

# BEESTON WEST END CONSERVATION AREA

## A BRIEF HISTORICAL BACKGROUND

The Beeston West End Conservation Area was designated in 1976, the first to be established in the town and fourth in the Borough. It is situated directly south of Beeston town centre and, at its north-west boundary, adjoins the recently designated St John's Grove Conservation Area. The area displays a range of historic buildings and structures including some of the town's oldest properties, many of which are included in the statutory list for their architectural or historic merit (see back page).

The Conservation Area contains a substantial proportion of community uses, as well as residential properties. These include two churches, the Manor Surgery, the police station and a public house. The residential accommodation is largely low density development, as in West End where listed buildings lie behind stretches of high, old brick wall.

On the site of the former Town Hall annexe, Dovecote Lane, the Borough Council has developed "The Willows", providing sheltered accommodation. The Willows won a DoE award for its high design standards and represents a good example of how modern buildings can be successfully fitted into a Conservation Area setting.

The wide range of building uses, together with the area's narrow streets, old brick walls and mature trees create a village-like atmosphere. It is this character which the Conservation Area seeks to protect.

Overleaf is a map showing the extent of the Conservation Area together with a brief description of the key buildings. Guidance on development and listed buildings appears on the back page.

## WHAT IS A CONSERVATION AREA ?

Conservation Areas have been in existence nationally since 1967 and current legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the council to, "...from time to time determine which parts of their area are areas of special

architectural or historic interest, the character of which it is desirable to preserve or enhance..". There are currently 14 Conservation Areas in Broxtowe covering approximately 4% of the Borough's urban areas. Each area is considered by the Council to have special qualities of local importance.

## EFFECTS OF CONSERVATION AREAS

The positive identification of the area helps to focus attention on its special qualities. It is hoped that this will in turn, encourage individuals and groups to take a sensitive approach to any proposals for development.

The designation of a Conservation Area limits the amount and type of alterations and extensions which can be undertaken without the need for planning permission. Within gardens any new structure of over 10 cubic metres in volume will need consent.

Any application for development which affects the Conservation Area, either within or adjacent to it, will be given careful consideration by the Borough Council to determine how it would affect the character of the area. Each planning application for development within the Conservation Area will be advertised in the local press, and a notice will be displayed at the site. Anyone can make their views about the proposal known to the Borough Council.

### Trees

Conservation Area designation protects all trees within the boundary from topping, lopping or felling by requiring owners to give the Borough Council six weeks notice of their intention to carry out any such tree works. The Council will inspect the tree concerned and decide whether a Tree Preservation Order is merited to ensure the tree's long term future. Advice on works to trees can be obtained from the Council's Landscape Design Officer.

### Demolition

Conservation Area Consent is required for the demolition or partial demolition of most buildings within the area.

### Cladding on External Walls

Within Conservation Areas, planning permission is required to clad the outside walls of any house in stone, artificial stone, timber, plastic or tiles.

**A LARGE PRINT VERSION OF THIS  
LEAFLET IS AVAILABLE FROM  
BROXTOWE BOROUGH COUNCIL  
ON REQUEST, tel 0115-925-4891 ex 4482**

One of a Series of Conservation Area  
Guides published by  
**BROXTOWE BOROUGH  
COUNCIL**



## FEATURES OF WEST END CONSERVATION AREA

### 1. *The Crown Inn, Church Street*

*The Crown is a cottage type building constructed in the early 19th Century and is one of Beeston's oldest public houses. Its close proximity to the church would suggest its original purpose was to brew the church ale. One of the bars contains a range of old bar fittings. More recently the inn would have provided a coaching place as the doorway, now lowered, indicates. The listed status of this building also includes adjacent stables.*

### 2. *St John the Baptist's Church, Church Street*

*The present building was substantially rebuilt in 1843 by Sir Gilbert Scott on the site of the earlier churches from which there are remnants inside, notably the font bowl dating from about 1230. The gravestones have been repositioned around the churchyard perimeter to form an attractive area of open space in the centre of Beeston. The churchyard also contains a restored Crimean War Memorial and the former plague hole which the parish records reveal was used to bury 138 Bubonic plague victims between 1593 and 1594, when the area's total population was about only 400. (The Church is illustrated on the back page).*

### 3. *The Old Village Cross, Church Street*

*Situated opposite the churchyard on the east side of Church Street stands the old village cross which dates from the 14th Century. It was originally positioned near the war memorial on Middle Street, but was removed in the 1850's and was later discovered embedded in the walls of Manor Lodge by a local historian. It is possible that there could have been a small market nearby as a stretch of Middle Street near the Manor House was called Market Street in the early 19th Century.*

### 4. *The Grange, Chilwell Road*

*Built in the late Georgian style in the early part of the 19th century, The Grange was the home of Mr F B Gill who owned a silk mill. The site may previously have been occupied by a large tithe barn. Today the building forms part of the police station.*

### 5. *The Manor House, 2 Middle Street*

*Beyond the War Memorial on Middle Street stands the Manor House, originally built by Nicholas Strey, a yeoman farmer from Greasley in around 1560. The stone plinth around the present building suggests that he may have constructed a timber framed house. The present building dates from the mid 17th Century when Nicholas Strey III and his son John rebuilt the property. An east wing was later added and rebuilt in the 18th Century. An inventory drawn up in 1697 for probate purposes can be seen in the county record office giving details of the various rooms, their fittings and furnishings.*

### 6. *No.19 Dovecote Lane*

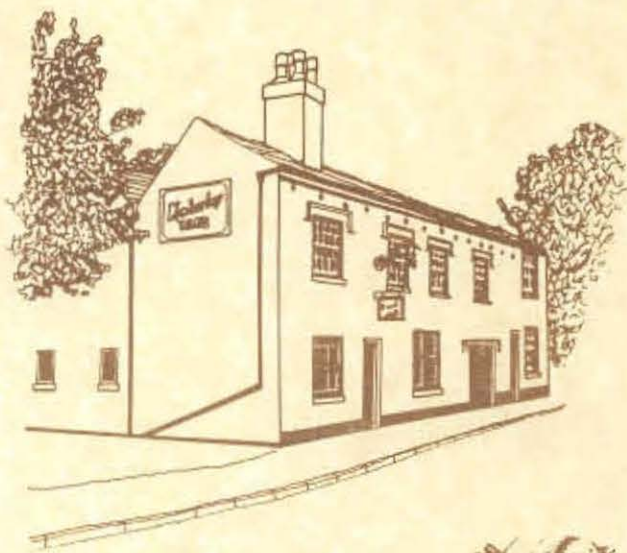
*Situated on the corner of Manor Avenue and Dovecote Lane this property dates from at least 1790 and was previously used as a public house known as the Goat Inn. When it was built it was the last house on Dovecote Lane which had access via fields to the river. When the Beeston Canal was cut in 1796, a lock keepers house was built. The lock keeper was given a blunderbuss to fire in the event of trouble to alert the occupants of The Goat Inn, who would come to his aid. This blunderbuss and the lock keepers cutlass can be seen in the canal museum at Stoke Bruerne, Northamptonshire.*

### 7. *The Old Manor House, 3 West End*

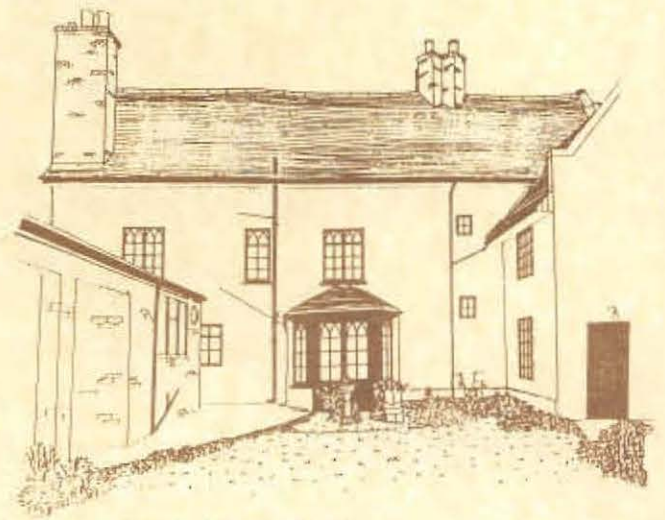
*The present building was built around 1680 originally as a farmhouse. It was never a Manor House and, having been built at a later date than the Manor House (2 Middle Street), there is some confusion over how it derived its name. The plot may have been the site of a former house built on the land of the Wymondley Priory Estate. An attractive brick stable block lies within the grounds and backs onto West End.*

### 8. *West End House, West End*

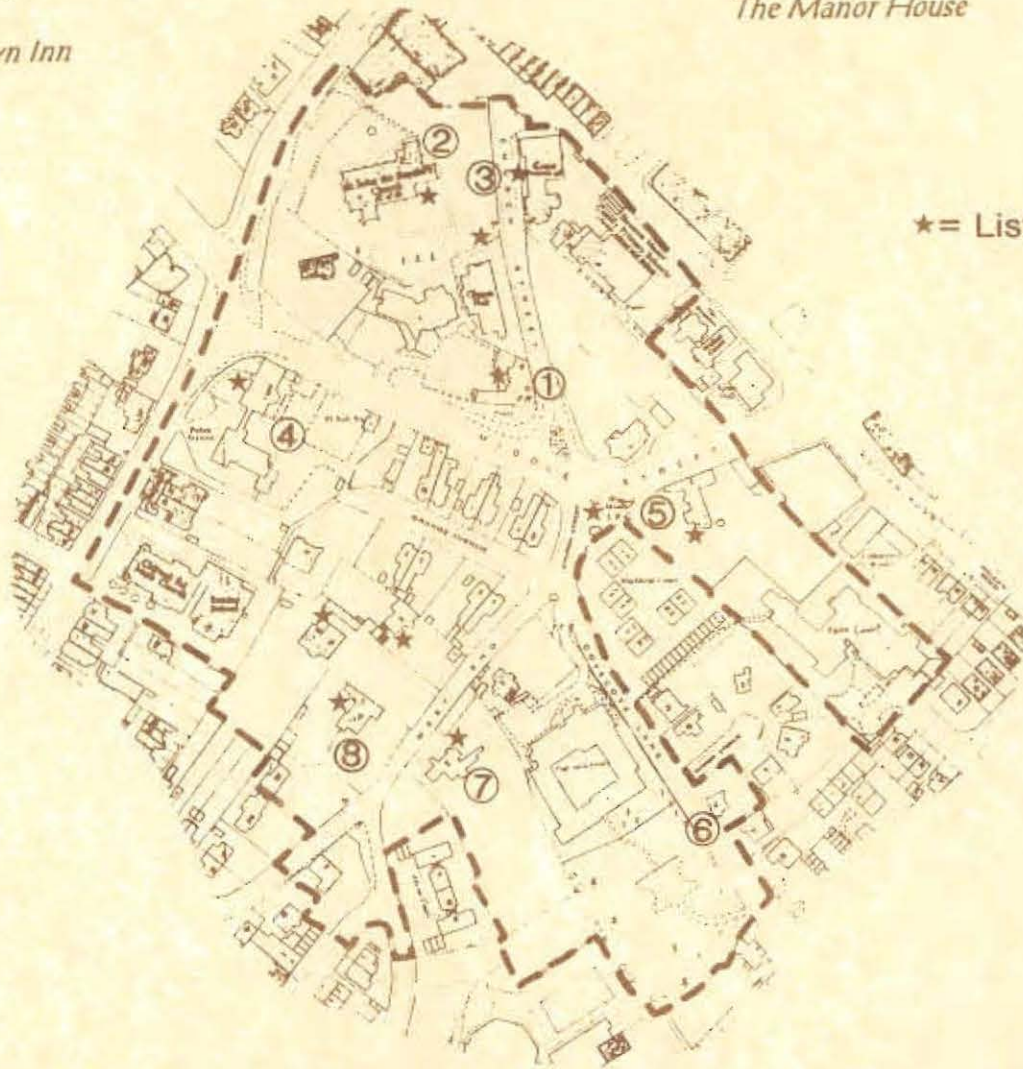
*Built around 1563 West End House is Beeston's oldest house and lies close to the junction with Fall Croft together with the other listed buildings on West End. It is likely that this property was originally a farmhouse with at least four acres of land. More recently this building was used as a school.*



*The Crown Inn*



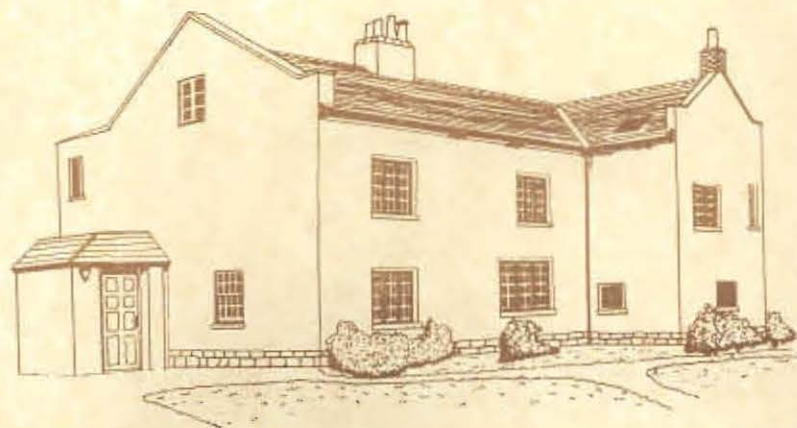
*The Manor House*



★ = Listed structures



*View north-eastwards along West End*



*West End House*

## RETAINING THE CHARACTER OF THE CONSERVATION AREA

If you are considering any proposals for development in the Conservation Area the following general points will help you to assess whether they are appropriate. The Borough Council's planning officers will also welcome discussions on any proposal at an early stage. They can be contacted by phoning the Council on Nottingham 9254891, ask to speak to the planner on call.

\* Any proposed change of use of any property should not alter its appearance and large business signs will not be acceptable. Other advertising signs should be kept to a minimum within the Conservation Area.

\* Extensions to properties should respect the scale, character and architectural style of the original building.

\* Where extensions are acceptable, they should be constructed in materials to match the existing. Some of these materials may be difficult to find, however, by consulting a wide range of suppliers an acceptable match should be possible. Often reclaimed facing bricks and roofing materials will provide the most acceptable solution and will not necessarily be an expensive option. It should also be noted that research has shown that over a 30 year mortgage period the rehabilitation and regular maintenance of timber windows will be a more cost-effective approach than replacing with more modern alternatives.

\* Any development should avoid the removal of front boundaries and existing landscaping.

## LISTED BUILDINGS

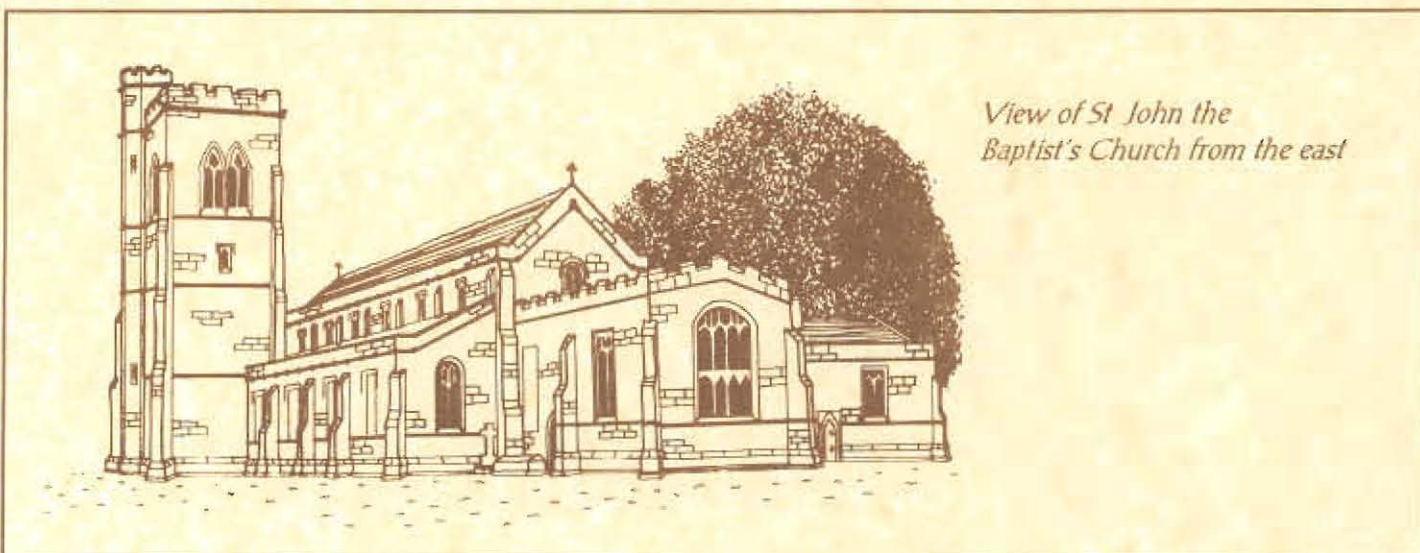
The Department of the Environment designates lists of buildings of special architectural or historic importance, which are the subject of separate legislation. These listed buildings are an important part of this Country's heritage and should be respected.

Consent is required from the Borough Council for demolition of whole or part of a listed building, or any structure within its curtilage, and for any works of alteration, extension, repainting or repair which would affect its special interest. It is a criminal offence to carry out any such works without consent. Anyone wishing to undertake any work to listed buildings is advised to check with the Council's planning officers.

All work to listed buildings should aim to retain original features, and where repairs are necessary, similar materials should be used to those being replaced. Occasionally grant aid may be available for certain appropriate and essential repair work.

The listed buildings (all Grade II) within the Conservation Area are:-

- No.2 The Old Cottage, West End
- No.3 Old Manor House and Stables, West End
- No.4 The Elms and adj. Wafer Pump & Stables, West End
- No.6 West End House, West End
- No's 2 and 2A The Manor House, including boundary wall and wash house, Middle Street
- War Memorial Cross, Middle Street
- Church of St John the Baptist, Church Street
- Crimean War Memorial, St John the Baptist's Church, Church St
- Village Cross, Church Street
- No's 18 and 20 The Crown Inn and adjacent stables, Church St
- The Grange, Chilwell Road



View of St John the Baptist's Church from the east