



Broxtowe
Borough
COUNCIL

Positive People - Positive Leadership - Positive Partnerships

Chilwell Conservation Area Character Appraisal



Nottinghamshire
County Council

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1.0 Introduction

1.1 Conservation Areas

Conservation Areas were first introduced following The Civic Amenities Act 1967 to protect the attractive historic character of towns and villages. Today the main protection of these areas comes under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 [the Act] and Planning Policy Statement 5: Planning for the Historic Environment.

Section 69 of the Act imposes a duty on the local planning authority to designate as a conservation area any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'¹. Designation introduces a control over the demolition of unlisted buildings and provides a basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest. Designation further enables control over the lopping or felling of trees, advertisement control and a restriction on permitted development rights. Local planning authorities can also withdraw certain permitted development rights, such as the replacement of windows and doors and the alteration of boundary walls, by the imposition of an Article 4(2) direction, if they feel these minor alterations would erode the special character or appearance of the area.

1.2 The purpose of this appraisal

Section 71 of the Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. It is important that designation is not seen as an end in itself: policies will almost always need to be developed which clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued. Clear assessment and definition of an area's special interest and the action needed to protect it will help to generate awareness and encourage local property owners to take

the right sort of action for themselves.

This appraisal will aim to assess and define the special character of Chilwell conservation area by the methods described in the different sections below. Briefly, these will cover: an investigation of the historical development of the village; an analysis of the conservation area's current appearance and character; a discussion of positive and negative factors which are having an effect on that appearance and character; and suggestions for the preservation and enhancement of the area.

The appraisal will examine whether or not the existing area boundaries are still justified in the light of physical changes since their initial designation. If the character of an area has been seriously eroded by unsympathetic alterations and new developments, it might be necessary to reduce its size or even de-designate. On the other hand, early designations did not consider many 19th century elements of a settlement, particularly industrial areas and buildings, to warrant inclusion. Over the last 25 years these elements of our social and industrial heritage have become more valued and so should be reconsidered in any appraisal process. This might lead to extensions that include such elements within an existing conservation area, or the designation of an entirely new area.

1.3 Planning Policy Framework

The saved Broxtowe local plan policies set out the current framework of conservation policy (Policy E3). The Local Plan is due to be replaced by a new Local Development Framework (LDF). This conservation area appraisal will be used to support the conservation policy that will form part of the core strategy development plan document (DPD) and the primary development control policies DPD.

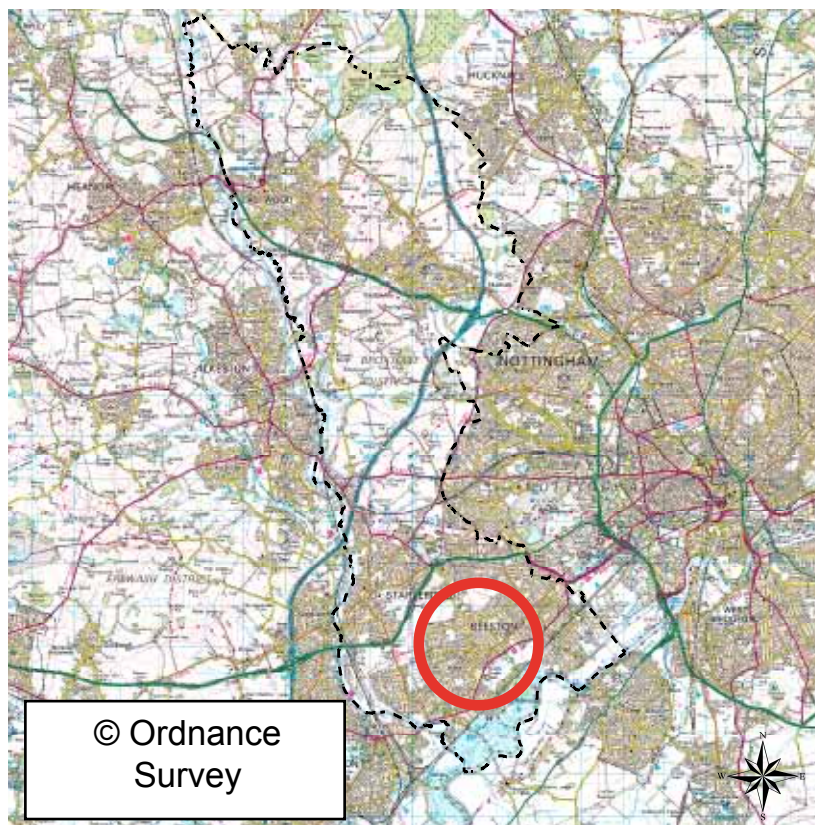
¹ Planning (Listed Buildings and Conservation Areas) Act 1990 s.69

2.0 Chilwell Conservation Area

2.1 Location and Setting

Chilwell lies approximately 5 miles to the south-west of the city of Nottingham in Nottinghamshire, and close to the Derbyshire border. Formerly a distinct village surrounded by fields, orchards, and nurseries; Chilwell began to be heavily developed for housing in the 1930s and this trend has continued to the present. Beeston to the north-east and Toton to the south-west have been similarly developed so that the three settlements are now visually indistinct from one another, and form part of the Nottingham conurbation.

Chilwell Conservation Area covers the oldest known parts of the village, mainly along the High Road and near The Green. It also includes Hallams Lane, which borders the former grounds of Chilwell Hall. Chilwell Conservation Area boundary is shown on Map 3. The conservation area seeks to protect the character and appearance of these oldest surviving parts of the settlement.



The topography of Chilwell slopes from quite steep hills to the immediate north, southwards and more gently down towards the River Trent nearby. The underlying

geology is of Trent alluvium, Keuper Marl, and Bunter Sandstone.

2.2 Historical Development

In order to describe successfully the character of Chilwell conservation area, and to devise a suitable management strategy, it is essential to understand Chilwell's historic dimension. By looking at the historic development of the area we can understand how it came to be the way it is today. From this understanding we are better informed to make the right decisions regarding change to its physical fabric in relation to the effect on its historic character.

There are no records of archaeological finds or excavations within the conservation area in the County Council Historic Environment Records (HER). Some stray finds are recorded nearby: a post mediaeval potsherd and a prehistoric polished stone axe-hammer from the Trent river gravels. The earliest evidence of settlement at Chilwell therefore comes from documentary sources.

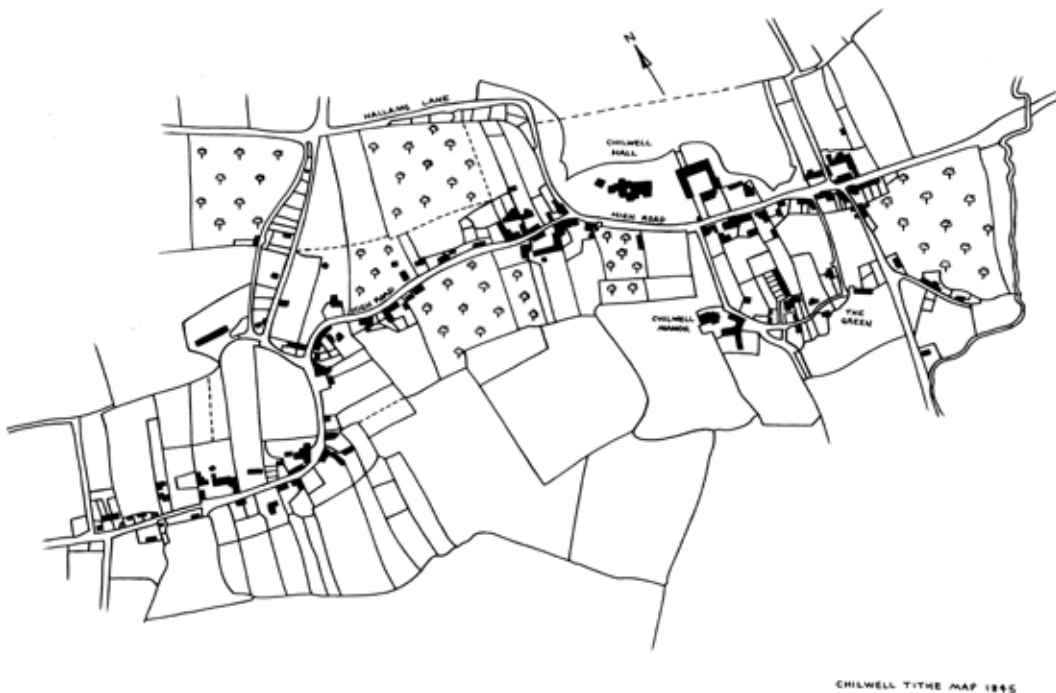
Domesday Book (1086) records many spellings of Chilwell (*Chideuulle*, *Ciduuelle*, *Cilleuuelle*). There was little settlement here at this time and the land included meadow and small amounts of underwood and willow plantation.

Arthur Cossons suggested that there were two separate pre-conquest villas or hamlets; an East and a West Chilwell (*Estrechilleuuelle* is mentioned in association with Chilwell in Domesday Book, and *Westrechilleuuelle* is mentioned in documents of 1280). Cossons believed East Chilwell to be in the region of The Green and West Chilwell to be where the older properties are along the High Road, and that these two centres may already have become amalgamated by the time of Domesday.

This view would help to explain the unusual layout and relationship between the older properties still extant in Chilwell, and map analysis does lend it some weight. Little can be discerned from Chapman's 1774 map of Nottinghamshire, other than the linear nature of the settlement; but Sanderson's

map of 1835 is more detailed, and a nucleated settlement focus near The Green, at Chilwell's eastern end, contrasts with the string of linear housing stretching west.

The 1846 Tithe map shows this more clearly. Chilwell Hall and its associated buildings and grounds lie to the north of the High Road. To their immediate west is a cluster of buildings at the junction of what are now Hallams Lane and High Road, then a linear stretch of structures close by the High Road winding away west. To the east of the Hall and south of the High Road 'The Twitchell' leads off to the south and meets Clarke's Lane to form a U shape, creating an enclosure. At its southern extent are the Manor House and a small group of buildings close to a small triangular green. The Tithe Map also shows extensive orchards within and surrounding the settlement.



Tracing of Chilwell Tithe Map

2.3 Chilwell Hall Estate

Chilwell Hall developed from Martell Manor of 1300. It was rebuilt by Sir William Babbington in the early 15th century and again in 1652 and 1803 by the Charlton family, whose home it was from about 1620 to 1930. Various alterations were made during the 19th century and its final incarnation was as a low, battlemented

structure, not visible from the road behind its tall boundary wall, which survives largely intact from Hall Drive round to and along Hallams Lane. Its grounds to the north contained many fine Elm trees.

260 acres of the Hall estate land between Chilwell and Toton was appropriated by the War Department during the Great War for the construction, in 1915, of a vast munitions works, which changed the character of the landscape from rural to industrial. 10 000 local people were employed there and almost all the shells fired by the Allies at the Battle of The Somme were filled at Chilwell. The site was an ordnance depot during World War Two, fitting out and despatching vehicles and stores. Part of the site is still occupied by the Ministry of Defence and now houses Chetwynd Barracks.

In 1919 Geoffrey Nicholas Charlton auctioned off most of the remaining Chilwell Hall estate, retaining the area around the Hall until that too was sold for development in about 1930. The Hall itself was demolished in 1933.

Remnants of the estate still survive today along the High Road. Many of the attractive brick buildings scattered along its western part were built by Thomas Broughton Charlton in the 1850s and 60s and bear his initials. They include the former smithy at 251, and 226 and 250. Number 186, further to the east, is a listed building and was formerly the farm manager's house. The hall greenhouse survives in the garden of number 218, and part of the stone boundary wall of the hall orchard and kitchen garden borders the south of the road, opposite numbers 214 and 218.

Chilwell Manor House stood near The Green. It was a brick building dating from

about 1678, with outbuildings and adjoining orchards. It was demolished in 1965 and its site developed for housing.

A writer in 1840 described Chilwell as ‘a scattered rural village in striking contrast to Beeston’ which was described as ‘a town in miniature’². Extensive nursery grounds and orchards, said to comprise around 114 acres, were owned by a Mr Pearson and were scattered throughout the parish. A few veteran fruit trees, perhaps 70 or 80 years old, still exist within gardens in Hurts Croft and The Close.

Chilwell’s population from the 1801 census was 691 and had grown steadily to 1176 by the time of the 1901 census. The local people had been moving gradually away from an agrarian dominated economy into the burgeoning stocking manufacturing business since the 17th century. By the mid 19th century many worked as framework knitters and in the lace trade.

The horticultural business of the Pearson family began in the 18th century and achieved success during the ‘tulip mania’ of the time. They developed extensive orchards around the village and John Pearson bred an apple named ‘Pearson’s Plate’. Alongside their orchards, the family developed flower growing in glasshouses.

The 1884 25” OS map for Chilwell shows little change from the Tithe map. Very little development has occurred and the settlement is still open and dominated by the Hall grounds and extensive orchards. There is a brickyard to the west; a school has been built on the lane to the west, which then became School Lane. A Methodist Chapel has appeared at The Green (b. 1857). The 1901 OS map shows the new school on Meadow Lane (b. 1896) which replaced that on School Lane but otherwise little change. The settlement continues to look unchanged, save for a handful of extra dwellings, on the maps of 1914 and 1921. It is not until the 1939 map that extensive development has begun.

Following the building of the Bye Pass Road in 1928-9 and the selling of the Hall

grounds, Chilwell expanded dramatically from a linear village into a dormitory suburb of Nottingham. The 1939 map shows extensive road and house building taking place. Hall Drive, Farm Road, and Woodland Grove are under construction in the former Hall grounds, while The Close and Hurts Croft are being built on former orchards between High Road and Hallams Lane. The widespread nurseries of the village have been condensed to an area between Bye Pass Road and High Road and to the east of the village towards Beeston.

The infill development in the latter half of the 20th century of Allison Gardens and Ruskin Avenue, between Bye Pass Road and High Road, and along Clarkes Lane and Abingdon Gardens, between Bye Pass Road and Queen’s Road West, effectively covered the last remnants of green space in the old village core.

2.4 Listed buildings

There are five statutorily listed buildings within Chilwell: one Grade II* and four Grade II. There are also thirteen buildings recorded on a County Council list of buildings of local significance which fall within or close to the conservation area. All of these buildings are shown on Maps 1 and 2 and listed in Appendix 2.

A further thirteen buildings were identified during this appraisal as having special local significance and are recommended for addition to the County Council list. They all date prior to 1845, from map evidence, and are of historic importance to the early development of Chilwell. They are among those buildings marked as making a positive contribution on Maps 2 and 3. They are:

157 & 159 High Road
177 High Road
191 High Road
1 & 2 Clarkes Lane
6 The Green
10-20 (even) The Green

² Allen’s Midland Counties Railway Companion, p. 19

3.0 Chilwell Conservation Area Character Analysis

Along with a consideration of the history and development of the area, an investigation of its character today is necessary in order to draw out those special qualities that warrant its conservation area designation. This is done by employing spatial analysis and character analysis.

These techniques can be used to describe a “sense of place” by analysing physical aspects, such as the scale of buildings and trees, and their relationship to open spaces; the materials used for buildings and border treatments; routes through the area; views and vistas into and out of the area; and the less tangible factors that help make up how the different areas are experienced, such as particular sounds, ambient noise and activity. These factors inter-relate to form an experience special to the area and give it its character.

3.1 Overview

Chilwell conservation area was designated in 1978 in order to protect the character and appearance of the oldest surviving parts of the settlement. It is quite extensive and has areas of differing character. For this reason it does not form a coherent and easily readable whole. Over the past 30 years, some of the areas have suffered more from character erosion than others, through new development and the unsympathetic alteration of historic buildings, and poorly designed highway works. This has contributed to the ‘patchy’ appearance of the conservation area today.

The conservation area appears to fall into three main character zones:

- Zone 1 - High Road
- Zone 2 - The Green
- Zone 3 - Hallams Lane

Each of these zones shall be addressed in turn below and are shown on Maps 1 & 2.

3.2 Zone 1 - High Road

This character zone is complex because of the way that the character of the High Road differs from east to west, owing to the impact of partial road widening at the time of the construction of the Bye Pass Road. Its character is further complicated by the existence of a small, fragmented commercial area at its eastern end. It therefore needs to be discussed in two sections.

High Road – eastern end

The north-east entrance to the conservation area is via the High Road, where a very small commercial area exists. A few shops are interspersed with residential properties of varying age and no dominant historic character is apparent, although a handful of much-altered mid 19th century buildings still survive.

The High Road at this point is wide, busy and noisy, dominating this part of the zone. The road was widened here during the late 1920s when the Bye Pass road was constructed.



1930s shops

A focal point is the small purpose-built block of shops (165-169), set back from the highway, dating from the 1930s. It is an attractive period building housing a butcher’s, a florist’s and a financial business. Although it has some replacement windows and a side extension, it retains much of its period charm and its character details could easily be reinstated.

Other historic buildings of character in this part of the zone are:

- 157 & 159 at the top of Meadow Lane, early 19th century
- 161, late 19th century
- 173, mid 19th century or earlier
- 177 (Plumbs shop), late 18th century. Possibly a former workshop
- 191, at least early 19th century, probably 18th
- 1 Clarkes Lane, at least early 19th century. Probably a toll house
- 186 and outbuildings, late 19th century Grade II listed

Although some of the 18th and 19th century buildings have suffered from unsympathetic alterations, particularly 1 Clarkes Lane, many of these could be easily reversed. These historic buildings remain important to the conservation area and are therefore deemed to make a positive contribution to its character, to enable them to be targeted in future enhancement opportunities.



161 High Road & 1 Clarkes Lane



186 High Road

Key elements

- 1930s shops
- Historic buildings
- Number 177 local store in historic building

Issues

Commercial buildings have fewer permitted development rights than domestic dwellings. Alterations to shop fronts, doors and windows should be seen as development and require planning permission. In this way, unsympathetic alterations of the commercial buildings in this zone could be halted by conservation-led development control.



Historic building with unsympathetic sign & extension

This part of the zone is dominated by the busy highway. Signage, road markings and a pelican crossing contribute to erode the already fragmented historic character of the zone. Greater effort should be made to reduce the negative impact of highway works on the zone by enabling and maintaining a design dialogue with highways engineers and utility companies.



Highway dominates

High Road – western end

At a mini roundabout the Bye Pass Road leads off to the south and the High Road carries on to the west. On entering the western part of the High Road at this junction, its character changes from that of a wide, busy road of varied appearance and heavily eroded historic character, to one maintaining an historic, village atmosphere with a narrower highway enclosed by tall walls and tree cover.



Village feel of western end of High Road

The tall, weathered red brick and stone walls bordering the north of the road are those of the former Hall grounds, still containing its entrance gateways. This wall continues along Hallams Lane, tracing the shape of the Hall gardens. The tall stone wall to the south of the road formerly enclosed the hall kitchen garden and nurseries, and now contains the late 20th century housing development of Calvert Close.

The Hall grounds still contain some very tall trees in the gardens of the larger houses. A very imposing Cedar near the boundary wall at number 214 dominates the view north-west from the mini roundabout, making this area more intimate than the eastern end of the High Road.

Hall walls, gate & tree cover



Stone wall of former nursery

The High Road forms a gently curving path westwards limiting views along it. Low red brick boundary walls, many with neatly clipped hedges behind, line the top of the road on either side. The houses on the south side lie very close to the road and those on the north side sit back from the road on raised ground.

The majority of the older historic dwellings lie between the junctions of Hallams Lane and The Close. Many of these attractive, buildings were built by Thomas Broughton Charlton of Chilwell Hall in the second half of the 19th century, and feature architectural details such as brick drip-moulds, stepped gables, fishscale tiles, and brick cogging.



Cottage with stepped gables

Former pub set back from road





Cottage with brick drip-moulds



17th century stone cottage

Key elements

- Historic buildings
- Boundary walls and hedges
- Tall mature trees

Issues

The character has been eroded in places by newer housing which does not harmonise well with the historic buildings. Little thought has been given to their design or the materials used in their construction, with regard to their impact on the appearance of this historic core of the village.

Yellow brick bungalows behind unappealing boundary treatments



The introduction of differing boundary treatments has also eroded character. Fencing panels and shrubbery borders sit incongruously alongside the traditional red brick and stone walls and clipped hedges. Tall, non-traditional conifer hedges similarly disrupt the traditional character and appearance of the area.



Uncharacteristic fencing panels and shrub borders



Overgrown conifer hedges erode character

Highway design at the entrance to the western section, off the mini-roundabout does little to enhance the conservation area. A variety of paving treatments seem to have been used over time which has left this area confusing and untidy.

Array of paving materials in heart of conservation area





Strange footpath detail

Other highway and utility related clutter lowers the quality of the conservation area. Some of the signage seems over-the-top for its setting. The design of the street lighting columns is unsympathetic to the historic character of the conservation area.



A collection of posts and short length of odd paving



An abundance of road signs

Enhancement opportunities

- Tidy up the array of landscaping materials near the mini roundabout, perhaps by extending the grassed area and having paths through it.
- Improve boundary treatments by encouraging pruning of overgrown

- hedges and trees, and by providing design guidance on preferred walling and fencing methods and materials.
- Reconsider highway signage and street lighting designs.

The character of the zone dissipates rapidly travelling west after the Forge Hill junction because of highly visible unsympathetic development and erosive boundary treatments.

3.3 Zone 2 - The Green

This character zone is a small scale, intimate and 'hamlet-like' area of unusual plot shapes and orientations. It includes Meadow Lane Infants School (b.1896) and the Methodist Chapel (b.1857) on Clarkes Lane. There is a concentration of early 19th century cottages at The Green and a development of late 20th century bungalows at the centre of the zone. There are important tall mature tree groups screening the south-west of the zone from The Beekeeper public house car park, accessed from Meadow Lane. Further important trees exist in the gardens of The Cottage, in the centre of the zone. The Green seems quiet and peaceful, despite the close proximity of busy roads.



Low, pantiled cottage



'China Row'

The Green is more pedestrian friendly than the other zones, owing to its no-through-roads. It still maintains a strong historic character despite the modern development of bungalows at its centre, on Meadow Gardens. Important contributors to this are the crunchy gravel track of The Green itself, with its cluster of low cottages; the flanking buildings of the Victorian school and chapel; and the garden of The Cottage on The Twitchell.



'The Cottage' & garden



Methodist chapel

The Twitchell today is a straight, narrow roadway that runs down from the High Road to terminate at the foot of the garden of The Cottage, where it joins a footpath that runs from Meadow Lane to Meadow Gardens. The historic maps show The Twitchell to continue round to the west in a U-shape, past the Manor House and back up to the High Road adjacent to the Toll house. This route still exists but is now made up of part of the aforementioned footpath, Meadow Gardens, and Clarkes Lane.



Mature trees screen pub car park



'The Twitchell', hedgerow on east side & boundary loss on west side

'Twitchell' is a dialect word for a narrow passage or alley in the Nottingham area. It occurs in 15th century common land rentals for the city and is still in usage today. The narrow character of the remaining part of The Twitchell has been eroded in its central section because of wide entrances to large modern dwellings that have been built along it, or accessed from it. These large dwellings seem out of scale for the narrow lane. Smaller, lower buildings would have served better to enhance the hamlet-like quality of the zone.

Key Elements

- Small cottages, chapel and school
- Native hedgerows, mature trees and gardens
- The Twitchell
- Peaceful and pedestrian-friendly roads and paths

Issues

Loss of boundaries and various styles of boundary treatments fragment and erode

the charm of the zone. This is particularly apparent towards the top of The Twitchell, on the west side of the gravel track at The Green, and along Meadow Gardens.



Concrete posts & tall fencing panels



Odd kerb detail & 'opening up' of The Twitchell

Highway related clutter and low quality street furniture harms the quality of the zone. As does 'municipal' dropped kerb details and worn out roadways and footpaths.

Untidy, low quality highway works: one post would do



Enhancement opportunities

- Remnants of a native hedgerow exist

along the east side of The Twitchell, some towards the top and a greater length bordering the rear boundary of the school. Reinstating the missing sections with appropriate native flora and maintaining the hedgerow would positively enhance the historic appearance of the zone, and might be used as an educational resource for the school.

- Similarly, reinstatement of some form of boundary of an appropriate style and height to the west side of The Twitchell, where it has been eroded, would recreate its narrow character and further enhance the zone.
- The tidying of highway related clutter in the form of sign posts, and the use of higher quality materials and design for roadways and footpaths would lift the appearance of the zone and give it a character different from that outside of the conservation area
- The improvement of general boundary treatments through proactive guidance on appropriate techniques and materials to be used within the zone

3.4 Zone 3 - Hallams Lane

The Hallams Lane character zone is typified by abundant greenery, a twisting, partially 'sunken' narrow lane, and large detached dwellings set in spacious gardens. A dominant feature of its eastern end is the remnants of the boundary wall of Chilwell Hall. This tall stone and red brick wall curves around from the High Road and up the hillside to a sharp left hand bend, where it ceases.



The hall wall & mature trees



'Sunken' nature of west end of Hallams Lane

The Hall was demolished in the mid 1930s and shortly afterwards the grounds were developed for housing. An extensive 1930s estate of mainly semi-detached housing in small regular plots lies to the immediate north of the conservation area, within the grounds of the hall. The plots facing onto the north side of Hallams Lane, however, are much more spacious and individually sized. Some of them contain impressive mature trees.



Large traditional 1930's house in spacious plot



Modern house of traditional design

These south facing plots all contain large detached residences, some dating from the 1930s. Most are of traditional design but three examples of Modernism occur at

the eastern end of the lane; numbers 35, 37, and 38. Number 38 is of bare brick construction; number 37 is rendered and features porthole windows and a date stone of 1939. Number 35 is an important example of the Modernist movement by Raymond Myerscough-Walker. It is a Grade II* listed house dating from 1936, of partly circular design, with part cantilevered floors and a rare survival of original fitted interior features.



1930's Modernist House



Grade II listed Modernist House*

The abundance of mature trees within the gardens and alongside the lane are an important feature of this zone, partially masking the sky and creating a semi-woodland setting for the buildings, they dominate the higher field of vision. An impressive row of Yew trees shadows the bend half way along the lane and fine examples of Fir trees occur at its western end.

Yew trees shadow the bend in the lane





Tall Fir trees dominate the skyline

The south side of Hallams Lane contains detached dwellings of various styles with no particular boundary treatments. Some properties are very 'open' with wide areas of hard-standing. Their layout has been dictated by their historic wide and shallow plot sizes, which provide a long frontage but little depth. These plot shapes can be seen on the Tithe map, and appear to be small allotments 'taken in' from the orchards.

Key Elements

- Large houses in spacious gardens
- Abundant tree cover including many survivals from Chilwell Hall gardens
- Tall boundary walls of former Chilwell Hall gardens
- Twisting narrow "sunken" Hallams Lane

Issues

- The hall boundary walls are in poor repair in some places
- Unsympathetic highways signage
- Individually designed dwellings to south side of Hallams Lane do not reflect the historic character and materials of the zone. They have a mixed treatment to their boundaries and some have wide, extensive hard-standing which erodes the appearance of the zone

Enhancement Opportunities

- Introduction of sympathetically designed boundary treatments to the south side of Hallams Lane
- Tree planting to maintain tree cover
- Repointing of poor areas of boundary wall in lime mortar and replacement of hard cement mortar with lime
- A rethink of highways signage to minimum necessary and use of scales and designs more sympathetic to a conservation area

3.5 Areas that fall outside these character zones

School Lane

The western end of Hallams Lane joins School Lane, which runs north to south. This extreme western part of the conservation area seems to be 'out the back' and does not fall within any of the character zones described above. Neither does it display any specific character of its own, the only building of merit being the school building. Its location is isolated from the main body of the conservation area and it does not relate easily to it.

Calvert Close

Calvert Close is a late 20th century cul-de-sac housing development that has been well designed to have a neutral effect on the conservation area. The roofs and part of the upper storeys of the houses can be seen from the High Road, above the old tall stone boundary wall on its southern side, but do not harm the character and appearance of the area. They do not fit within any of the character zones but they should remain within the conservation area because of their close proximity to the old High Road, to enable greater control over their future development.

4.0 The impact of individual buildings and boundary treatments on the character

Maps 1 and 2 illustrate the impact made by individual buildings and their boundary treatments on the character of the conservation area. The buildings and boundary treatments are shown as having either a positive, a negative or a neutral effect on the area's character, and have been compiled using the English Heritage guidance reproduced in Appendix 1. The boundary treatments are similarly illustrated as making either a positive or negative contribution.

- Buildings described as positive either positively enhance or support the character of the area, or are significant to its historic development. They may, however, be degraded because of minor, easily reversible, alterations.
- Buildings described as negative erode or detract from the character of the area. They are either historic buildings whose appearance has been seriously damaged by unsympathetic alterations, or modern buildings which exhibit few of the characteristic elements that make the area special. They cannot be easily enhanced.
- Buildings described as neutral do not enhance the character of the area. It might be possible to improve their contribution to the character of the area by undertaking minor changes.
- Positive boundaries are those which follow the historic boundary lines of a property or area and retain the traditional methods of construction, such as: stone walling; native hedgerows; painted cast metal railings.
- Negative boundaries are those which have been lost altogether; have had their traditional construction replaced by unsympathetic alternatives; or are new boundaries of unsympathetic design which have eroded the historic layout of the area.
- Neutral boundary treatments.

Significant views

There are no far reaching views either into or out from the conservation area because of the surrounding dense housing development.

Boundary treatments

The way that residents within the conservation area treat their private boundaries has a great impact on its historic character and appearance as a whole. Removing a historic boundary, to provide parking areas, or changing its materials of construction can have a dramatic erosive effect on a conservation area over time, as property after property is altered by successive owners to their personal taste. Some examples of this in Chilwell conservation area have been given above. The extent and location of boundaries that have either a positive or negative effect on the character and appearance of the conservation area are shown on Maps 1 and 2.

Properties historically had a very limited range of boundary treatments which differed whether they were in a rural, an urban, or (more recently) a suburban location. Materials such as local stone or brick walling, timber post and rail fencing, hedges, or painted metal railings were usually employed. Boundary materials such as these, used in their correct context, have a pleasing, unifying effect upon streets and settlements. Lack of maintenance of these traditional materials leads to decay, and frequently they are replaced with a wide variety of modern materials. This often results in an array of styles, colours and scales of boundary treatments that harm the appearance of the conservation area and break up the unity of the public realm.

Suitable boundary treatments for the different character zones would be:

- High Road – red brick walls with clipped hedges
- The Green – native hedgerows; low, painted palisade fencing
- Hallams Lane – red brick or stone walls with entrance gates

Hard-standing and driveway treatments

The choice of materials for hard-standing and driveways can also have a significant negative effect on the unity, character and appearance of a conservation area, through the use of too many different styles, colours and layouts.

New guidance has recently been introduced to encourage the use of permeable materials for front gardens and driveways in order to reduce the amount of rainwater run-off into drains, and associated flood risk. The use of materials such as gravel and grass, in combination with reinforcement and containment systems, is now positively encouraged. These treatments would enhance the character of Chilwell conservation area more than the existing asphalt and block paved driveways of some of the properties, and their use should be promoted.

Suitable driveway treatments for the different character zones would be:

- High Road, western end - gravel and grass or permeable bonded gravel for steeply sloped drives
- High Road, eastern end – permeable bonded gravel
- The Green – gravel and grass
- Hallams Lane - gravel

Highways

The way in which the public realm, such as the streets, footpaths, and open areas is maintained and developed over time can have an enormous impact on the character and appearance of a conservation area. The use of hard landscaping materials that have a design or colour that clashes with

the usually muted traditional appearance of a conservation area can seriously harm its historic character. Similarly, the inappropriate application of road markings, and installation of highway signage and other traffic management approaches will erode the character of an historic settlement if done in an over-zealous and unsympathetic manner.

The highways within Chilwell conservation area appear the same as those outside it. There is no experience of being in a 'special place'. This has resulted from a blanket approach to highway treatments with no consideration for conservation area status. This need not be the case, however, because enough flexibility is available within the highway regulations to allow quality and distinctiveness to be adopted within conservation areas. For example the following methods can be used:

- Smaller and fewer traffic signs
- Locally distinctive road name signs
- Smaller and lower traffic lights
- Narrower and fewer road markings
- Relaxation of the use of coloured road surfaces
- Metal studded natural stone dropped kerbs, rather than buff blister paving
- Painted metal street lamp columns, sign posts, and railings of a sympathetic design, rather than standard issue galvanised metal

Replacement windows and roof coverings

Many of the historic buildings within the conservation area have had their original windows and doors replaced with items of a design and material not sympathetic to their character. When inevitably these items are changed, conservation guidance should be sought so that a material and design more suitable for an historic building is reinstated. Many fine examples of windows still survive however and these should be protected.

Similarly, many historic roof coverings, such as clay pantiles, plain tiles and Welsh slate have been replaced with concrete tiles.

The introduction of an Article 4 Direction to remove permitted development rights on boundary treatments, windows, doors, rooflights, and roof coverings should be considered to enable a control over designs and materials.

Gap sites

No obvious gap sites of any size exist within the conservation area; it has been extensively developed already. The temptation to develop the large gardens of many of the larger properties along Hallams Lane should be strongly resisted because this would seriously harm the character of the zone.

Similarly the garden of The Cottage at The Green plays an extremely important role in maintaining a verdant and hamlet-like character to the zone. Its development should be strongly resisted.

One other small but important undeveloped site exists opposite the entrance to The Green, on the immediate right when entering the zone from Clarkes Lane. This small plot currently has a timber outbuilding on it and is bordered by old hedges and mature trees that provide an important feature to this entrance to the conservation area. Only perhaps two low, sympathetically designed garages should be considered for this site, provided the green borders are retained.

5.0 Summary

Special interest (strengths)

- 17th, 18th and 19th century cottages
- Mid 19th century Estate cottages built by Thomas Broughton Charlton of Chilwell Hall
- Heavy mature tree cover along Hallams Lane
- Large 1930s houses in spacious, tree-filled gardens on Hallams Lane
- Hamlet-like quality of The Green
- Historic 'Back Lane' of The Twitchell
- Front boundary treatments of stone or brick walls with clipped hedges provide local character and continuity to street frontages along High Road

Erosive factors (weaknesses)

- Loss of traditional architectural materials and features, particularly windows and roof coverings
- Uncharacteristic materials of some boundaries and driveways harm the character and harmony of the conservation area
- Designs of street lighting and choice and positioning of road signs lowers the quality of the area
- Footpath treatment near the mini-roundabout on High Road is untidy and contains odd detailing
- Standard dropped kerbs of buff concrete blister paving and galvanised guard railings are insensitive to the local character of the conservation area
- Patch repair work to roads and footpaths harms the quality and appearance of the area

Threats to the character of the conservation area

- Potential for further intrusive highway works to cope with increasing road traffic
- Potential loss of character through development of gardens and unsympathetic development of gap sites
- Loss and replacement of traditional boundary treatments
- Continued piecemeal loss of traditional architectural materials and features, particularly windows and roof coverings
- Loss of mature tree cover

Opportunities for enhancement

- Simple regular property maintenance, such as the annual clearance and repair of rainwater guttering and a 5 yearly repainting of the timber windows, doors etc.
- Provision of guidance publications on designs and materials suitable for the conservation area
- Reinstatement of lost characteristic architectural features such as timber sliding-sash windows, pantile roofs, and traditional boundary treatments
- Replacement of standard highway treatments with designs and materials more in keeping with the appearance of the conservation area
- Instigation of a tree maintenance and replacement scheme to ensure heavy tree cover endures

Traditional architectural materials and features

- Rough dressed grey or buff stone boundary walling
- Brown local brick boundary walling
- Boundary hedges of Hawthorne and Holly
- Stone kerbs

eighteen

- Orangey-red machine made brick
- Polychrome brick detailing
- Dentilated and cogged brickwork eave details
- Roof coverings of red clay plain tile, pantile, fishscale tile, and natural Welsh slate
- Cast iron rainwater goods
- Side hung timber casement windows
- Painted timber windows and doors
- Brick drip-moulds and stepped gables

Suggestions for extensions or reductions of the conservation area

None.

6.0 Sources Consulted

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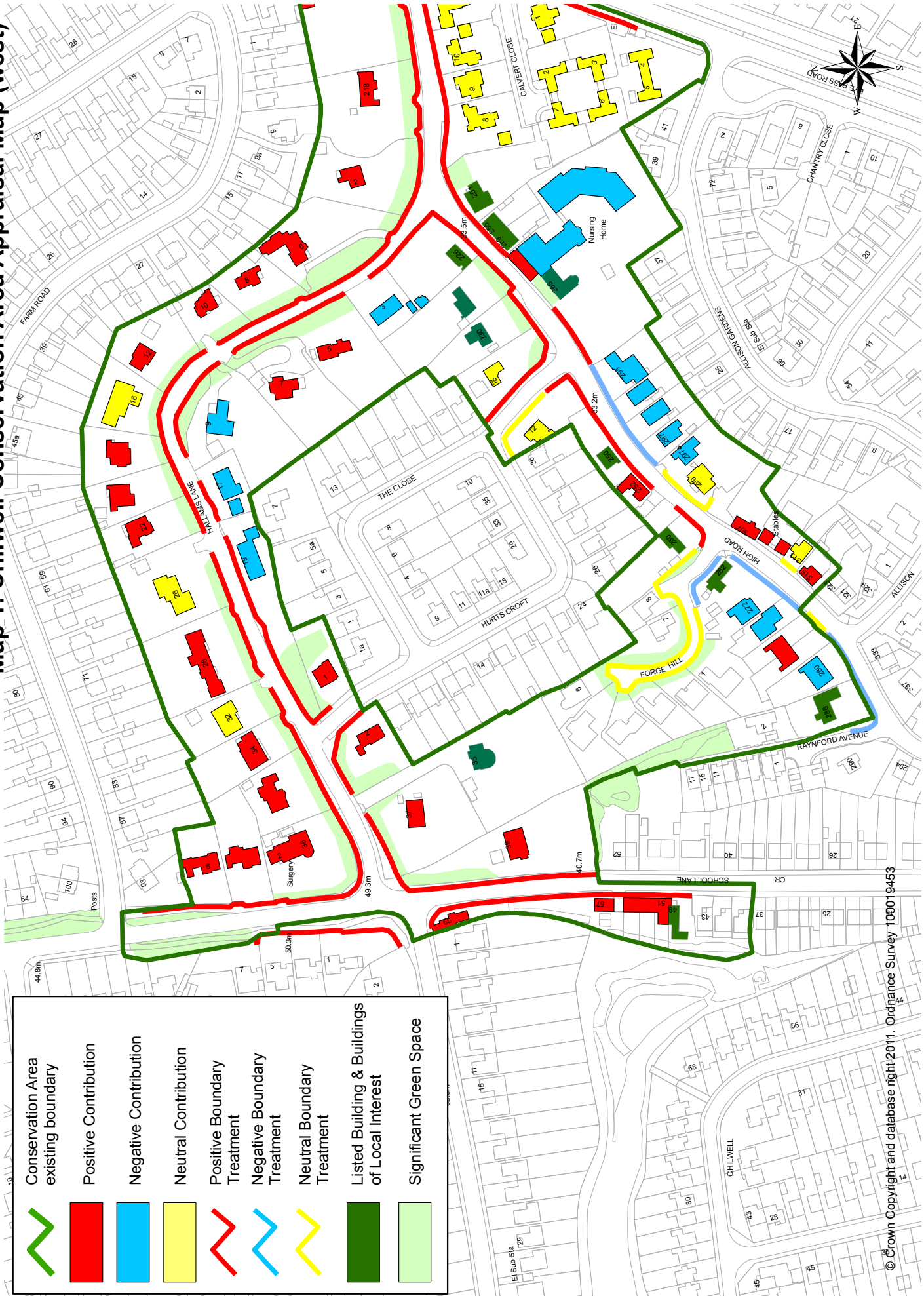
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www.picturethepast.org.uk – Historic pictures of Derbyshire & Nottinghamshire

Maps

Map 1: Chilwell Conservation Area Appraisal Map (west)



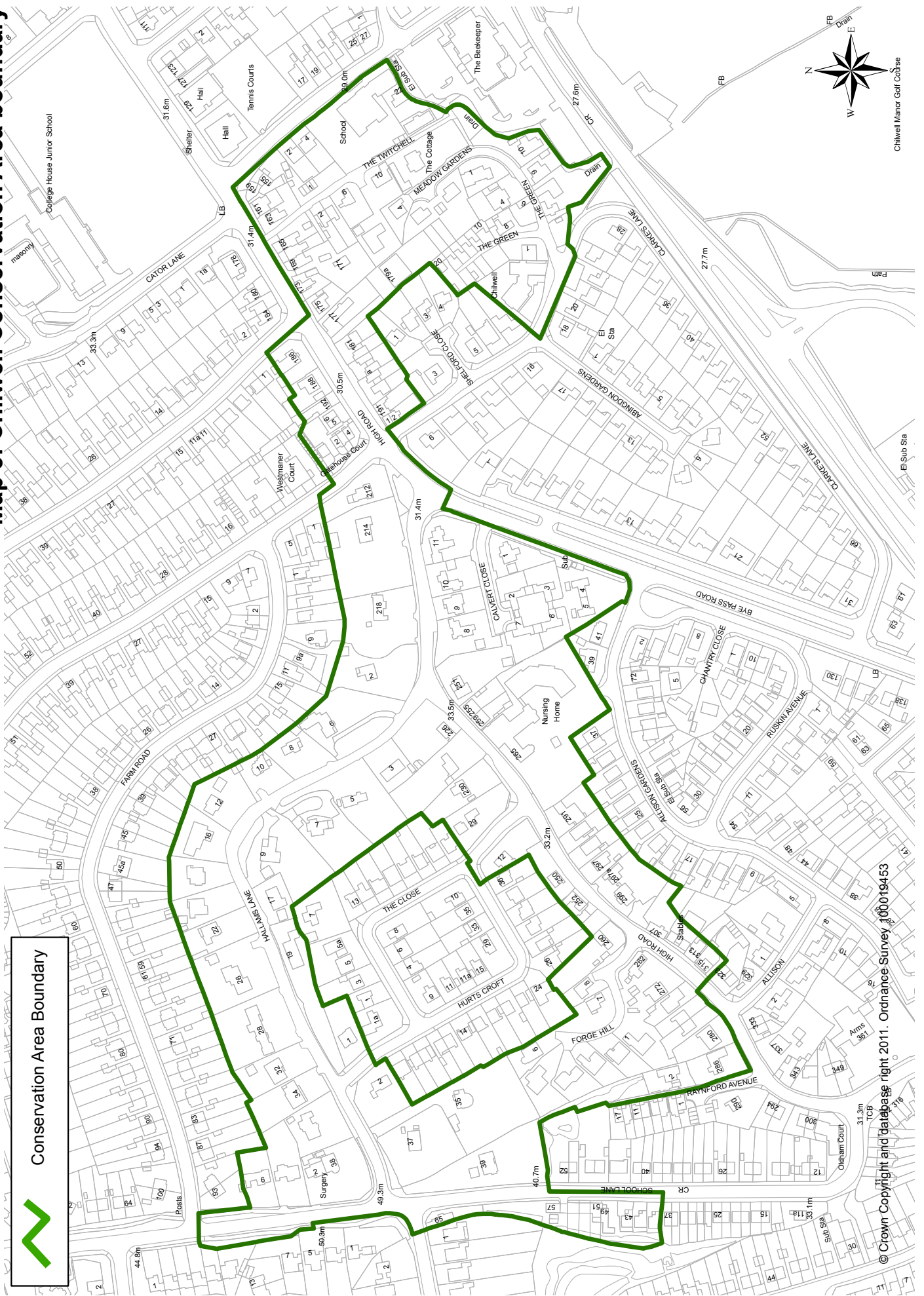
	Conservation Area existing boundary
	Positive Contribution
	Negative Contribution
	Neutral Contribution
	Positive Boundary Treatment
	Negative Boundary Treatment
	Neutral Boundary Treatment
	Listed Building & Buildings of Local Interest
	Significant Green Space

Map 2: Chilwell Conservation Area Appraisal Map (east)

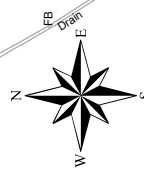


	Conservation Area existing boundary
	Positive Contribution
	Negative Contribution
	Neutral Contribution
	Positive Boundary Treatment
	Negative Boundary Treatment
	Neutral Boundary Treatment
	Listed Building & Buildings of Local Interest
	Significant Green Space

Map 3: Chilwell Conservation Area boundary



Conservation Area Boundary



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7.0 Appendices

APPENDIX 1

Criteria for assessing the contribution made by unlisted buildings in a conservation area³

1. Is the building the work of a particular architect of regional or local note?
2. Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
3. Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
4. Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
5. Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
6. Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
7. Does it reflect the traditional functional character of, or former uses within, the area?
8. Has it significant historic associations with local people or past events?
9. Does its use contribute to the character or appearance of the conservation area?
10. If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

Any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and values have not been seriously eroded by unsympathetic alteration.

APPENDIX 2

Statutorily listed and locally listed buildings within Chilwell village

Grade II*	35 Hallams Lane
Grade II	186 (Ferndale Cottage) High Road
	228 (Red Lion Cottage) High Road
	230 (Stone Croft) High Road
	265 (The Meads) High Road

County Council list of buildings of local significance (Local List)

49 School Lane
226 High Road
250 High Road
251 High Road
255 & 259 High Road
260 High Road
262 High Road
286 High Road
343 High Road
8 The Green
7 Meadow Gardens
Methodist Church Clarkes Lane

Recommended for inclusion on Local List

157 & 159 High Road
177 High Road
191 High Road
1 & 2 Clarkes Lane
6 The Green
10-20 (even) The Green



This report has been produced by Broxtowe Borough Council Planning Department and Nottinghamshire County Council Building Conservation Team