliding sash windows, brick decoration and brick detailing.
- 1.5 This Conservation Area Appraisal seeks to highlight these qualities of Gedling Village that contribute to the character of the village which are worthy of protection and enhancement. The main aim is to provide a framework against which decisions about future development can be made. It does this through exploring how social and economic change is reflected in the present layout of streets, buildings and open spaces; describing Gedling Village's origins and development, its prominent historic buildings, local building materials and styles, important views and the importance of tree cover and open spaces.
- 1.6 This document comes in **two** parts:
- Part 1 comprises a Character Appraisal that describes the special architectural and historic interest of the proposed Gedling Village Conservation Area and identifies the boundary; and
 - Part 2 comprises a Management Plan that sets out guidance, policies and proposals for the preservation and enhancement of the proposed Gedling Village Conservation Area that can be carried out through the planning process.

Introduction

2.1 Gedling Village is a historic village settlement that during the 20th century coalesced with the City of Nottingham and wider Nottingham conurbation. The Gedling Village Conservation area is proposed as a new conservation area to be designated following consultation in 2025. The proposed conservation area is shown in **Map 1**.

2.2 Gedling is noted in the Domesday Book (1086), referred to as Ghellinge, according to records held by the National Archives. The Domesday Book indicates there were around 41.5 households although this is caveated with this figure being an estimate, since multiple places are mentioned in the same entry (source: Open Domesday). The following web pages provide the sources for this information:

[Domesday Book - The National Archives](#)

[Open Domesday](#)

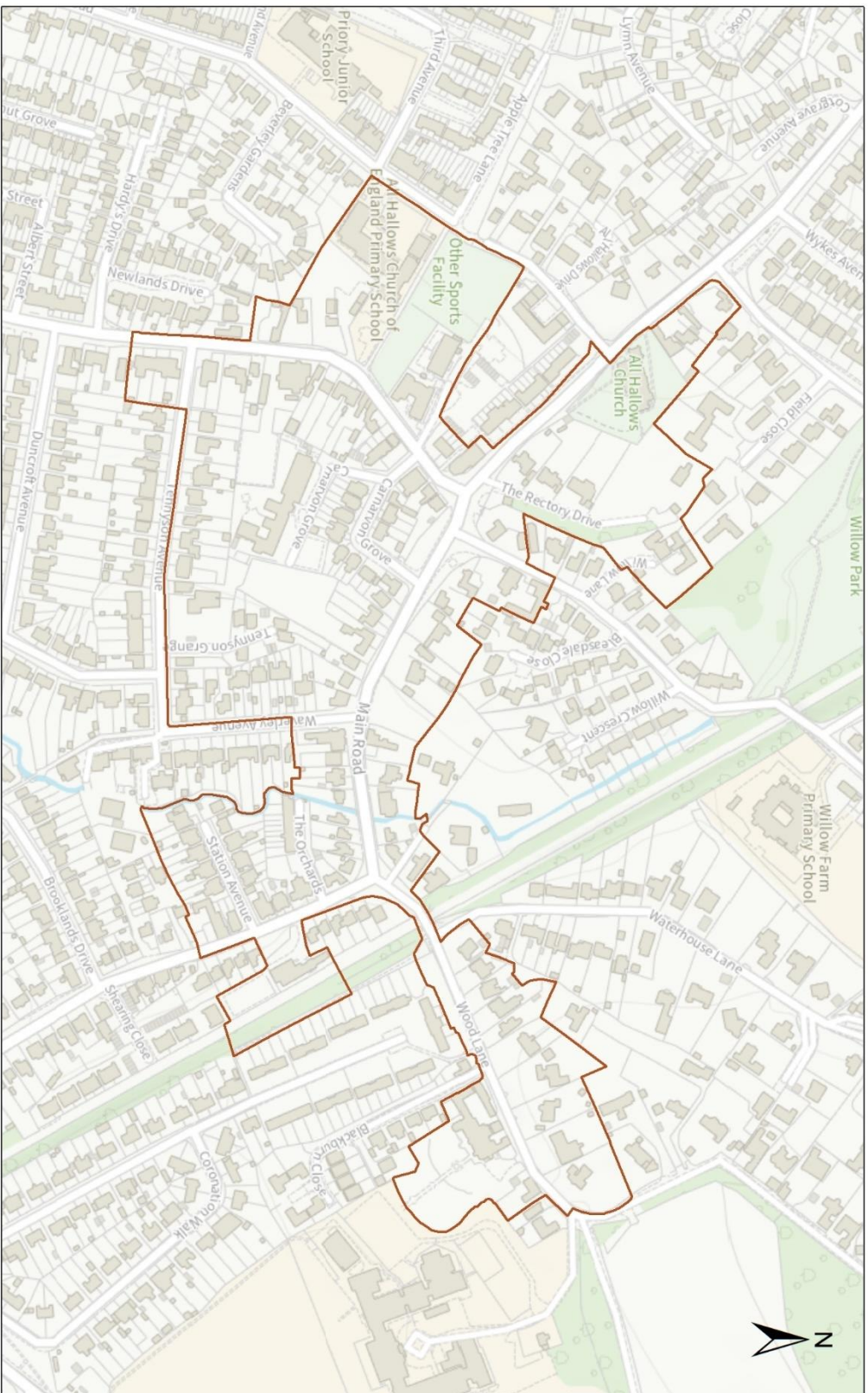
2.3 Significant events resulting in the coalescence of the village with the City of Nottingham firstly, included the opening of the railway from Colwick to Pinxton on 23rd August 1875 via Gedling Village with Gedling Station opening in 1876 before it closed in April 1960. Secondly, the opening of Gedling Colliery in 1902, which was a major employer in the area until its decline and eventual closure in 1991. These local drivers of change and the expansion of the Nottingham conurbation as a result of population growth during the 20th Century led to the coalescence of Gedling Village with the surrounding settlements of Carlton, Mapperley and Arnold. The historic development of Gedling Village between 1835-1950 is visible in **Maps 2, 3, 4, 5 and 6**.

2.4 Although Gedling Village has a very urban character, as a result of modern 20th century development surrounding and within the area, there is a legible historic core of the settlement. **Map 9** illustrates the historic core in relation to the surrounding area, showing listed buildings and non-designated heritage assets. It should be noted that the omission of any particular tree, building, feature or space from the map should not be taken to imply that it has no value to the character of the Conservation Area. The historic layout of the village is centred on present day Arnold Lane, Main Road, Shearing Hill and Wood Lane and would have had a much more rural character. The Conservation Area is dominated by views of the Church of All Hallows (Grade I Listed) and its iconic spire and clock tower.

- 2.5 The scope and arrangement of this Character Appraisal is based on Historic England's Advice Note 1 (Second Addition): Conservation Area Appraisal, Designation and Management (February 2019).



The Ouse Dyke flowing through Gedling Village.



Location and Pattern of Development

- 3.1 Gedling Village is located approximately 4 miles from Nottingham City Centre and forms part of the eastern side of the Nottingham conurbation along with Arnold, Carlton, Colwick and Netherfield and is predominantly a residential area. A number of important routes intersect at All Hallows Corner including the road to Arnold in the north, Carlton to the south west, Netherfield and Colwick to the south.
- 3.2 The underlying geology includes bedrock from the Tarporley Formation of siltstone, mudstone and sandstone with superficial deposits of alluvium clay particularly along the Ouse Dyke providing relatively fertile farm land for the development of the original farming community. Below the siltstones and mudstones, in common with much of the Nottingham area it is underlain by coal bearing Carboniferous Coal Measures which have been mined including at the nearby former Gedling Colliery.
- 3.3 The Ouse Dyke, a tributary of the River Trent, runs north to south through Gedling Village and was a key resource providing water for early settlers in the area. These first settlers are said to have lived close to the Ouse Dyke in the part of the village which is known as the “City” located in the vicinity of the junction of Jessops Lane and Willow Lane. Historically development of the village has centred on the area around the church. The village has expanded considerably in recent decades developing as a residential suburb of Nottingham. Large estates have sprung up around the village located within Gedling Ward with a population of 6,332 and 2,719 dwellings (ONS, Census 2021). The core of the original village remains and is included within the proposed boundary of the Conservation Area.
- 3.4 Gedling Village covers a far larger area than the proposed Conservation Area boundary which focuses on the remaining legible historic core of the Village with special architectural and historic interest. However, the Conservation Area Appraisal briefly refers to the wider geographical and historic context which has influenced the character and appearance of the whole settlement as well as the factual description of the location and heritage significance of the proposed Conservation Area.

Landscape Setting

- 4.1 The proposed Gedling Village Conservation Area is set in the Trent Valley and located along a tributary of the River Trent formed by the Ouse Dyke. From the point at which the Ouse Dyke passes under Main Road at 29 m Above

Ordnance Datum (AOD) or mean height above sea level, the land rises towards All Hallows Church at the northern edge of the proposed Conservation Area at approximately 46 m AOD. In the other direction towards Shearing Hill the ground rises slightly to reach approximately 37 m (AOD) at Gedling Station located at the southern end of the proposed Conservation Area.

- 4.2 To the east of Gedling Village beyond the edge of the settlement is countryside. From the edge of the proposed Conservation Area, Wood Lane ascends to Gedling House Woods at approximately 70 m (AOD) and continues rising towards Gedling Wood Farm 75 m (AOD) and onwards to a ridge. This ridge which broadly follows the 80 m (AOD) contour line wraps around the eastern side of Gedling Village towards Harvey's Plantation at around 80 m (AOD). The Willow Farm area of the village sits below this ridge in a dip in the land approximately between the 40m - 50 m (AOD) contour lines. This area of countryside on the edge of the Village forms part of the Dumbles Rolling Farmland as identified in the Nottinghamshire Landscape Character 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. To the north of the Village is the spoil heap of the former Gedling Colliery and now restored as Gedling Country Park. To the west and south is largely the townscape associated with the urban area.
- 4.3 Historic maps show the area within and around Gedling Village to be well wooded originally being on the edge of Thorney Wood Chase a branch of Sherwood Forest. Charles Gerring, local resident and Fellow of the Royal Historical Society, in his book -A History of the Parish of Gedling 1908 - refers to work by Robert Lowe (1798) on the agriculture of Nottinghamshire who noted that Thorney Wood Chase was well wooded prior to the Enclosure Acts. William Peveril is recorded in the Domesday Book as holding a substantial number of manors including Nottingham Castle and he was given 10 acres to make an orchard in Gedling Village below the Church off Jessops Lane. The historic maps also show a number of orchards in and around the village. Prior to the enclosures, Gedling Village with its farms, outbuildings and cottages would have been set within a landscape influenced by human activity such as the impact of estate lands and farming and characterised by woodland, heathland, open and closed fields and horticulture including orchards.
- 4.4 Trees are an important part of the character of the Village with a number of individual trees and groups. A Tree Preservation Order covers the trees present along the northern and eastern boundaries of the All Hallows Church Graveyard and vital to the landscape setting of the church. A further group covered by a Tree Preservation Order protects the narrow swathe of trees

running from All Hallows Corner along the eastern edge of Rectory Drive. Trees in the vicinity of the War Memorial and Willow Gardens also add to the special character of the proposed Conservation Area. Other notable groups of trees includes the extensive band of trees along the line of the embankment of the former Great Northern Railway which closes off views east along Main Road.



Manor Farm above, on the northern approach to the proposed Conservation Area and Duncroft Farmhouse below at the southern boundary



The Historical Development of Gedling Village

- 5.1 The earliest Saxons are likely to have arrived by boat along the River Trent and then followed the Ouse Dyke until they settled on the relatively fertile and sheltered lands within the valley.
- 5.2 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. The Gedling Village Trail refers to field names in Gedling including Burfield, Westdale Field, Bleasdale Field and Mill Field.
- 5.3 The Enclosure Act 1792 came into force and the original Gedling Enclosure Bill is described in the House of Lords Journal, (May 1792) as follows:
“as dividing and enclosing the Open and Enclosed Common Fields, Common Woods, Wastes, Commons, and other Lands, within the Parish of Gedling, comprising the several Hamlets of Gedling, Stoke Bardolph, and Carlton, in the County of Nottingham.”
- 5.4 The Enclosure Act would have altered the character of the village considerably by enclosing fields around the built up parts of the Village. As mentioned above, Charles Gerring in his work “A History of the Parish of Gedling” (1908), quotes work by Robert Lowe who refers to “Thorney Wood Chase being hitherto well wooded but the recent enclosures of Lambley and Gedling when completed will reduce it to very little”. Enclosure Acts affect other land not just fields but also laying out public roads, public footpaths and distinguishing between these and private roads. According to Charles Gerring the Commissioners designated certain public roads to be made of varying widths such as Gedling to Arnold, The West Dale Road, Gedling to Carlton and Gedling to Stoke Ferry. Some of the field boundaries remain recognisable in the form of the pattern of modern settlement and roads.
- 5.5 The Gedling Borough Council Heritage Website ([Gedling heritage - Gedling Borough Council](#)) states that most of the early farm buildings fell in decay and were replaced in the 18th century by farmhouses set at right angles to the main roads such as Manor Farm, Church Farm, and Duncroft Farm. The historical maps show a number of farms and dairies within and around Gedling Village including on the 1914 Map where clusters of farm buildings and surrounding fields would have been a dominant characteristic of the Village along with farm traffic. There were three dairies in or in the vicinity of the proposed Conservation Area one diagonally opposite the Gedling Inn near All Hallows School, one on Shearing Hill and one at the bottom of Duncroft Avenue. Farm buildings which still exist include Dovecote Farm and its Dovecote (unfortunately this latter building was recently demolished due to safety

concerns) and Duncroft Farmhouse within the proposed Conservation Area and the following which are close to the proposed Conservation Area including Manor Farm, Arnold Lane; and the farmhouse on Green's Farm Lane. Glebe Farm which was recently demolished to make way for the Gedling Access Road (Colliery Way) stood on Lambley Lane and on the opposite side of Lambley Lane are the Kennels which once housed the hounds for the South Nottinghamshire Hunt.

- 5.6 Outside the proposed Conservation Area and almost opposite the Church stood Phoenix Farm (previously named Church Farm and demolished in 1953/54) which has a connection with the author JRR Tolkien. He visited his Aunt Jane Neave at Phoenix Farm in 1914 where he wrote a poem called *The Voyage of Earendel the Evening Star* which Tolkien followers consider may be the inspiration for his later mythological works. The name of the farm survives in the nearby Phoenix Farm Estate.



Old aerial view from All Hallows Church looking north along Arnold Lane. Photo with kind permission of the Gedling Local History and Preservation Society

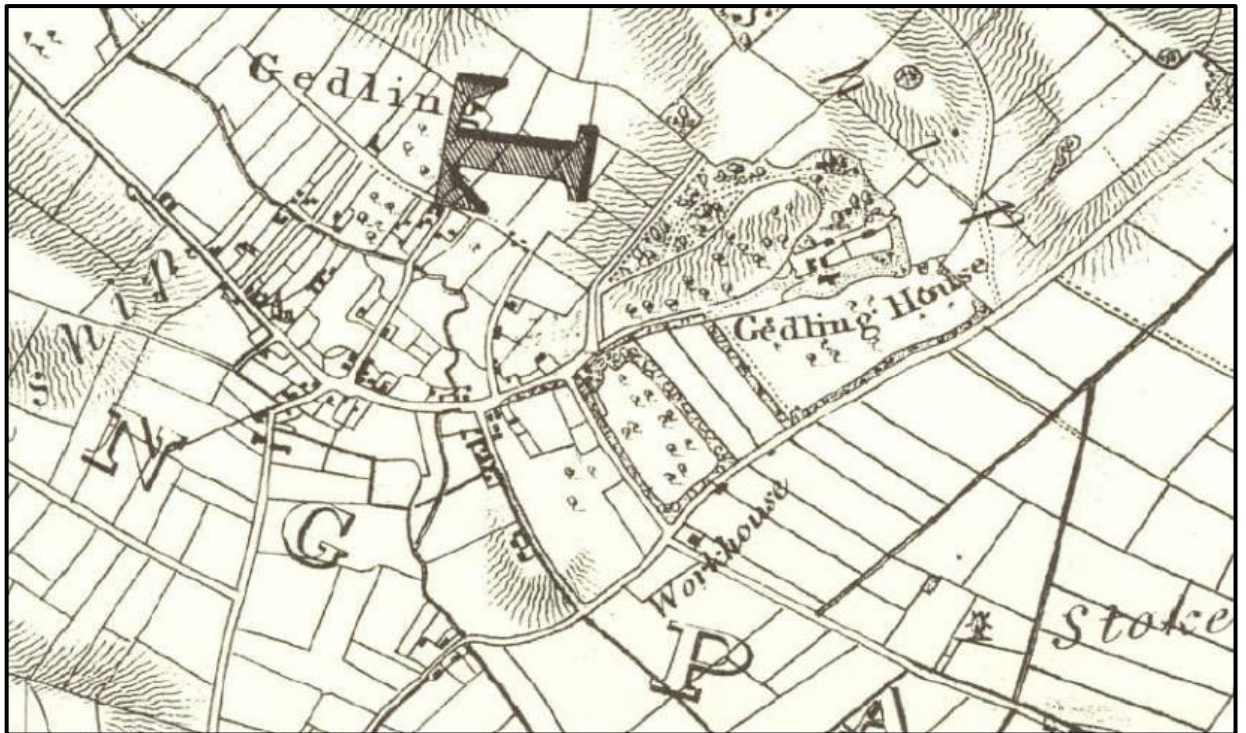
- 5.7 Other notable people connected to Gedling Village include the cricketers Alfred Shaw and Arthur Shrewsbury. Alfred Shaw (29/08/1842 – 16/01/1907) born in Burton Joyce was a professional cricketer. He played for Nottinghamshire and England and has the distinction of bowling the first ball ever in Test cricket and first to take five wickets in a test innings. Shaw played first class cricket between 1864 and 1897 frequently captaining the Nottinghamshire County Cricket First Eleven taking them to four successive championships. He also captained England in four test matches during the tour of Australia in 1881/82. Arthur Shrewsbury born in Lenton (11/04/1856 – 19/05/1903) was a professional cricketer playing for Nottinghamshire and

England. He was a prolific batsman and first cricketer to score 1,000 test runs. WG Grace acknowledged Shrewsbury as one of the greatest batsmen of his day. He captained England in seven tests. Shaw and Shrewsbury were sporting entrepreneurs and as businessmen were in partnership founding the sports goods firm Shaw and Shrewsbury in 1880. In 1888 they organised the first British Lions Rugby Tour (to Australia). This is acknowledged by the Lions, their badge states "Since 1888". The Lions is now, apparently, the 5th biggest sporting franchise in the world. The graves of both these famous sports men are in All Hallows Churchyard.



Arthur Shrewsbury's grave

- 5.8 The Sanderson Map 'Twenty Miles Around Mansfield' below dated 1835 shows the pattern of development in the Village showing clusters of development around the Church, at key junctions including All Hallows Corner and Main Road/Wood Lane and Shearing Hill. Gedling House and grounds is shown on this map being built around 1820 according to its Historic England Listing description.



Map 2: George Sanderson's Map 1835 'Twenty Miles around Mansfield' showing the core of the Village

- 5.9 The coming of the Great Northern Railway sliced through the eastern edge of the Gedling Village visually separating the area beyond the railway bridge at Wood Lane which includes the Gedling Manor and the Grade II Listed properties opposite (no: 11 and 15 Wood Lane) and Gedling House beyond. However, the core legibility of Gedling Village was left intact and the opening of the railway station stimulated further growth and development within the Village.
- 5.10 Beyond the railway bridge at Wood Lane the road rises towards Gedling House Woods and Gedling House with Gedling Manor on the east side which was built as a shooting lodge for the Earls of Chesterfield. Old properties are also nearby on Waterhouse Lane off Wood Lane.
- 5.11 According to Charles Gerring (1908), trades within the Village included workers in silk, cotton, hosiery, framework knitting and basket making, the latter in part due to the preponderance of Willow trees growing within the local area. Gerring refers to a large hop garden where Waverley Avenue now is which would have been grown for beer production. Local resident and history teacher Frances Mildred Swann (1893 – 1986) who lived at Orchard Cottage in her publication "The Story of Gedling A Village in Nottinghamshire" (1979) comments that the hosiery trade did not thrive unlike in nearby Calverton with only 12 stocking frames recorded in Gedling Village around the middle of the nineteenth century and that throughout the nineteenth and early twentieth

century Gedling Village did not change greatly, there being 458 inhabitants in 1832 and 526 in 1894. .

- 5.12 All Hallows Church dates back to the mid-13th century. The Rectory, accessible via a footpath from the church yard, is built close to the Church. To the east of the Rectory is the Rectory Field (now Willow Park and home to the Gedling Gala). The Southwell and Nottingham Church History Project provides the following historical information on All Hallows Church as follows: "Under the lands of Goisfreid de Alselin there is another manor described in a paragraph which starts: 'In STOKE and Gedling.....and continues to list a Priest and a church.'" The fact that this is recorded in the Domesday Book indicates that a church in this location existed in Saxon times and likely to have been built of wood. All Hallows is a large church and it is possible it was "earmarked" for a monastery however, instead an Augustinian Monastery was built in Shelford five miles to the south close to the River Trent (Shelford Priory). All Hallows was the first church in the area and financially supported the building of St Paul's Church in Carlton and was the 'mother church' to those at Colwick, Netherfield and Stoke Bardolph at one time or another
- 5.13 Rectory Drive leads down to the junction of Arnold Lane and Main Road which is a key focal point of the Village and is an area known as the Cross where it is possible this was the site of the old village cross. Part of the village cross now in All Hallows Church was found in the grounds of the Chesterfield Arms (Gedling Inn) in the 18th Century. Opposite the former Rectory Gates stood a Village School (built around 1814 and demolished) and is where the Memorial Hall now stands. The Drinking Fountain is also located within this area and opposite it is the War Memorial situated where the old forge once stood. Around the corner on the opposite side of the Road to the Memorial Hall is the Village Club, an example of social development within the Village, opening in 1881 on land gifted by the Earl of Carnarvon.



The Fountain and the former school in the vicinity of the Cross above and the Old Forge opposite below. Photographs by kind permission of the Gedling Local History and Preservation Society.



- 5.14 Further along Main Road is the only surviving original pub within the proposed Conservation Area, the Gedling Inn (previously the Chesterfield Arms) albeit altered over the years. According to Charles Gerring, there were four other public houses in existence around 1800. These included one where Dovecote Farm now is. A further one was found at the east end of Carnarvon Grove, another in the rectory grounds and one more opposite the current Gedling Inn. Almost opposite the Gedling Inn the All Hallows Primary School was built in 1890 to meet the growing needs of children's' education. This area also

contained a number of shops and businesses, a few of which remain. Outside the proposed Conservation Area further to the south along Main Road and its junction with Westdale Lane is located the Gedling Village Local Shopping Centre where most shops serving the village are now concentrated and where built development is later than that associated with the core of the old village. The former post office is located within the Conservation Area adjacent Willow Gardens and almost opposite the junction of Main Road and Waverley Avenue. Further along on Shearing Hill is the former Gedling Station which after its closure in 1960 became the Gedling & District Youth Club and extended in 1967 to provide a village gym for the youth of the area (it is now known as the Gedling Youth and Community Hub catering for young people and wider community groups). The former Station has also been a pre-school (the Railway Children Pre-School between 1970 and 1990). The Village also has a strong association with the Scout Guiding Movement and the 1st Gedling Scout and Guide Group is based at Willow Lane.



Old photo of the Chesterfield Arms. Photograph by kind permission of the Gedling Local History and Preservation Society.

Great Northern Railway

- 5.15 The Great Northern Railway was constructed from Colwick to Pinxton in 1875 and passed to the east of Gedling Village partially enclosing the Village Core on one side. The coming of the railway necessitated the building of several bridges within and close to the proposed Conservation Area with their distinctive railway architecture. This railway connecting to the Derbyshire coal fields was very busy with traffic driven by the presence of the large Colwick railway sidings located just south of the Village. The new Gedling Station

opened in 1876 serving the Village and provided a further spur to its development bringing railway workers and commuters to the Village and facilitating rail travel to Nottingham and beyond. It is likely that some former farm worker's cottages would have been converted to railway worker's homes and new houses for rail workers built. The opening of the Gedling Colliery also created significant patronage for the railway as miners travelled to the Gedling Colliery to work during the three work shifts each day.



Photo: The Blue Plaque commemorating the visit by JRR Tolkien to Gedling Village mounted on the wall of the former Gedling Station.

- 5.16 As referred to above there are a number of bridges both inside and outside of the Conservation Area. These local land marks including Lambley Lane, Jessops Lane, Willow Lane, Wood Lane, Burton Road and Emerys Road provide important connections initially to rural hinterlands and more recently to the built suburbs which have sprung up in their place. It is notable that significant levels of new development commenced in the late Victorian/Edwardian era as Waverley Avenue, Tennyson Avenue and Carnarvon Grove opened up new plots for housing development (located within the Conservation Area). Similarly, new housing appears at the corner of Main Road and Westdale Lane for example, at Albert Street and Victoria Street located just outside the proposed Conservation Area. Other areas where significant housing development took place 1900 – 1914 include opposite Gedling Station at The Orchards and at Station Avenue which are located in an area previously occupied by farm buildings.



Gedling Station. Photograph by kind permission of the Gedling Local History and Preservation Society.

Gedling Colliery

- 5.17 Near to the proposed Conservation Area is the Gedling Colliery where the mine shaft was sunk (excavated) adjacent to the Great Northern Railway with work on the colliery's construction commencing in 1899 and production occurring from 1902 when the workforce numbered about 1,400 workers. This colliery provided much employment in the local area before it closed in 1991 stimulating growth in terms of both population and housing within and around the Village. The shaft was sunk to a depth of 429 metres (469 yards) and in all over 70 million tons of coal were extracted with the peak year being over 1.1 million tons in 1958 when the workforce numbered 2,485. That the colliery came to the area is due to the considerable influence of the clergy -many of whom would have had royal connections. According to Charles Gerring, the Rector of Gedling, the Hon. Reverend Orlando Weld Forester (1813 – 1894 whose patron was the 7th Earl of Chesterfield and who was also his nephew) had tried to revive the hosiery trade in the parish wrote in the parish magazine for January 1881 “that if trade revives and is brisk by a great demand for iron, I think we should then stand some chance of seeing coal raised in the parish although it is very deep at about 500 yards or nine Gedling Spires one on top of the other”. The Hon. Reverend Forester who later became Lord Forester (after his peerage in 1886) never lived to see the mine sunk although his successor the Hon. Reverend Alberic Bertie did. In his book – A History of the Parish of Gedling (1908) – Charles Gerring includes a short section on Gedling Colliery where the Colliery Manager Mr. W Walker provided

information that sinking (excavating the mine shaft) commenced in March 1900, and the Top Hard seam of coal was found at a depth of 459 yards (420 m) (as The Hon. Reverend Forester had more or less predicted). The diameter of the shaft is 18 feet with about 100 yards of metal tubbing fixed in the shaft to keep back the water from the water bearing strata. The Lambley Village Trail Leaflet indicates that a group of houses along Main Street, Lambley which are middle class Edwardian Houses with a “pattern book” style were built for colliery staff including the Manager’s house being the detached property at the end of the row. There is also anecdotal evidence that land within Gedling Village now known as Church View once housed homes of both colliery owner and colliery manager.

- 5.18 The numbers of miners working both underground and at the surface reached a peak in 1924 when 3,884 workers were employed, giving an indication of the sheer scale of job growth since the colliery opened in 1902. Following the opening the workforce was drawn from a wide area with many miners arriving by train from nearby settlements such as Colwick, Netherfield and Nottingham. In this context, there was initially no housing schemes built specifically for colliery workers in Gedling Village unlike at other Villages such as Bestwood Village. However, at a later date, the Phoenix Farm housing estate just to the north west of the proposed Conservation Area was developed during the 1950s/60s as a result of the colliery. Also to the north of the proposed Conservation Area is the Grade II Listed Hardstaff Alms-houses opened in 1936 for widows and orphans of former miners, designed by T Cecil Howitt a prominent local architect whose major architectural works include the Council House, Nottingham.
- 5.19 During the 1960s and 1970s the numbers of colliery workers remained at about the 2000 mark but declined to approximately several hundred by the late 1980s. The Colliery, known locally as ‘The Pit of Nations’ because of the diverse nature of its workforce, closed in 1991. The Gedling Colliery Mining Memorial stands within the proposed Conservation Area in the shape of a flame safety lamp, in tribute to the 128 fatalities which occurred at the colliery over its working lifetime. Sadly, this was more than in any other colliery in Nottinghamshire.



Photo: Gedling Colliery Mining Memorial within the proposed Conservation Area with horse troughs in the background.

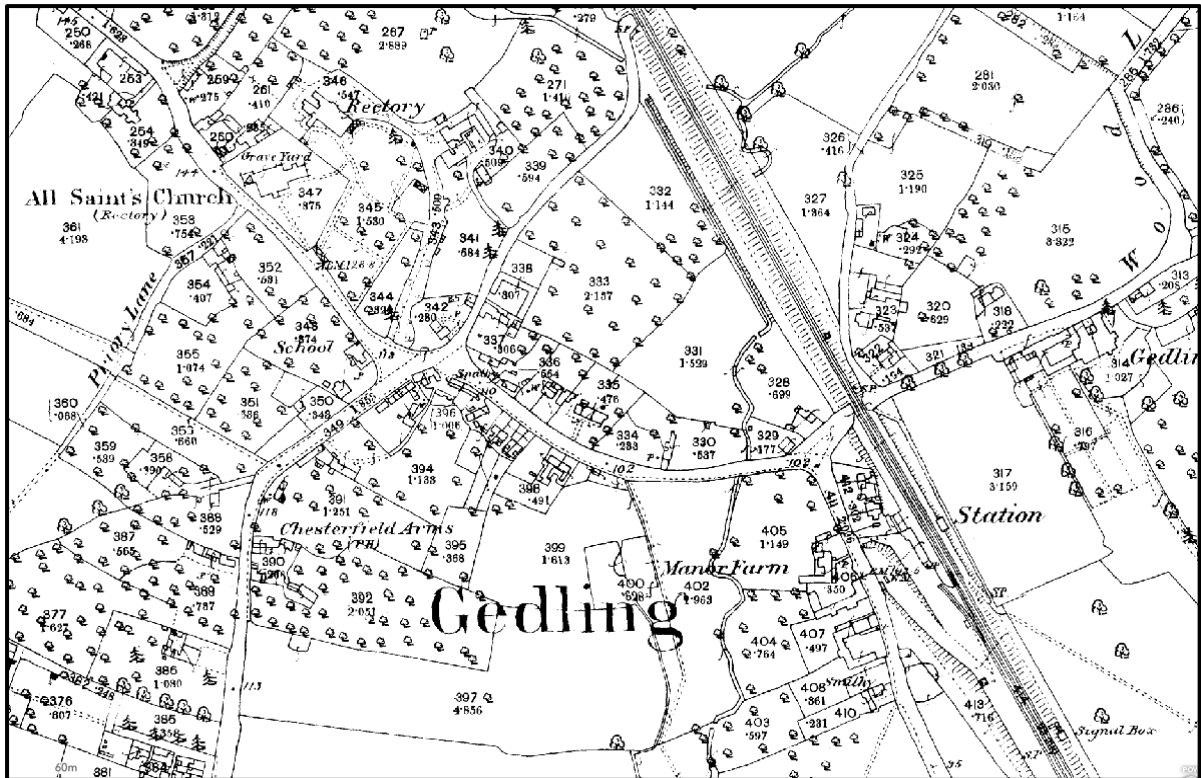
- 5.20 Frances Swann (1979) comments that the “coming of the railway and the sinking of Gedling Colliery altered Gedling Village from a rural farming community to the suburb that it is today”. These local drivers of change together with population growth during the 20th Century have resulted in the coalescence of the built up areas of Arnold, Carlton and Gedling into part of the wider Nottingham Conurbation. The aforementioned Phoenix Farm Estate, for example, greatly expanding the village to the north- west off Arnold Lane.

Similarly other more recent examples of suburban type development are located off Jessops Lane and at the edge of the Village around Willow Farm.

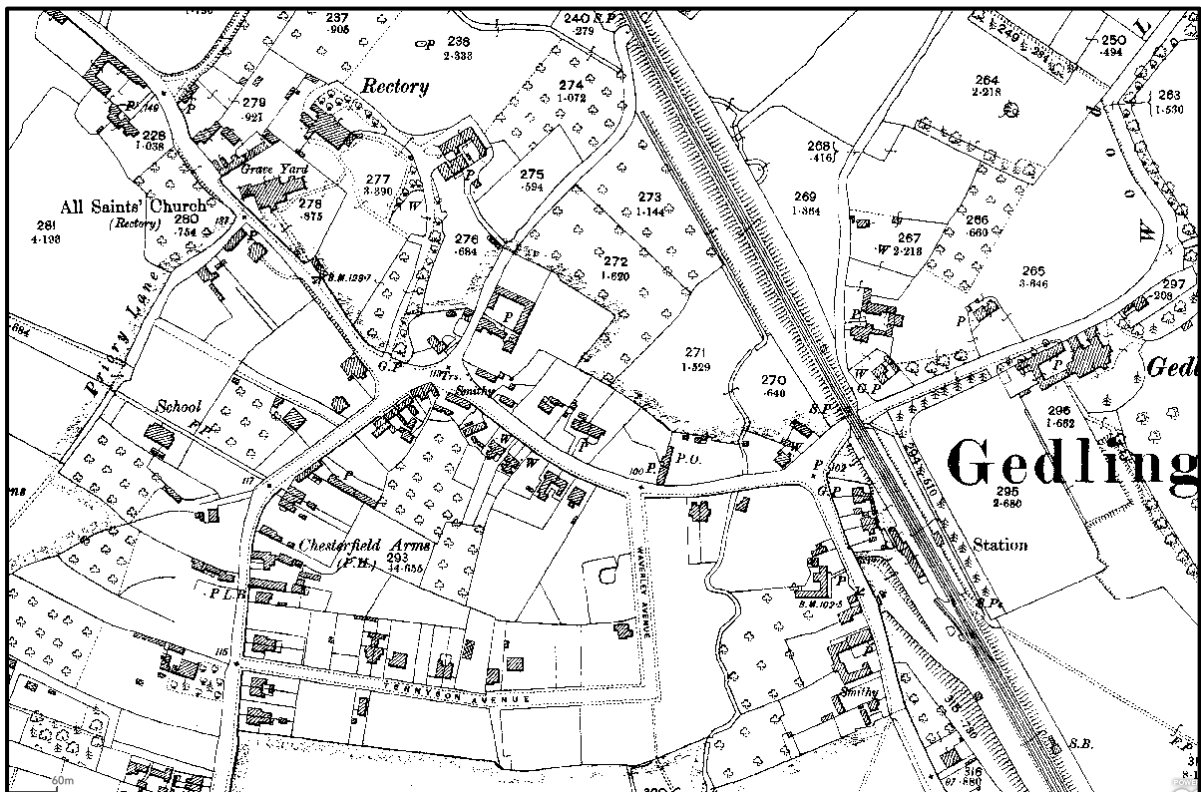


Photo: Hardstaff Alms Houses, Arnold Lane (architect: T. C. Howitt)

- 5.21 **Maps 3 – 6** below show the development of Gedling Village at various dates commencing with historic mapping from 1880 up to 1950. The 1880 and 1900 maps clearly show the historic core of Gedling Village and the rural nature of the settlement. However, by 1900 building plots are evident along the newly constructed Waverley Avenue and Tennyson Avenue. By 1914 much house building has taken place within the area enclosed by Main Road, Waverley Avenue and Tennyson Avenue and also in the vicinity of Gedling Station at the Orchards and Station Avenue. The 1950 Map shows the increasingly suburban nature of the area and denser built-up character.
- 5.22 The aerial photograph below (page 27) of Gedling Village shows the pattern of development as it is at present. Considerable infilling of plots within small gaps between buildings and in former garden plots has occurred, some of which dates back to the 1930s or earlier whilst others more recent and not always in keeping with the character of the historical development of the Village. However, the core of the historic village remains.

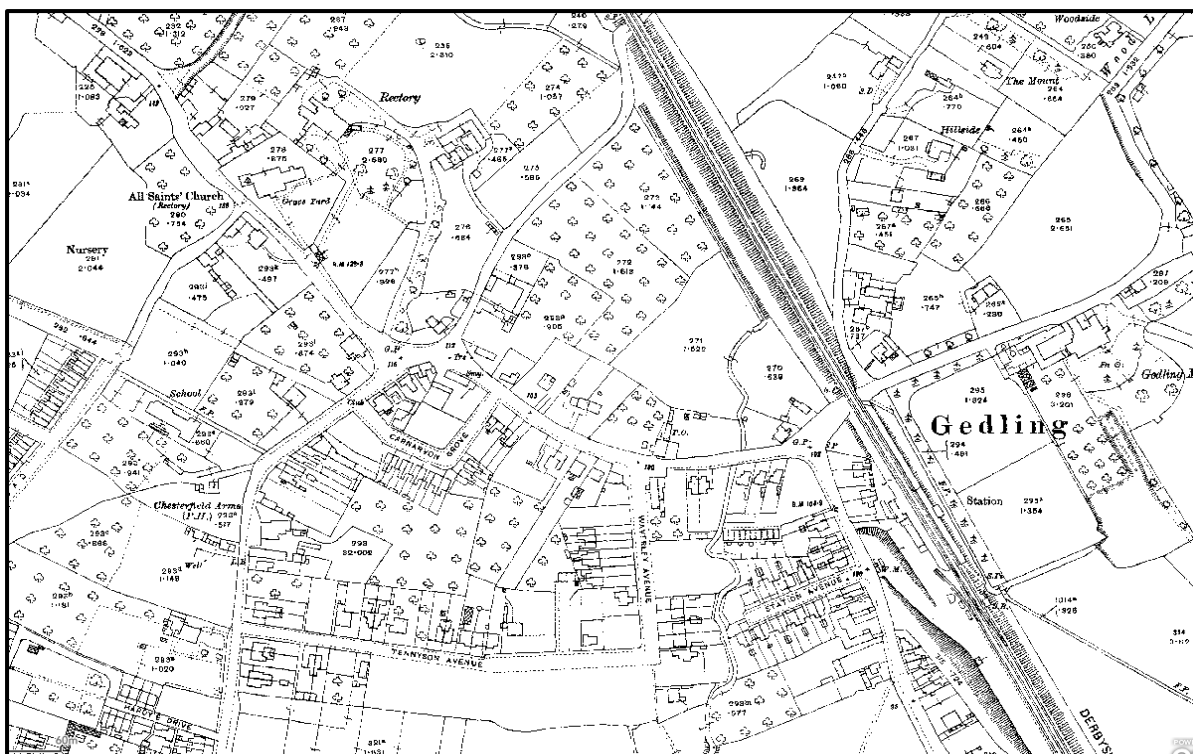


Map 3: Extract from the 1880 OS Map

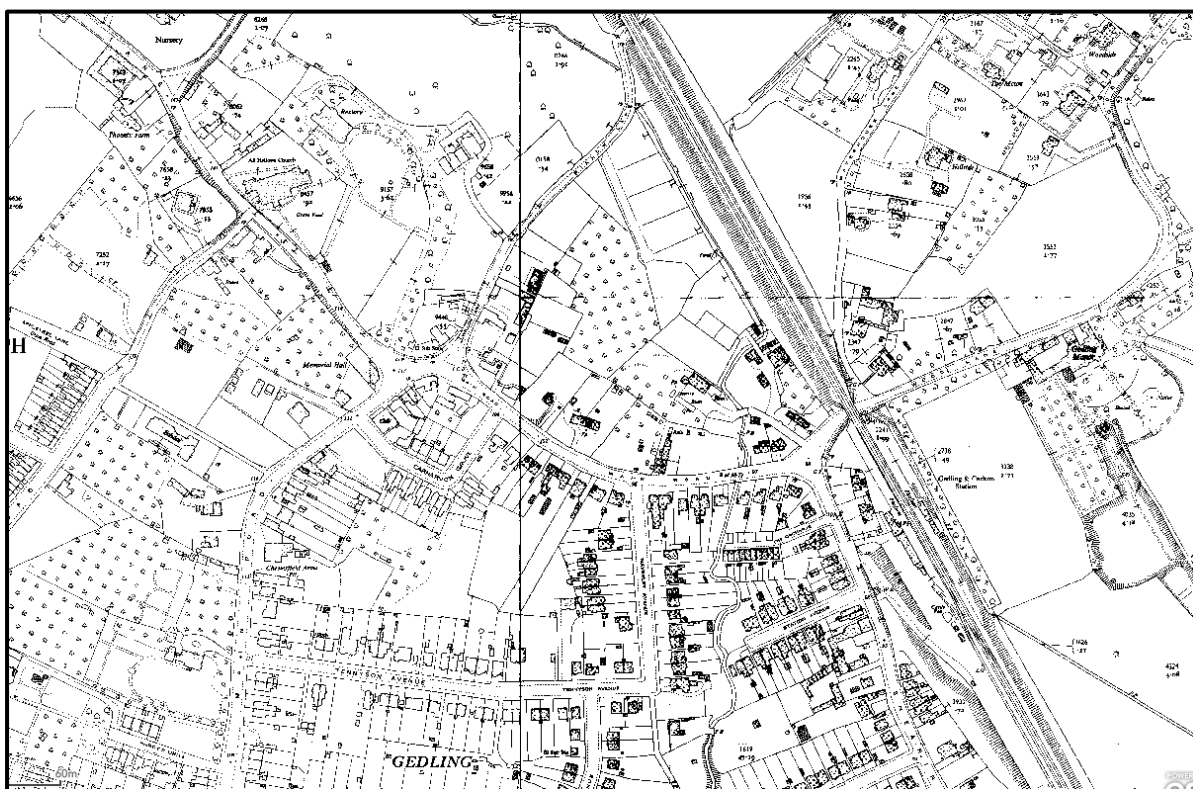


Map 4: Extract from the 1900 OS Map

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Map 5: Extract from the 1914 OS Map



Map 6: Extract from the 1950 OS Map

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Aerial Photo - Gedling Village Present Day



Civic Centre, Arnold Hill Park, Arnold,
Nottinghamshire, NG6 6LU

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Archaeology

6.1 Frances Swann states: “From Domesday Book we can form some picture of life in those far off days. Gedling seems to have consisted of two "settlements", one on the hill beside the church, and the other to the north of the church where the Ouse Dyke weaves its way towards the Trent: this is known as "The City." Historic mapping shows development initially clustering around the church and then following a more linear pattern along the main routes and its extension outwards into former fields where historic field boundaries and old buildings provide tangible evidence of its known past. Frances Swann comments that “In many parts of the Midlands the three field system operated: 1 field for oats or barley, 1 wheat, and 1 fallow. Each village had rights of pasture in the meadows and certain rights in the waste. or uncultivated, forest surrounding the village, such as cutting of timber and pannage for the swine. We have no record of whether Gedling had three fields, although the name Netherfield, "the low" field, suggests such a possibility.” Field boundaries and earthworks provide some evidence of the development of the village prior to and through the medieval period. Earthworks are likely to indicate medieval or earlier activity and ploughing (Ridge and furrow) are recorded in the Nottinghamshire Historic Environment Records (HER). These include earthworks within Willow Park including evidence of ridge and furrow features, a furlong boundary bank (a furlong was once a common measurement of farmland), pond hollow, roughly square shaped terrace (HER reference L10383) and ridge and furrow features at Gedling Wood Farm (HER reference L10384).

6.2 Gedling is noted in the Domesday Book (1086) and the oldest building - the church - dates from around 1230. The HER records include the following non - listed heritage assets and other notable buildings that are located within the proposed Conservation Area or its immediate vicinity:

- Brook Cottage, Arnold Lane, (19th Century Cottage,)
- Dovecote, Dovecote Farm, (18th Century Dovecote, now demolished)
- Drinking Fountain, (Drinking Fountain, 1874,)
- Farmhouse Willow Lane (farmstead 19th century farm buildings)
- Gedling Manor and Grounds (House)
- Former Gedling Station (Railway Station)
- Glebe Farm (Farmstead now demolished)
- The Rectory (House, originally 18th Century brick rectory and according to the Gedling Village Trail demolished in 1967 and replaced.)
- Troughs, Main Road, (drinking troughs)
- 38 Shearing Hill (Victorian detached house)

- 6.3 The Nottinghamshire HER also includes a record for Gedling Colliery which along with Gedling Station greatly influenced the development of the village since the late Victorian period. Listed and non-designated heritage assets located within the Conservation Area are set out in **Appendix 1**.



Photo taken from the rear of Phoenix Farm possibly 1930s. Photograph by kind permission of the Gedling Local History and Preservation Society

Character and Interrelationship of Spaces within the Proposed Conservation Area

- 7.1 The relationship of spaces and their interaction with the built form of the village is important in terms of defining the character of Gedling Village.
- 7.2 Within the proposed Conservation Area, the built form of the village is relatively dense with buildings generally enclosing streets on both sides. However, public and private open space combine and provide a contrast to the tighter built forms in some areas, for example along Main Road with grass verges and private gardens, low walls and/or hedges broadening the street scene. Together with the preponderance of trees within these spaces, this is a particularly strong feature in parts of the proposed Conservation Area. These green spaces are most evident in the vicinity of All Hallows Corner and from this point to the junction with Waverley Avenue. These green spaces along the main routes through the Village align well with the curvature of the roads at various junctions and overall provide a more rural character, making a significant contribution to the character of the proposed Conservation Area.
- 7.3 Beyond Waverley Avenue on Main Road, this wider space gives way to a narrower street scene where buildings tend to dominate, although private gardens and boundary treatments make a positive contribution in places, especially in the vicinity of Wood Lane and Shearing Hill. The presence of the Ouse Dyke provides a valuable green corridor through the village and adds to the ambience of the area.



Photo: Cottages and gardens along Main Road

Green Spaces and Trees

- 8.1 **Map 7** below on page 38 shows key open spaces, green space and trees. At the northern end of the proposed Conservation Area is the Graveyard of All Hallows Church. This open space is in an elevated position set behind a stone retaining wall topped with hedges, vegetation and trees and is an important green space in the village with historic, religious, cultural and social significance. The eastern pavement along Arnold Lane leads directly to the entrance to the Graveyard and after climbing the steps the original tranquil quality of this enclosed open space can be enjoyed and experienced before returning to Arnold Lane. Important bands of trees running along the northern and eastern boundaries of the Graveyard are protected by Tree Preservation Orders and these trees are particularly important in providing the immediate landscape setting for All Hallows Church.



All Hallows Church Graveyard and protected band of trees.

- 8.2 The section of the Conservation Area from All Hallows Corner to Waverley Avenue contains a number of important green spaces, trees and hedges which contribute to a more rural rather than urban character. A Tree Preservation Order protects the line of trees running from the Fountain along Rectory Drive. The small narrow green spaces situated around the Drinking Fountain, Gedling Colliery Mining Memorial and War Memorial either side of Main Road provide a civic focus and help frame the setting for the two important monuments and the Drinking Fountain, the latter a non-designated heritage asset. Historically the

area in front of the Drinking Fountain was used for local community events. The area around the Gedling Colliery Mining Memorial includes the stone horse troughs, an interpretation board and bench seat, which benefit from two young trees recently planted, both of which are subject to Tree Preservation Orders. The other green areas could also potentially benefit from environmental enhancements.



Photo: Main Road looking north

- 8.3 Willow Gardens on the eastern side of Main Road is larger and is one of the few remaining unbuilt on areas within the proposed Conservation Area boundary. It provides an informal green space and with its extensive tree cover adds greatly to the green quality and amenity of the area.



Photo: Main Road looking south towards Willow Gardens



Photo: Rail Bridge and Embankment Wood Lane.

- 8.4 From Willow Gardens and around the bend on Main Road, the street view is closed off to the east by the trees along the embankment of the former Great Northern Railway. At the southern end of the Conservation Area on Shearing Hill is a large Yew Tree which is subject to a Tree Preservation Order. Located on the drive leading from the car park to the front of the old Gedling Station it is visually attractive, making a positive contribution to the natural elements of the Conservation Area. Planning permission has been granted for the demolition of the modern extension to the original station building and for the construction of a new canopy and entrance lobby. This modern extension (now demolished) was built in 1967 and considered necessary to help cater for the youth of the village but being of a utilitarian 60s design was an unsympathetic addition and implementation of this planning permission would restore and better reveal the historic significance of this building and enhance the spaces around it including the car parking area to the front.



Photos: Gedling Station and car park following demolition of the modern extension partly implementing the planning permission and the rear of the Station and platform below.



Gedling Station photograph by kind permission of the Gedling Local History and Preservation Society.

- 8.5 Wood Lane continues beyond the rail way bridge towards Gedling House and Gedling Wood Farm and although the area is visually separated by the railway embankment the connection with the historic core of the village is maintained. From the rail bridge Wood Lane ascends towards Gedling House Woods and on the southern side are the former and present grounds of Gedling Manor and residential properties are present on the northern side. The proposed Conservation boundary follows the narrow road corridor and includes Gedling Manor and its present grounds on the southern side of the road and the curtilages of the properties on the northern side including the listed building at 11 and 15 Wood Lane.



Looking down Wood Lane



Wood Lane and junction with Waterhouse Lane.



Photo: Willow Gardens and sign which reads that the area was designed and named by pupils from Willow Farm Primary School, Gedling

- 8.6 Street trees, hedges and private gardens along Waverley Avenue and Tennyson Avenue, especially at its northern end, greatly soften the more urban setting of these relatively enclosed streets. Turning back towards All Hallows Corner from the junction of Tennyson Avenue with Main Road the school playing fields are visible to the north, located within the proposed Conservation Area. The preponderance of playing fields, trees, hedges and boundary walls particularly on the north side of the street give a more natural character to this part of the Village.

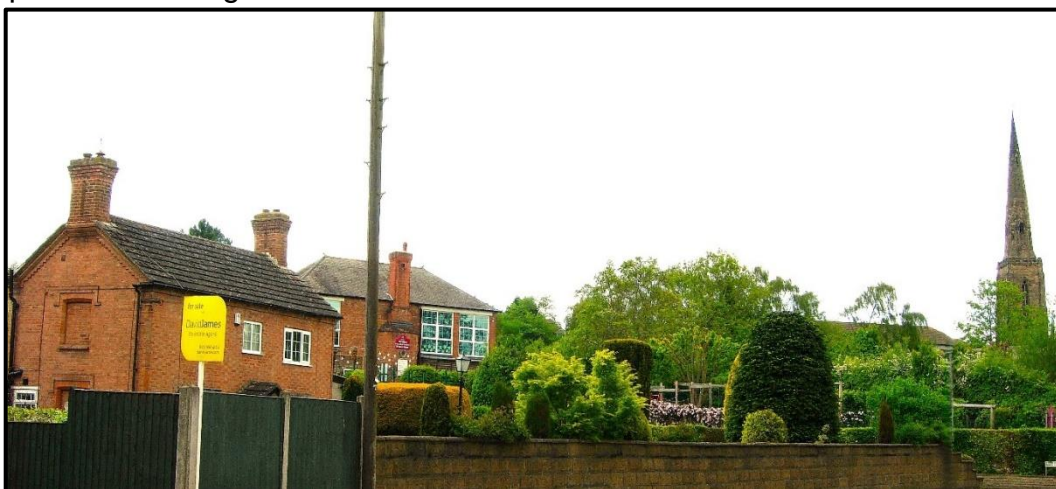
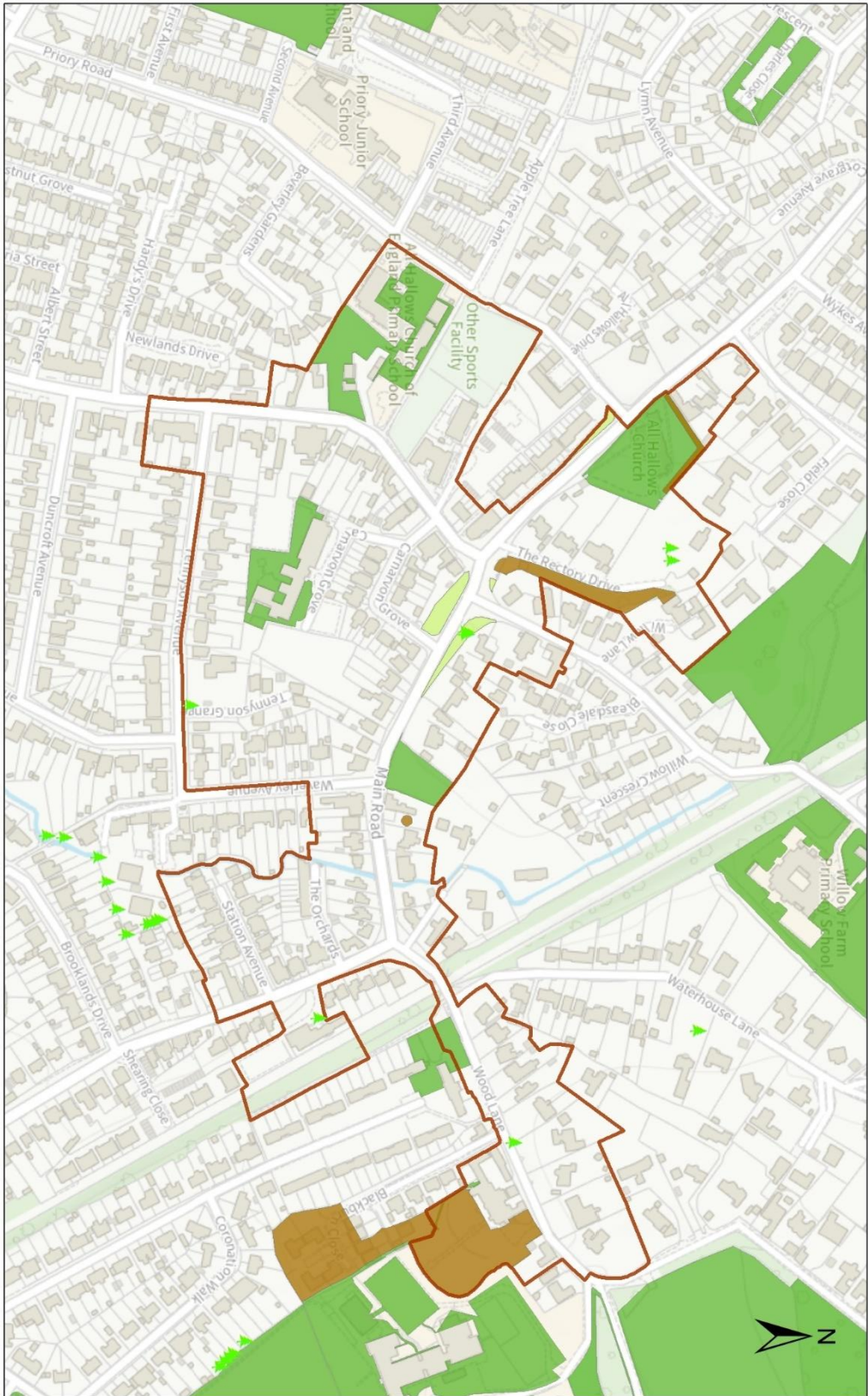


Photo: All Hallows Primary School and grounds centre



**MAP 7 - Key Open/Green Space
and Trees**

- Proposed Conservation Area Boundary
- ▲ Tree Preservation Order (Individual Trees)
- Boundary of Tree Preservation Order
- Protected Open Space
- Other Key Green Space

Views and Vistas

- 9.1 Key views and vistas are shown in **Map 8** below. All Hallows Church is a prominent landmark visible from many parts of the proposed Conservation Area, being an especially dominant feature on the northern horizon in the vicinity of All Hallows Corner. Fine views of the Church are also visible from Main Road when approaching from the west at the edge of the shopping area centred on Westdale Lane/Main Road. Views of the Church Spire can also be held from the junction of Main Road and Wood Lane and from Willow Park to the east (outside the proposed Conservation Area). Longer range views of this prominent landmark may also be found from many vantage points around the wider area.



Photo: All Hallows from Willow Park



Photo: All Hallows Church from the west and a traditional cottage on Main Road with parapet gables at right angles to the street.

- 9.2 Looking south, views along Main Road between All Hallows Corner and Waverley Avenue tend to be limited to the broader street scene with narrow open spaces, low walls, trees and buildings containing views. Beyond Waverley Avenue, Main Road bends towards the east and views in this

direction are closed off by the tree line along the former railway embankment which forms an attractive backdrop. Buildings on either side of the road tend to enclose views.



General view of Woods Lane/Main Road 1930s. Photograph by kind permission of the Gedling Local History and Preservation Society.

- 9.3 The road bends leading onto Shearing Hill and buildings enclose the space either side. This includes the former Gedling Station which is set back from the road on its east side in an elevated position behind a large Yew Tree. Looking west from Shearing Hill towards Waverley Avenue views are confined to the street scene with buildings prominent on either side.

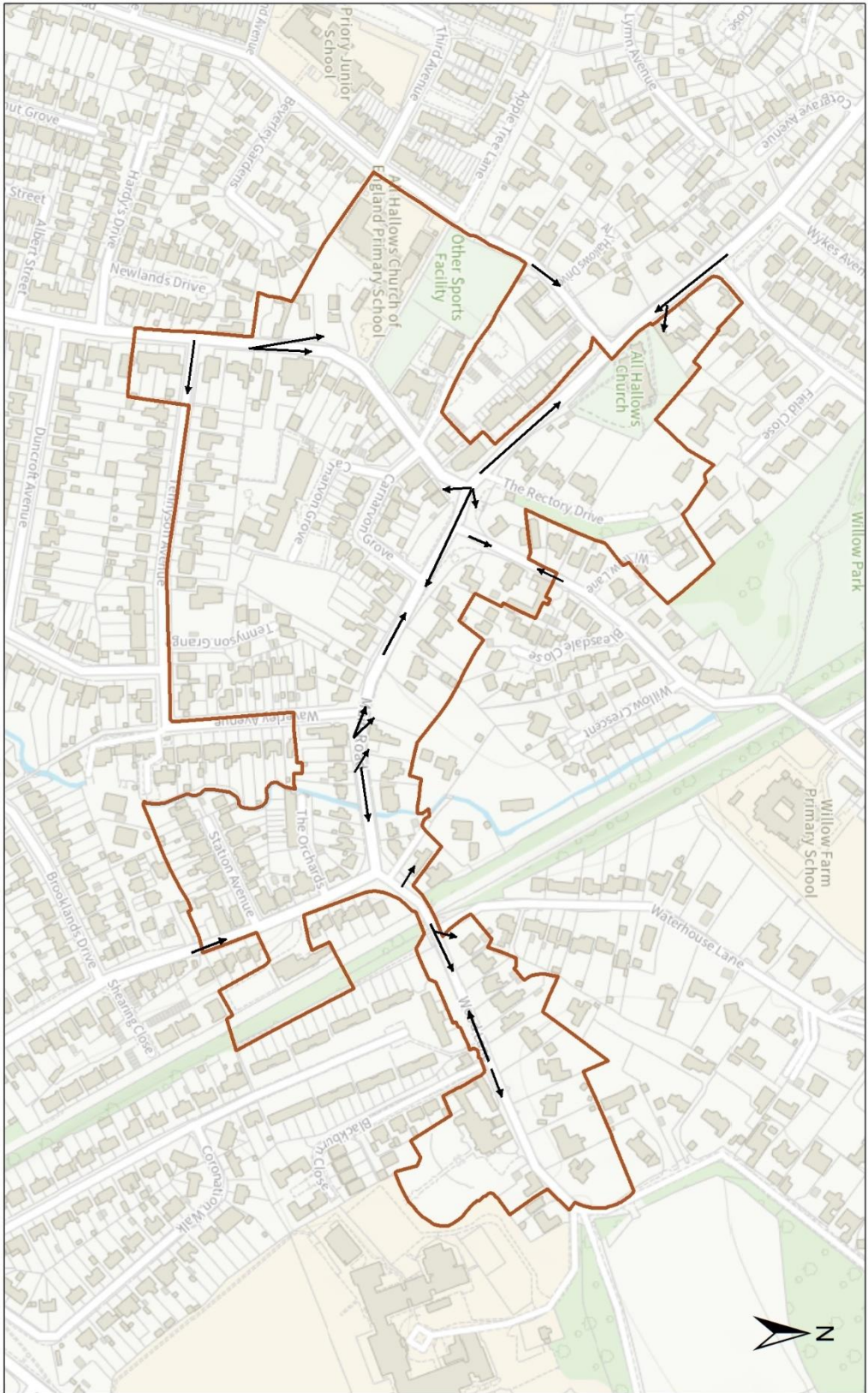


Photo: Main Road from the corner with Shearing Hill towards the old Post Office centre right

- 9.4 Elsewhere streets including Waverley Avenue and Tennyson Avenue are enclosed by buildings and street trees. Waverley Avenue is slightly more open at its eastern end as houses on one side of the road are set back somewhat with fairly long front gardens, paths and drives.



Photo: Tennyson Avenue



MAP 8 - Key Views

Prevailing Activity and Uses

- 10.1 Gedling Village has evolved from a predominately rural farming settlement to a more urbanised residential one. There is no dominant architectural style within the wider Gedling Village and primarily the use is residential. However, within the proposed Conservation Area a good proportion of residential properties date from the 18th and 19th Century to the early 20th Century. These include the farm house and converted outbuildings at Dovecote Farm and elsewhere former workers' cottages remaining in residential use are very much still evident. These workers' cottages have a relatively simple narrow plan form, built of brick with natural roofing materials using slates, clay pantiles or plain clay tiles.
- 10.2 It is evident that the opening of the railway stimulated a surge in speculative private house building in the proposed Conservation Area, taking place in the former fields within easy walking distance of the railway station. These late 19th and early 20th Century houses are typically two storey semidetached and detached houses built with red/orange brickwork with plain tiles or slate roofs and incorporate typical late Victorian/Edwardian styling. The houses are often set back slightly from the street with small front gardens behind low walls or hedges. Interesting features typically include canted bay windows, decorative brick work such as string courses, cogging or "dog tooth" patterns around the eaves, decorative ridge tiles, and chimney details with "crown" chimney pots in evidence. Black and white timber framed gables are also quite common on a number of houses built in this period.
- 10.3 Within the proposed Conservation Area, communal and social facilities were also developed in the form of a new school, which opened in the latter part of the 19th Century to accommodate the increasing number of school aged children, and the Village Club opened in 1881. All Hallows Primary School continues to serve the community and so does the Village Club. Numerous businesses were also evident serving this growing community. Shops still remain, although a number have been converted to residential use. Just outside the conservation area is Priory Junior School on Priory Road which according to Nottinghamshire County Council was built in 1937. A more modern primary school is located at Willow Farm which also serves the Village.

Architectural and Historic Qualities of the Buildings within the proposed Conservation Area

- 11.1 The built form and architectural styles within the proposed Gedling Village Conservation Area display the principal characteristics of the Victorian and Edwardian era including the Arts and Crafts style of architectural detailing between about 1880 and 1920.
- 11.2 There are numerous former workers cottages dating from the 19th Century surviving throughout the proposed Conservation Area including for example, Ivy Cottages (dated 1800) standing on the roundabout opposite the Memorial Hall. These are of red brick with a combination roof comprising mainly pantiles but also incorporating a narrow band of plain clay tiles above the eaves. The cottages have front porches and large chimney stacks, segmented lintels and stone lintels. Brick decoration includes string courses around the eaves and over sailing brick courses on the chimney stacks.



Photo: Ivy Cottages

- 11.3 Other examples of cottages include 86 and 88 Main Road which are Grade II Listed (see Key Landmark Buildings below for a description). Immediately opposite the listed buildings at 86 and 88 Main Road is a row of cottages originally three and now formed into two one of which retains the original

outside water pump. They are built of red brick with slate roofs. Features include overhanging eaves and impressive gable wall chimneys at each end with a central stack through the ridge line. Brick detailing includes string courses along the eaves and over sailing brick courses on the chimney stacks. Other examples include number 47 Main Road, a 19th Century cottage with its gable end at right angles to the street. The cottage is of red brick, rendered gable wall and red pantiles. It has distinctive parapet gables topped with blue coping bricks which match with those at the top of the two gable end brick chimney stacks. Number 83 Main Road is also gable end on to the street, being a cottage of red brick with brick detailing.

- 11.4 Fountain Cottage is a prominent building within the proposed Conservation Area especially when viewed from the south. Originally two adjoining cottages dating from the late 19th century and now one, standing in a slightly elevated position on the corner of Main Road and Willow Lane, comprising red brick with clay tiles. A notable feature is the brick work which includes polychromatic detailing on the arched brick window lintels on the west and south facing facades and fine brick cogging work along the eaves.



Photo: Fountain Cottage from the Gedling Mining Memorial



Photo of the Fountain with Fountain Cottage behind note polychromatic brick work on window lintels matches the stone arch on the Fountain (bottom).

- 11.5 Later Victorian/Edwardian detached and semidetached houses evident within the Conservation Area that typify this period include numbers 90 and 92 Main Road, properties opposite Gedling Station and along Waverley Avenue, with Waverley House being a good example. These houses were generally built of red/orange brick with clay tiles or slate roofs and often include canted bay windows, stone lintels and/or segmented brick lintels. Brick detailing such as dentilation and/or string courses at the eaves is typical. Chimneys are substantial with over sailing brick work on the chimney stacks topped with clay pots. In some cases chimney stacks are located part way up the roof lines as they are located directly above the fireplaces at the front and rear of the properties, which is typical of this building era as opposed to earlier housing where stacks tend to be on the ridge line.



Photo: 90 - 92 Main Road (left) and 86, 88 Main Road, Grade II Listed cottages (right)

- 11.6 In some parts of the Conservation Area a striking feature is the use of Tudor style black and white timber work on the gable ends. For example, there is an interesting group at 108 – 112 Main Road set at a slight angle to the street. These have staggered facades with black and white timber framed gable ends facing the street. The black and white timber frame work extends across the principal upper storey gable wall which partly projects beyond the ground floor storey supported by jetties. These are well built solid buildings of red brick with a string course along the eaves and roofed with clay tiles. Roofs have terracotta decorated ridge tiles and some have finials on the apex of the gables. Built with sliding vertical sash windows many of which have been replaced by UPVC although a few original wooden windows remain.



Photo: 108 – 112 Main Road

- 11.7 Other examples of the use of black and white timber framing include 8-28 Carnarvon Grove which are built to essentially the same design, originally being semi-detached houses of red brick, rendered brick with some brick decoration and clay tiles. Each block includes a front facing gable with black and white timber framing and square cut bay windows. The loss of traditional timber sash windows for replacements in UPVC has eroded some of their historic character.



Photo: Carnarvon Grove

- 11.8 Similarly, the use of black and white timber framing is also evident along the east side of Tennyson Avenue, although this road, which originally developed as a number of fairly large detached and semidetached Edwardian houses with some standing in fairly sizeable plots, has quite a lot of variation in terms of design and use of materials. Number 11 is a good example with original sash windows intact, being of red/orange brick, black and white timber framing on the gables, double storey canted bay windows on one side of the front façade and a single square cut bay window at ground floor level on the other. Next to number 11 are semi-detached properties which together form an “M” shape gable although this is decorated with hanging terracotta tiles. The gables are topped with finials and feature a brick pattern at eaves level using dark burnt bricks contrasting with the surrounding red/orange colour.



Photo: 11 Tennyson Avenue

- 11.9 Firs House is a fine detached house set in a large plot built of red brick with symmetrical two storey canted bay windows, a gabled porch with finial, the house has a hipped roof and overhanging eaves. There are three tall chimney stacks with over sailing brickwork topped with long “crown” pots. Brick decoration includes a string course and coggling between the lower and upper storeys.



Photo: Firs House

Key Landmark Buildings

All Hallows Church and Graveyard (Grade I Listed)

11.10 The Grade I Listed church chancel was built in circa 1230 and a nave with north and south aisles added about 1260. The most interesting feature is the fine thin spire dated from around 1300-1320. Pevsner describes it as “one of the most remarkable steeples in Nottinghamshire historically, visually and architecturally.” The whole steeple stands 180 feet (54.86 m) tall, the second highest in Nottinghamshire, the spire and tower are each 90 feet (27.43 m). The spire has a bulge or entasis device (a convex curve) which is conjectured to have the purpose of correcting an optical illusion of weakness arising from its tapering and intended to make it appear straighter. This device forms a noticeable swelling in the spire which adds to the building’s distinctness.

11.11 The Church is built of coursed and squared rubble and dressed stone with gable and lean to plain tile and slate roofs and Ashlar dressings. According to the Southwell and Nottingham Church History Project the building was extensively restored in 1872 including the addition of 500 seats to cope with the rapidly expanding population of Carlton and Netherfield which were in the

same Parish at this time. The photo below shows All Hallows Church and steps leading to it from Arnold Lane. Note the interesting old single gable outbuilding (see photo below) built against the boundary wall within the former Rectory grounds. Although difficult to be precise, due to the scale of the historic mapping, it may be identifiable on the historic mapping from 1880 onwards where it appears to adjoin a building with a glazed roof now removed which possibly may originally have been a glass house to a kitchen garden as historic mapping indicates a number of these were present within the Rectory grounds. The church and grounds have a number of significant assets including:

- Its war-memorial;
- Millennium Window;
- Various items of church furniture;
- Bulge -or entasis device (see above); and
- Graves, many of which are of interest including: the graves of Alfred Shaw and Arthur Shrewsbury.

11.12 The original Rectory was built in the 18th Century of brick with bays and a pantile roof and said to comprise of twenty four rooms. Frances Swann states that the building was using a ton of coal a day for fuel, making it increasingly expensive to run and was demolished and replaced around 1967. According to the Southwell and Nottingham Church History Project (see references) the garden wall of the Rectory to the south and east of the Churchyard was hollow with a cavity heated by a furnace to convey warm air to enable exotic plants to grow in the Rectory Garden.



Photo: All Hallows Church, Gedling Village



Photo: Outbuilding

86 and 88 Main Road (Grade II Listed)

11.13 Numbers 86 and 88 Main Road are a pair of mid-19th Century cottages and are Grade II Listed. They are built of brick with slate roofs, single gable and 2 ridge stacks and comprise of two storeys with 6 bays. Windows are Yorkshire horizontal sliding sashes. All openings have segmental heads and doors have timber hoods on shaped brackets.



Photo: 86/88 Main Road

Memorial Hall

11.14 The Memorial Hall was presented to Gedling by Colonel and Mrs Blackburn on land provided by Earl Manvers (Charles Pierrepont, 4th Earl Manvers, 1854 – 1926) as a memorial to the soldiers of Gedling who died during the First World War. The Foundation Stone next to the doorway was laid by the Duke of Portland (William Cavendish-Bentinck 6th Duke of Portland, 1857 – 1943) dated 26th July 1924 and although somewhat worn it is still legible. At the time of writing the Memorial Hall is enjoying its centenary year. The Hall opened in 1925 with Earl Manvers in attendance. The Hall is a solid red brick structure with a front gable, front porch and a distinctive “M” shape side gable fronting Arnold Lane. The roof is comprised of clay tiles. It has an imposing entrance porch with a triangular pediment and an archway with a stone surround with “memorial hall” inscribed above. The entrance porch attaches to the main body of the building which is of a greater height and proportions with an interesting semi-circular window on its southern façade facing out over the

porch roof. On this southernmost wall of the main building is surmounted a Celtic style wheel cross on top of the memorial built of brick and stone which is the most significant feature of the building. A memorial board inside bears the names of the fallen (total names 54). The site was previously occupied by an old school.



Photo: Memorial Hall

Drinking Fountain (non-designated heritage asset)

11.15 The Drinking Fountain was presented by Lady Carnarvon in 1874 (Evelyn Herbert, Countess of Carnarvon, 1834 – 1875 married to the 4th Earl Carnarvon). Originally fed from the Allwell Spring located further up Arnold Lane to provide good clean drinking water. The fountain is no longer supplied with water and it was moved a short distance from its original position to make way for road improvements in the early 1970s.

11.16 The Drinking Fountain is built of brick and stone with a steep gable inset with a Gothic arch incorporating key stones reflecting a polychromatic design. The roof comprises plain tiles and decorated terracotta ridge tiles. The Fountain originally had seating on either side set in alcoves. This area around the Village Cross was the meet for the local Hunt and a convenient place for a fountain for horses and villagers. The trough at the bottom was intended for horses with smaller basins at the front for dogs. Village celebrations took place on the grass area in front of the fountain before this area made way for

the road. There are also two stone horse troughs next to the Gedling Colliery Mining Memorial which are also non-designated heritage assets.



Photo: The Drinking Fountain

Gedling Station

11.17 Gedling Station opening around 1876 is a fine example of the Great Northern Railway Company pattern design. Other stations such as those built at Daybrook, Basford North, Newthorpe and Kimberley copied the same design. Built of red brick with a slate roof and impressive chimney stacks. Brick detailing includes string courses and coggings below the eaves with finishing blue brick embellishments. Windows have arched brick lintels. It has impressive gables with decorated wooden barge boards to the gable ends. A Blue Plaque commemorating the visit of JRR Tolkien to see his aunt at

Phoenix Farm in 1914 has recently been unveiled at the former station.



Photo: Gedling Station

Dovecote Farm and Dovecote, Willow Lane

11.18 The nineteenth century farm buildings at Dovecote Farm are situated on Willow Lane. These include a farm house and out buildings surrounding a yard. The 19th Century farm buildings are identified as non-designated heritage assets and are built of brick with a pantile roof and include decorative breather patterns and brick eaves detail. The site was previously the location of an earlier public house. Adjoining the farm buildings was an eighteenth

century dovecote of brick with a pantile roof and brick alighting edges to the gable end. This was dangerous and recently taken down.



Dovecote now demolished. Photo with kind permission of the Gedling Village Local History and Preservation Society

Gedling Manor, Wood Lane

11.19 Gedling Manor (formerly called Gedling Lodge) is a large, rendered house with a slate roof and was previously the shooting lodge of the Earls of Chesterfield which passed by descent to the Earls of Carnarvon. Prominent

visitors included King Edward VII when Prince of Wales as a guest for the hunt. Gedling Manor is included on the Local Heritage List.



Photo: The rear of Gedling Manor from Wood Lane

11 and 15 Wood Lane (Grade II Listed)

11.20 A pair of eighteenth century three storey cottages of red brick with concrete tile hipped roof. Windows are mainly Yorkshire sashes with segmental heads.

Number 24 and adjoining stable, Shearing Hill (Grade II Listed)

11.21 Number 24, Duncroft Farmhouse dates from the early 18th Century and is set at right angles to the main road which is typical of farmhouses in this area from this date possibly because the farm was built on a narrow plot and this arrangement allowed access for carts to the fields behind. The building is of brick with a pantile roof and traditional windows and has many original features.



Number 24 and adjoining stable, Shearing Hill.

Summary

11.22 The analysis and descriptions of the architectural buildings above highlights the significance of Victorian and Edwardian architectural design and detailing using good quality materials. Buildings are of red/orange brick with clay pantiles, clay tiles and occasionally slate used for roofing. Brick patterns are commonly of Flemish bond with alternating stretchers and headers (sometimes using the “irregular” Flemish Bond) and English Bond with alternating courses of headers and stretchers. Brick detailing includes string work, dentil eaves or dog-tooth eaves. Bay windows and canted bay windows are also a common building feature. Black and white timber frame gable ends are also evident in places. The consistency of styles and materials brings architectural and historic interest to Gedling.



Photo: Dog Tooth Eaves or Cogging



Photo: Flemish Bond left and English Bond right



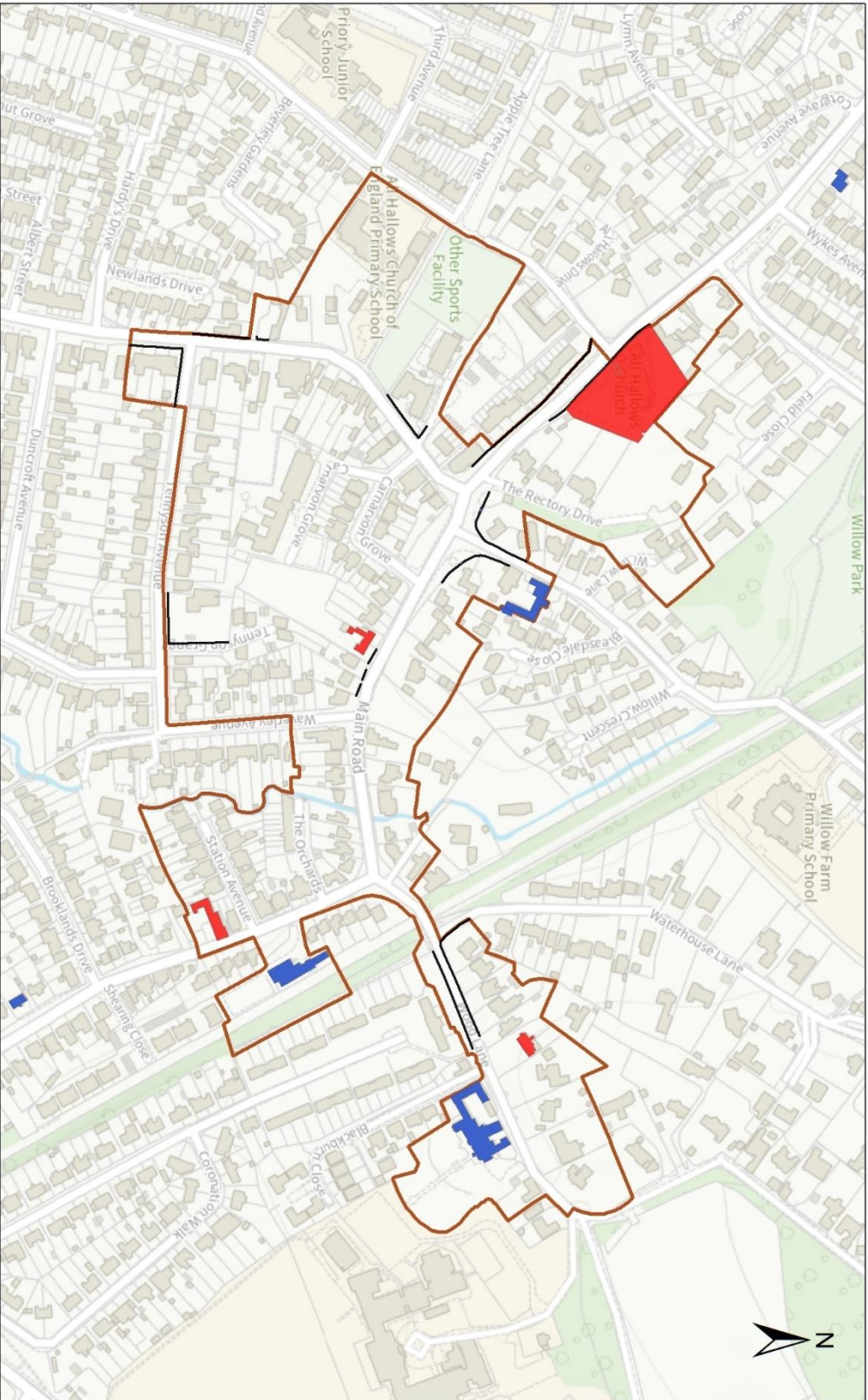
Photo: Example of Canted Bay window with slate roof



Photo: Finials and decorated roof tiles are a common feature throughout the Conservation Area such as this fine example of a finial on Tennyson Avenue in the shape of a dragon.

11.23 Important buildings, boundary walls and railings are highlighted on **Map 9**. Designated buildings and structures (Listed buildings) and non-designated buildings (not statutorily listed but being of local importance) are all heritage assets within the Gedling Village Conservation Area and are highlighted at **Appendix 1**.





**MAP 9 - Heritage Assets and
Important Walls**

- Local Interest Buildings
- Listed Buildings
- Proposed Conservation Area Boundary
- Important Walls
- Scheduled Monument

Issues, Pressures, Threats and Opportunities

Loss of Traditional Building Features

- 12.1 The oldest properties within the proposed Conservation Area were built with typical Victorian detailing. The replacement of timber sash windows with UPVC in almost all the original houses has eroded their historic character. These are often inserted for reasons of thermal efficiency and ease of maintenance however in unlisted buildings there are alternatives that may be used and that give greater respect to original designs while also achieving high thermal performance. For example, when UPVC windows require changing, in unlisted Victorian buildings slim double glazed timber vertical sash windows could be used and these have been developed so that original style mouldings can still be achieved while improving thermal efficiencies and avoiding the need for secondary glazing, which is the preferred choice in listed buildings. UPVC windows tend to offer flat wide reflective frames unable to replicate the finer mouldings of timber originals and also use unsustainable materials.
- 12.2 The continued loss of historic building features to existing 19th and 20th century houses and replacement with unsympathetic modern equivalents have harmed their architectural and historic character.

Arnold Lane/Main Road/Shearing Hill A6211

- 12.3 The A6211 has been subject to an increasing amount of traffic and is heavily used. One of the objectives of the new road around Gedling (previously referred to as the Gedling Access Road and now named - Colliery Way) is to provide a bypass for Gedling Village. Opened in March 2022, this new road is now classified as the A6211 and the existing route through the village declassified.

Opportunity for good design

- 12.4 Conservation Area designation provides an opportunity to exercise greater control over issues such as design, appearance and siting. The proposed Conservation Area ensures that any new development can be accommodated in a sympathetic manner with a considered approach to issues such as design, siting and the use of more traditional materials and the size and arrangement of window openings. What is fundamentally crucial however is that the area retains the architectural quality and historic interest to warrant designation as a Conservation Area.

Road signs and street clutter

- 12.5 Street clutter is not particularly a problem within the proposed Conservation Area although modern highway signage at key junctions does detract to a degree. As Gedling Village is proposed as a new Conservation Area there may be an opportunity to replace modern highway signage with more traditional styles at some point. **Similarly, there may be opportunities at some point to replace modern street lights for nonstandard heritage street lights.**

Boundaries, walls and hedges

- 12.6 Boundary treatments such as walls built of traditional materials and hedging with indigenous species is a significant part of the special character of the Conservation Area. Important walls are evident such as in the vicinity of All Hallows Church and on Main Road. At the northern end of the proposed Conservation Area traditional walls help frame views of the church. However, in many cases the walled boundaries break down, either replaced with unsympathetic boundary treatments that are not in keeping with the original character or from repair work that does not match in well with the original materials or style of pointing.

Proposed Conservation Area Boundary

- 12.7 In accordance with the provisions of section 69 of the Planning (Listed buildings and Conservation Areas) Act 1990 it is important that such areas continue to warrant inclusion as areas of special architectural and/or historic interest. Paragraph 197 of the National Planning Policy Framework (2023) states that: 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.'
- 12.8 The proposed Conservation Area boundary includes the core elements of the original village that are of special architectural or historic interest. Within the boundaries are listed buildings and a number of non-designated heritage assets. The proposed boundary to the north includes the Church of All Hallows, the Rectory its grounds and Dovecote Farm. The areas either side of Main Road between All Hallows Corner, the former post office and Waverley Avenue is included as this area retains a strong historic and special character. Much of the frontage between Waverley Avenue and Shearing Hill is included and includes the area around the former Gedling Station and its environs which includes significant levels of late Victorian/Edwardian housing and notably Duncroft Farmhouse at the southern edge. The rail bridge at Wood

Lane maintains the historic connection to this part of the proposed Conservation Area and includes Gedling Manor and grounds and the Grade II listed building at 11- 15 Wood Lane. The area enclosed by Waverley Avenue and the east side of Tennyson Avenue is included. To the north All Hallows School and the school playing fields are included.

Appendix 1

Significant Assets within the Conservation Area

Listed Buildings

- Church of All Hallows, Arnold Lane, Grade I Listed
- Font 2 Metres South of West end at Church of All Hallows, Arnold Lane, Grade II Listed
- 86 and 88 Main Road, Grade II Listed
- Duncroft Farmhouse, Shearing Hill, Grade II Listed
- 11 and 15 Wood Lane, Grade II Listed

Non-designated heritage assets on the Local List

- Drinking Fountain, Arnold Lane
- Horse Troughs, Main Road
- Farm Buildings, Willow Lane
- Gedling Station, Shearing Hill
- Gedling Manor

Part 2: Management Plan for Gedling 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 proposed Gedling Village Conservation Area Appraisal together with the Management Plan to inform planning decisions and change that will preserve and enhance the proposed conservation area in accordance with the duty set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 so that new development can take place without harming its special character and appearance and that will be in accordance with national and local planning policies that are the framework to achieve this aim.
- 1.2 The Character Appraisal, covered in the first part of this document, describes the special architectural and historic interest of the proposed 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 proposed 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 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 202 of the National Planning Policy Framework (2024) 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 National Planning Policy Framework (2024) at paragraph 204 requires that the concept of conservation is not devalued through the designation of areas that lack special interest.

- 2.3 In coming to its decision in respect of development proposals within or adjacent to the proposed Conservation Area the Borough Council will have regard to the guidance set out in the National Planning Policy Framework. Section 16 of the Framework published in 2024 relates to the historic environment. Further advice is also provided in the Government's Planning Practice Guide. Proposals that affect heritage assets including the proposed Conservation Area will also be assessed against the Aligned Core Strategy (Policy 11: The Historic Environment), the Gedling Borough Local Planning Document 2018 where policies LPD 26-31 are relevant.
- 2.4 Historic England has produced guidance in respect of decision taking in the historic environment which is available below:
- [Managing Significance in Decision-Taking in the Historic Environment](#)
- 2.5 Historic England has also produced guidance on managing change within the setting of heritage assets; see paragraph 11.3 – 11.5. of the document which can be accessed from the link below:
- [The Setting of Heritage Assets | Historic England](#)
- 2.6 This Character Appraisal and Management Plan provide important background evidence that will be a material consideration in informing Planning decisions and provides an effective tool in the protection and management of the proposed Conservation Area into the future. It may also help in securing funding to preserve and enhance Gedling Village Conservation Area.

Planning Applications for New Development

- 3.1 Within the proposed 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 accompanied by all of the necessary supporting information, such as a design and access statement, heritage impact assessment, tree survey report and landscaping proposals. The Local Requirements List provides details as to what information is required for different types of planning applications and is available here:
[Local Requirements List - Gedling Borough Council](#)
- 3.2 A heritage impact statement is required in accordance with paragraph 207 of the National Planning Policy Framework (2024) to describe the significance of the heritage asset being affected, including within its setting. The level of detail provided should be proportionate to the asset's importance and sufficient to assess the impact of the proposals upon that significance, including recording.
- 3.3 Outline planning applications for new development in a Conservation Area are not usually appropriate as they do not offer sufficient information to assess the potential impact of a proposal on the character and appearance of the Conservation Area. Where outline applications are submitted within or affecting a Conservation Area, the Council may request the submission of some or all of the reserved matters details as

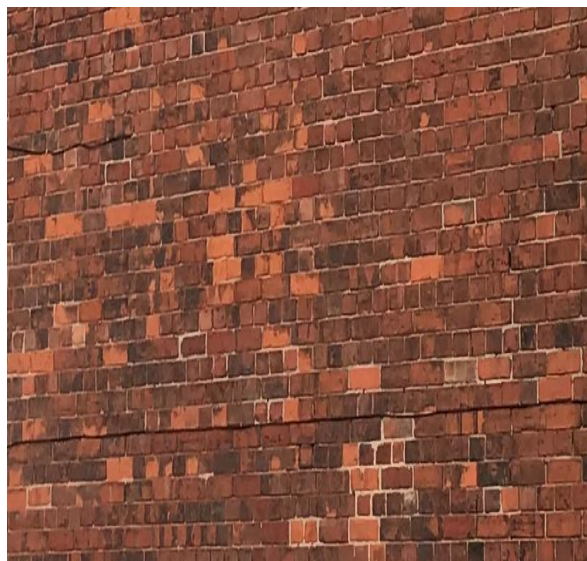
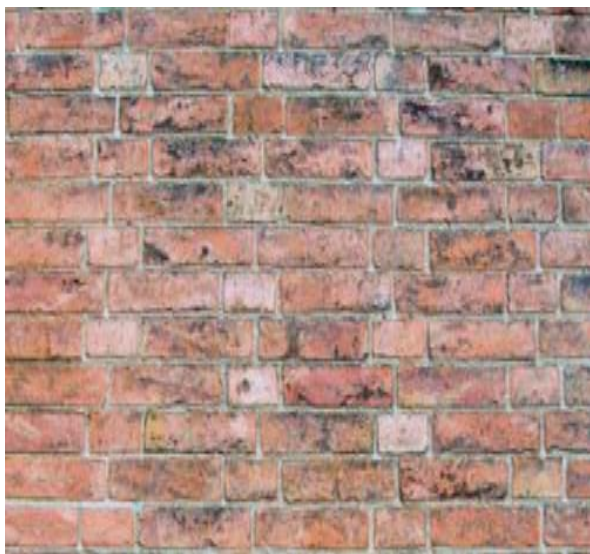
specified by Section 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Section 5 enables the Council to require further details where it is of the opinion that these are required in order to consider an outline planning application.

Design Guidance

- 3.4 Within the proposed Conservation Area development is likely to be limited to extensions, refurbishments and possible infill. Development proposals should be of an appropriate design and scale. The draft Conservation Area Appraisal has identified that as a result of its historical development the Area has distinct types of development with typical Victorian and Edwardian styling. New development should reflect the historic pattern of development to ensure continued variety and mixture of building types and spaces.
- 3.5 The emphasis for new proposals will be on high quality design and this can be influenced by the overall height, scale and form of the development, the materials of construction and architectural detailing. New developments should harmonise with existing neighbouring built forms, respecting context and historical patterns of development. This could involve new building of a similar scale, eaves height and plan form to the neighboring historic properties, utilising traditional high quality materials and detailing seen locally. The Gedling Borough Council Design Code Framework provides more guidance on design and is available here:

[Supplementary planning documents and guidance - Gedling Borough Council](#)

- 3.6 Material for walling should utilise the colour of brick which harmonises with existing buildings close by, being generally red/orange in colour. Bricks can be laid using Flemish Bond where headers (shorter face of brick) alternate with stretchers (longer face of brick) as shown in the photo below left or English Bond pattern with alternating courses of headers and stretchers (see photo below right) as these are common. Brickwork often includes detailing such as string courses and coggings around the eaves. Stone cills and brick wedge lintels can be used for window openings.



- 3.7 Roofs should use natural materials such as pantiles, clay tiles or slate, while concrete roof tiles are out of place and visually intrusive and they should be avoided. New developments should also respect traditional eaves details and in many parts of the proposed Conservation Area these typically have a brick dentil course rather than soffits and fascia. New buildings may include gable end brick ridge stacks, or have stone or brick chimneys within the house passing through the ridge or avoiding the ridge. Renovations and alterations to old buildings should seek to retain existing chimneys.
- 3.8 Dormer windows should be in proportion in their size to the scale of the roof they are intended for and not dominate the roof elevation. Roof lights should be 'conservation style' in design, materials and size and should be fitted flush with the plane of the roof.
- 3.9 Windows and doors also make a very important contribution to the character and appearance of traditional detailing within the proposed Conservation Area and there is a broad range of window and door types throughout the area. **Planning permission may not be required to replace windows and doors on a single dwelling house. However, they should have a similar visual appearance to those in the existing house, for example in terms of their overall shape, colour and size of the frames.** To maintain the character of the proposed Conservation Area the window frames should be made of timber and on traditionally designed non-designated heritage assets they can be designed with slim double glazing. Such windows can more closely copy original styles and finer mouldings than UPVC for example which offers flat wide framing and will respect the traditional character and appearance of the proposed Conservation Area to a greater degree. **If UPVC windows are to be used, then every effort will need to be made by the homeowners to specify a heritage style that visually looks similar to timber windows, to reflect the character of the area.** 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. In listed buildings new

windows and doors may require Listed Building Consent and it is advised to consult the Borough Council Planning Department for advice before undertaking the work.

- 3.10 Original windows and doors should be repaired or replaced like for like where beyond repair in order to keep the integrity of the original design and to preserve the character and proportions of the host property. The overall survival rate of original windows and doors has been poor, and a substantial number of properties have fitted replacement UPVC windows and doors which greatly detract from the appearance and character of a Conservation Area. The use of UPVC nearly always leads to unsuitably detailed windows and doors and should generally be avoided in the proposed 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 proposed Conservation Area. Permitted development rights within Conservation Areas are more restrictive and, in most cases, planning permission will be required for extensions and alterations. Cladding any part of the exterior of a dwelling will require planning permission. Householders are therefore advised to contact the planning department prior to starting any works to the exterior of any building using the following link **(there is normally a charge for this service):**
[Do I need planning permission? - Gedling Borough Council](#)
- 4.2 Where proposed householder extensions and alterations require planning permission, the works should be subservient to the main building and generally avoid altering 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 make every effort to minimise or avoid harmful impact to the surrounding area. **Cladding and external insulation on a dwelling house will require planning permission as it has the potential to have an impact on the character and appearance of the Conservation Area.**

Solar Panels, Satellite Dishes, Alarm Boxes **and Flues**

- 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; and
- In some cases permitted development rights have been removed and it is always advisable to establish if planning permission is required before embarking on such work.

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. 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. **Planning permission is required for a flue if it is on a wall fronting the highway.**

4.6 In order to preserve the originality of a Conservation Area, the installation of solar panels, satellite dishes, alarm boxes **and flues** 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 Proposed 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 offence as set out in the Enterprise and Regulatory Reform Act 2013 to carry out the demolition of a building within a Conservation Area without planning permission, other than in the following circumstances:-

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

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

5.2 The Enterprise and regulatory Reform Act 2013 is available from the following link:

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

5.3 The presumption in favour of retaining historic 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.

5.4 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 preserve or enhance the character or appearance of the Area. To avoid unsightly gaps in the proposed Conservation Area the Council will also seek assurances that all reasonable steps have been taken by the applicant to ensure that the new development proceeds following the demolition works as advised by paragraph 217 of the National Planning Policy Framework (2024).

Historically Significant Boundary Walls and Railings

6.1 As set out in Section 5 of the Management Plan, Planning Permission is often required for the demolition of boundary walls within the proposed 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 proposed Conservation Area. **Map 9** highlights important boundary walls.

6.2 **Section 5 also highlights the importance of indigenous species within boundary treatment. Indigenous species include, common hawthorn, common yew, holly box, blackthorn and dogwood.**

Protection of Important Views

7.1 Development proposals should also consider the topography of the Conservation Area as described in the Appraisal (see section 8 and **Map 8**) and the key views through the Area, particularly of the Church Spire and Clock Tower of All Hallows Church.

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. **Map 7** shows Key Open/Green Space and Trees with Preservation Orders.

Protection of Trees

- 9.1 There are a number of Tree Preservation Orders (TPO) within the Conservation Area especially within the vicinity of All Hallows Church. However, other trees including those associated with Willow Gardens, and the various green spaces along Main Road make an important contribution to the character of the Conservation Area. Under the Town and Country Planning Act 1990 all trees in a Conservation Area with a trunk diameter of 75mm or more (measured at 1.5m above natural ground level) are protected (subject to some exemptions). It is a **criminal** offence to prune, fell or otherwise damage a tree without first giving notice to the Council. Prior to removing any tree or 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 amenity. Removing trees within a Conservation Area without serving proper notice is a criminal offence. **More information on Protected Trees is available here:**

[Protected Trees - Gedling Borough Council](#)

- 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 proposed 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 five listed structures within the proposed Conservation Area and no Scheduled Monuments. Listed buildings including the Grade I Listed Church of All Hallows 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.

Setting of Listed buildings

- 10.2 Whilst the setting of a listed building itself is not designated, the National Planning Policy Framework (NPPF) 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 compromised by the proposed development, as required by the relevant national and local planning policies (see NPPF 2024 paragraph 207 – 208 and Gedling Borough Local Plan policy LPD 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 1** for list and **Map 9** showing Heritage Assets). These buildings also make an important and positive contribution to the character and appearance of the proposed Conservation Area and the retention and enhancement of these buildings and their settings will be encouraged as required by the relevant national and local planning policies set out above. Many buildings will contribute positively to the character and appearance of a Conservation Area and the Council has only identified here non-designated heritage assets already on the Council's adopted list. The exclusion of any building from this map does not necessarily mean it makes no contribution to the character and appearance of the Conservation Area and every application will be considered on its merits. 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. More information on the list of non-designated heritage assets and how to nominate a building for consideration to go on the local heritage list is available here:

[Heritage - Gedling Borough Council](#)

Archaeology

- 12.1 Policy LPD30: Archaeology of the Local Planning Document: Part 2 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 proposed Conservation Area requiring excavation works should be preceded by a considered archaeological assessment and investigation by an appropriately qualified professional in order to identify the potential of the site and prepare a suitable archaeological strategy. A copy of the results should be placed with the Historic Buildings Sites and Monuments Record at Nottinghamshire County Council.

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