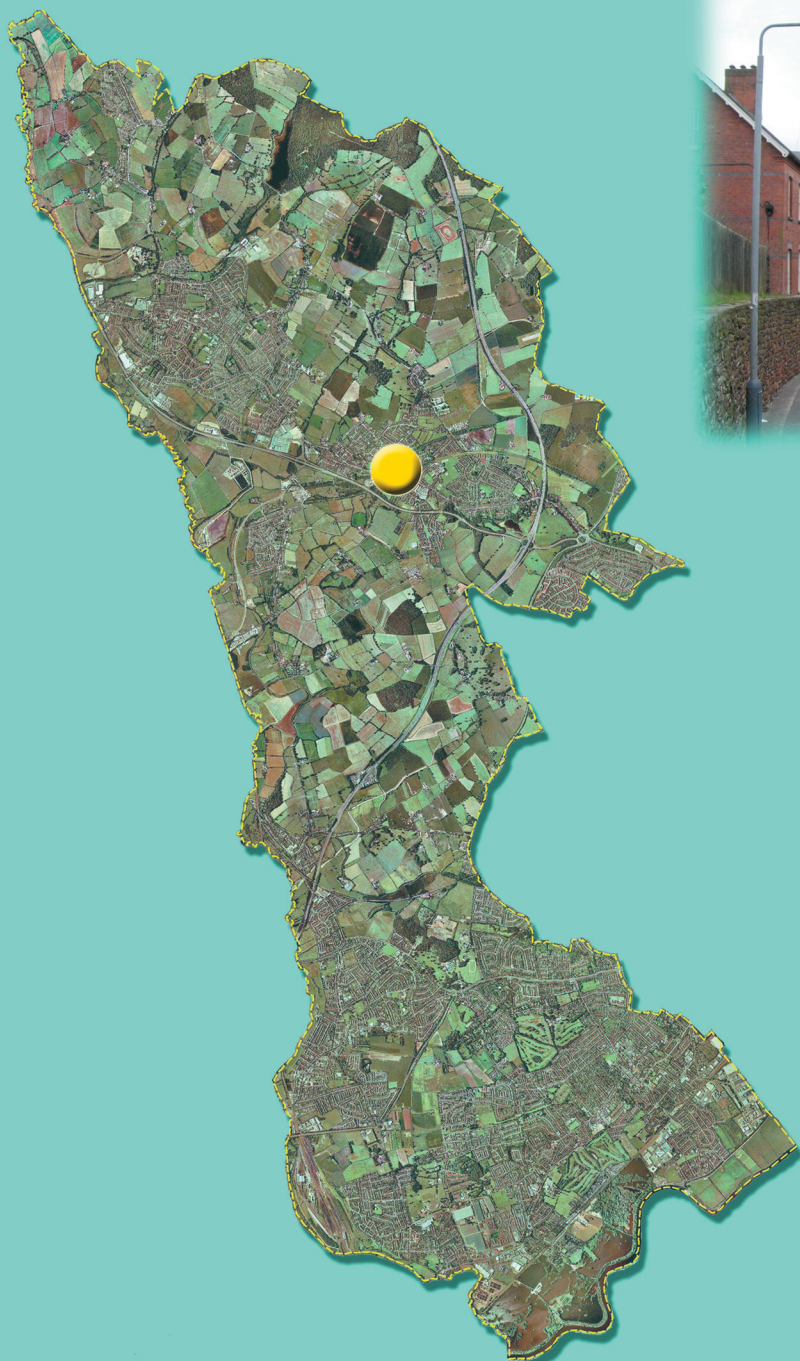


Kimberley Town Centre Conservation Area Character Appraisal



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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 Guidance note 15: Planning and the Historic Environment [PPG 15].

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 a control over the lopping or felling of trees; advertisement control and a restriction on 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 area².

14 conservation areas have been designated by Broxtowe Borough Council.

1.2 The purpose of this appraisal

PPG 15 states: '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.'³

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

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

² Planning Policy Guidance note 15: Planning and the Historic Environment 1994 s.4

³ *ibid.*

1.3 Planning Policy Framework

The Broxtowe Local Plan 2004 sets out the current framework of conservation policies (E3 and E4). 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 policies that will form part of the core strategy development plan document (DPD), primary development control policies and the Kimberley Town Centre Supplementary Planning Document (SPD) of the new LDF. The Kimberley Town Centre SPD production is proposed to commence in ?????? and be adopted in ??????

1.4 Kimberley Conservation Area

The present conservation area was designated in 1989. It was created to help protect the traditional Victorian shop fronts of the town; the village-like nature of the Chapel Street and Station Road area; and the distinctive brewery site of Hardy's and Hanson's. The current conservation area boundary, and the three character zones described later, are shown in Map 1.

2.0 Appraisal of Special Interest

2.1 Geography, Geology and Topography

Kimberley lies six miles to the north west of Nottingham and two miles from the eastern border of Derbyshire. It is situated in gently rolling countryside within the former coalfields and surrounded by farmland. Much of the area is 90 metres above sea level.

The geology underlying the town of Kimberley comprises permeable magnesian limestone over impermeable marl shales and breccia. The limestone has been exploited historically for building stone. The particular stratigraphy here produces springs of naturally filtered water. These springs dictated the location of the brewing industry described in zone 3 below. The coal measures, which gave rise to the local mining industry, come to the surface on the west side of the parish.

2.2 Historical Development

In order to describe successfully the character of Kimberley, and to devise a suitable management strategy for the conservation area, it is essential to understand its historic dimension. By looking at the historic development of Kimberley 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.

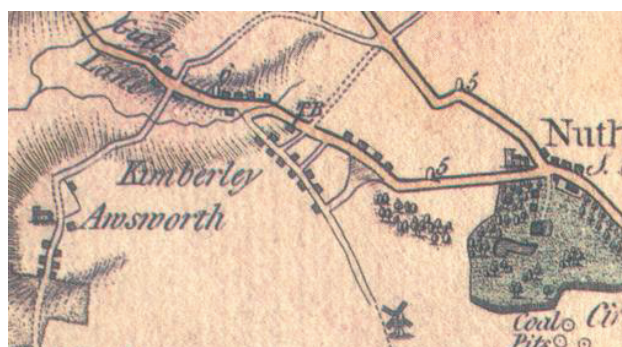
The Early Settlement

The earliest known record for Kimberley is from Domesday Book (1086) where it appears as Chinemarelie. The name is thought to mean 'Cynemaer's clearing or wood'. There were two manors here in the 11th century which were given to William de Peverel in 1068. Domesday records a settlement of one farmhouse, two cottages and a small wood. There is no mention of a church. The first record

of a church here is in 1298 and a late 18th century sketch by Thoresby of 'Kimberley Chapel'⁴ is probably of that building. The chapel stood opposite Manor Farm in the vicinity of Chantry Close. Its remains are clearly marked on early OS maps and remnants were still visible in 1957. Excavations ahead of the Chantry Close development produced remains of building material and burials. Two phases of industrial activity were also discovered; the first of a stone quarry and the second of a malt kiln dated to the 13th/14th century. Further unstratified finds of flint scrapers and Roman pottery were also recorded.⁵

Post 18th Century Development

Chapman's map of 1774 shows Kimberley as a small settlement at the fork of two roads (Main Street and High Street), with three lanes linking between them (James Street, Regent Street and Greens Lane). The southern-most lane (Greens Lane) has a widening at its junction with Main Street, suggesting a market place. A toll booth is shown further north at the point where James Street and Newdigate Street (then a simple track) meet Main Street to form a crossroads.



Chapman's 1774 map



Sanderson's 1835 map

⁴ Thoroton vol. II, p.172

⁵ Nottinghamshire County Council HER

Sanderson's map of 1835 shows more buildings and a brick yard south of Greens Lane. Most of the land in the area became the property of the Duke of Rutland and was not divided up until a sale in 1816.

The 1846 tithe map for Kimberley shows further development in the original village area with further expansion to the north east. Maltings and brick kilns are in evidence along with a selection of long, linear buildings in the area of Hanson's brewery. A brook is shown running east-west, following the course later to be taken by the Midland Railway line. A linear building running perpendicular to the brook in the vicinity of the present Midland Railway station building is probably the watermill referred to by H. H. Mather and known as Lindley's Mill.⁶ This building was converted to houses in 1845 before being demolished in around 1865 to make way for the railway.

2.3 Economy of the town

Prior to the 19th century the economy was primarily agricultural, with a gradual growth in framework knitting and small scale coal mining during the 18th century. The 19th century saw the opening of Kimberley Colliery at the southern end of High Street and the Speedwell Colliery off the Eastwood Road. Ironstone was also mined nearby. The framework knitting industry grew as did the trades of shoemaking and dressmaking. In 1875 both the Midland Railway and the Great Northern Railway opened lines through the town, initially for the transport of coal but later opened up for passenger travel.

The Brewing Industry

Rent rolls of the 1830's for Kimberley Parish show eight beerhouse keepers and two maltsters. In 1832 Samuel Robinson is recorded as running the first commercial brewery from a rented bakehouse in Cuckold Alley. Cuckold Alley became

known as Brewery Street and this original bakehouse brewery is considered to have been on the same site as the present brewery buildings. In 1844 there was 'an extensive brewery' owned by Messrs Robinson and Long in Kimberley. William and Thomas Hardy, wholesale beer merchants from Heanor nearby, bought this brewery business in 1857.

Ten years earlier, in 1847, Stephen Hanson had begun construction of a separate brewery a short distance away on the other side of Brewery Street. These two breweries were eventually to merge in 1930 to become Hardy's and Hanson's, but throughout the 19th century and the early 20th century they were both to embark on expansion and large scale development and redevelopment of their respective sites. In September 2006 Hardy's and Hanson's sold their brewing concern to Greene King who closed down brewing operations in Kimberley a month later.

The Hosiery Industry

A lace factory was built on Greens Lane in 1880 and continued to be a large employer throughout the 20th century. It was producing nylon stockings by the 1950's. The factory was extended in 1956 and finally demolished to make way for the present supermarket and shopping development.

Listed Buildings

The Manor Farmhouse on the west side of High Street (no. 84), at the southern end of the old village core is probably Kimberley's finest historic building. It is Grade II listed, along with its adjacent cottage. The farmhouse contains early 17th century oak timber-framing which exhibits brick and rubble infilling between the frame members (known as 'nogging'). This technique of infilling often replaced earlier 'wattle and daub', but could also be contemporary with the original building.

⁶ Mather, *The Story of Kimberley*

The farmhouse has a mixture of plain tile and pantile roofs which are relatively scarce in the rest of the town.

The war memorial on the south side of Main Street at the top of Greens Lane is also Grade II listed. It was built in 1921 to commemorate the fallen of the Great War and is constructed from reconstituted stone. Its design is in the unusual form of a domed buttercross. A buttercross was a market place structure where local producers would meet to sell their dairy products on market days. Early photographs show crowds of people gathering here, probably on Remembrance Day, when the area was quite open with the monument a dominant feature⁷. Today, with the tall mass of the Sainsbury supermarket close-by, it is easy to overlook the monument.

The Town Today

The main focus of activity in Kimberley today is along Main Street, James Street and the commercial development on Greens Lane. Traffic is heavy along Main Street and congestion is focused at the junctions with James Street and Greens Lane. High Street is a much quieter road. The Sainsburys development, large car parks and traffic dominate the townscape on Greens Lane.

⁷ www.picturethepast.org.uk

3.0 Different Character Zones

The Different Character Zones

Along with a consideration of the history and development of Kimberley, an investigation of its character today is necessary in order to draw out those special qualities that warrant designation as a conservation area. 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; routes through the town; views and vistas into and out of the town; 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.

This appraisal has identified three main zones of different character within the conservation area. They are described below and are shown on map 1.

3.1 Character Zone 1: Main Street & James Street

This zone covers a commercial area and was designated to conserve the historic shop fronts of Kimberley. The character of this area is defined by terraced, red brick and slate-roofed Victorian buildings of two and three storeys, the three storey examples being confined to Main Street. The two streets have a further distinct character and can be described individually.

James Street.

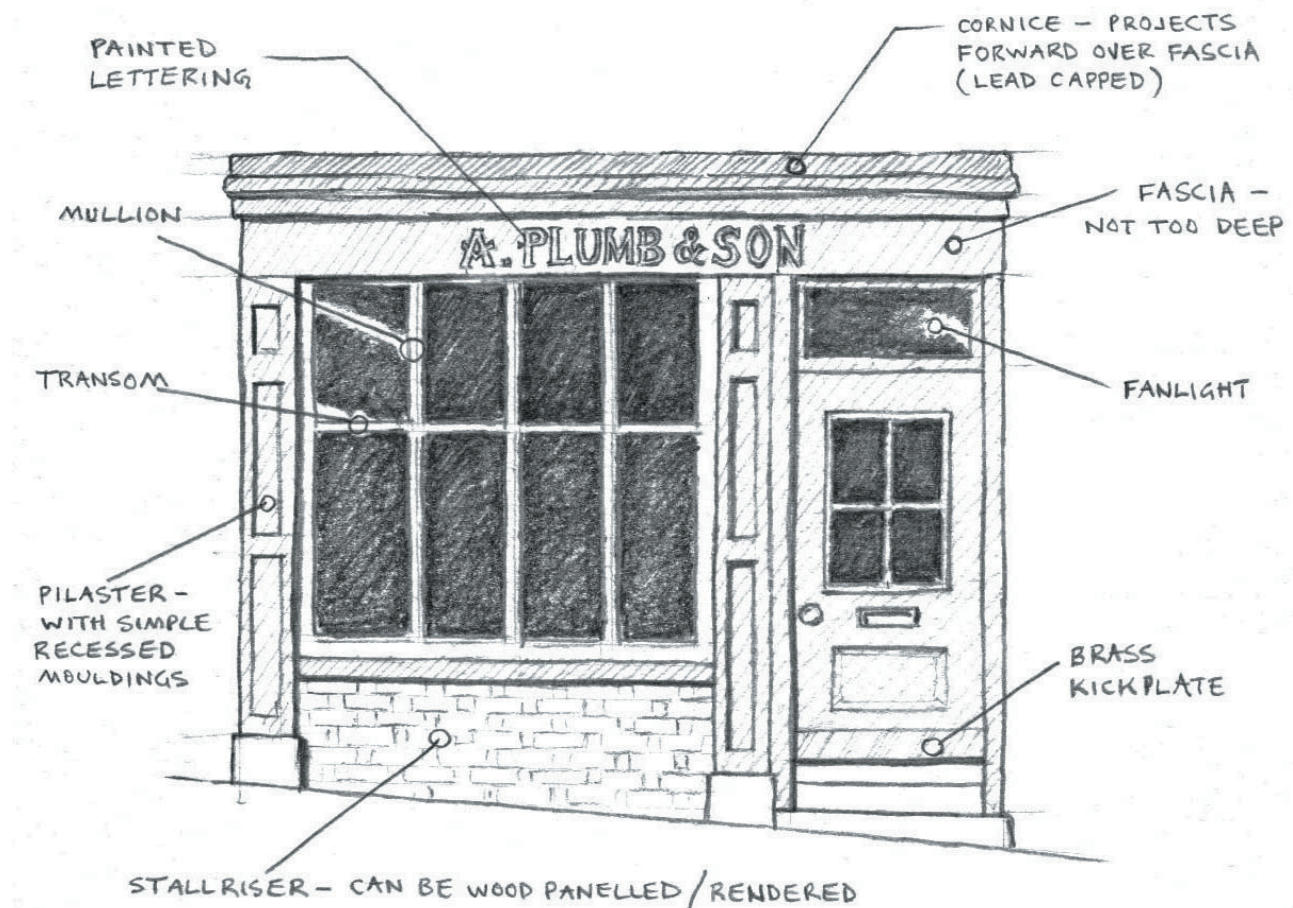
James Street contains the best examples of historic shop fronts and has been the main focus of the management of this zone. It has tumbled concrete block-paving to its road surface and concrete slab footpaths. It also features Victorian

style streetlamps, both on posts and affixed to buildings, and cast iron bollards. The majority of the commercial premises occur on the east side of the street; the west side contains a section of residential terraces, some probably converted from commercial premises, between the shops.

James Street is quite narrow, has double-yellow lines on its east side and car parking on its west side, in front of the shops. It is a one-way street and a regular flow of traffic uses the street as an access way and to make use of the small municipal car park half way down. All of the properties are fairly well maintained. Most of the shops enhance the area; they are small, traditional traders rather than typical high street chains and their choice of colours and signage are, in general, in sympathy with the Victorian buildings and it is clear that the majority of the shop keepers are making an effort to maintain a historic feel to the street. Many of the residential properties, however, detract from the character of the area because their original features, such as doors and windows, have been lost to unsympathetic modern replacements.

Characteristic features of the traditional shop fronts in James Street

Traditional shop front designs vary from place and can be very locally specific. They do however tend to follow general guidelines and these are illustrated below, with reference to a shop in James Street.



Elements of a traditional shop front

Eaves detail & sliding sash window in James Street



Corbel detail in James Street



An appealing local feature of some of the shops in James Street is the stone corbel, set into the brickwork on either side of the shop front to support the cornice (see above).



James Street-note ornate grille above window



James Street-rare survival of a sliding sash shop window

Main Street.

Main Street is a much busier road, subject to heavy traffic and large vehicles. The road descends quite dramatically into a cutting towards the north-west, revealing the stone bedrock. The view out in this direction is of the woodland to the south-west of the brewery site. The road is of asphalt and the footpaths are of either asphalt or block-paving. The shop fronts in this area are all to the south side of the road and their design is less sympathetic to the historic buildings than those of James Street. Some of the buildings here are poorly maintained. Once again loss of original features and unsympathetic replacements are diluting the historic character of the buildings: the features of the traditional shop front described for

James Street above, have been lost in Main Street.

The Queen's Head public House on the corner of Main Street and James Street is well maintained, however, and exhibits high quality architectural detailing. It provides an attractive focus for the road junction. Early photographs show the building in its original bare brick form⁸ and although it is unfortunate that this has been covered by render, the colours chosen do not detract from the character of the area.

Originally a row of two-storey commercial buildings faced the Queen's Head across Main Street⁹ but these have been demolished. Only one building stands on the north side of Main Street today: a public toilet of bland, modern design which greatly dilutes the character of the street. A further major detractor at this location is a large, high-level advertising hoarding, above the public toilet, orientated to the west. This is an oversized intrusion into the small town streetscape. An attractive feature to the north of the street is the entrance to Station Road, which ascends the hillside, through the cutting.



Poorly designed shop in Main Street



Queens Head, Main Street-an attractive landmark

⁸ www.picturethepast.org.uk

⁹ *ibid.*

Pilot Historic Buildings Audit

A simple pilot-project, on-site audit was undertaken for the buildings on James Street and Main Street to help quantify and illustrate the nature and extent of change to the historic fabric of this part of the conservation area. This was done using a pro-forma 'tick-sheet' supplemented by brief notes. The results are shown below.

James Street: 20 buildings

Design	Traditional	Modern/inappropriate	% Traditional
Roof covering	12	8	60%
Windows	19	31	38%
Shop front ground floor	11	4	73%
Residential ground floor	1	4	20%

Main Street: 12 buildings

Design	Traditional	Modern/inappropriate	% Traditional
Roof covering	3	8	27%
Windows	19	29	40%
Shop front ground floor	2	9	18%
Residential ground floor	1 (public house)		

Although the 'historic character' of a place cannot be shown statistically, these figures help to illustrate the link between character and the survival of historic features and provide a benchmark from which to monitor change in the future.

The difference in character between James Street and Main Street is very clear to someone when they experience the two areas. What is sometimes harder to pin down is how these differing characters can be explained.

The figures above show that James Street has a much greater survival of its traditional shop fronts and roof coverings than Main Street. The survival of traditional windows is almost equal but, statistics being what they are, the figures for Main Street are boosted considerably by one building. Eight original sash windows survive on the Main Street elevation of the Queen's Head. If these windows were lost, the percentage for the street would drop from 40% to 23% , which helps to illustrate how piecemeal alterations, if not held in check, can dramatically erode the historic fabric of a conservation area over time.

Summary of the special character of zone

1

- Small scale independent shops with a Victorian character.
- Intimate and enclosed views in James Street with no trees or planting
- Open views out to woodland to the north in Main Street with trees and planting at the top of the cutting, which help to soften its 'hard' character.

Architectural details:

- Traditional shops exhibiting: painted timber, stone corbels, transoms and mullions.
- Red brick, slate roofs, wooden sliding-sash windows.
- Decorative cornice details to eaves, e.g. brick dentils.
- Stone or blue brick banding/string courses.
- Ornate details to window and door lintels, e.g. raised keystones.

Negative factors which devalue Character Zone 1

James Street

- Car parking outside the shops hides the buildings and clutters the streetscape.
- Unsympathetic alterations to residential properties erode the setting of the historic shop fronts.
- Poorly designed and wrongly proportioned shop front at number 16 (Debonair Hair Design) and some unsympathetic shop signage.
- Loss of original features, i.e. sash windows, doors, roof coverings.
- Dormer window insertion at number 20 (Kimberley Electrical Supplies).
- Satellite dishes to front elevations.

Main Street

- 70% of the properties have had their slate roofs replaced by concrete tiles.
- 60% of the original windows have been replaced by unsympathetically designed UPVC items.
- None of the shop fronts have a design or signage appropriate for a conservation area.
- Advertising hoarding and the design of the public toilet devalue the area.
- Poorly maintained properties with peeling paintwork and blocked rainwater goods.

3.2 Character Zone 2: Chapel Street & Station Road

This zone is mainly a residential area with a village-like character. It includes the former Great Northern Railway buildings; the Gate, Cricketers Rest, and the Nelson and Railway public houses; and the Toll Bar Square car park and enhancement scheme.



Chapel Street cottages



Chapel Street

The roads and footpaths are of asphalt throughout and there are minimal road markings and signage. The streets are quieter than zone 1 and the residential area is characterised by rustic boundary walls of local stone and small leafy front gardens with hedging. The hilly nature of the area is very apparent, it gives longer and more varied sightlines than in zone 1. Mature trees alongside the roads play an important part in the streetscape and atmosphere: dappled sunlight falls through the trees and birdsong can be heard. These qualities combine to give a strong, village-like character to the zone.

The houses are built from a brownish local brick which differs from the red brick of zone 1. The buildings are of an earlier 19th century construction than those of zone 1 and lack architectural detailing, such as the decorative eaves and window openings of James Street and Main Street. Their plainer appearance gives the area a more vernacular character.

The well maintained railway station buildings provide an interesting focus for this zone and their distinctive architecture is softened by the tall trees which surround them. Where this zone meets zone 3 (the brewery) in Station Road, its historic character is diluted somewhat by a handful of modern dwellings: one of which (number 1a) has a negative impact.



'village pub', Station Road



Station House, Station Road

Summary of the special character of zone 2

- Village-like appearance.
- Simpler, more vernacular building style.
- Rusticated limestone boundary walling.
- Small front gardens with shrubs, hedging and low boundary walls.
- Tall, mature trees.
- Minimal road markings and signage.
- Hilly topography provides wide views to the middle distance and long views out to the surrounding area.

Architectural details:

- Apart from the public houses and railway buildings, the dwellings have a plainer appearance than those of zone 1 and exhibit no decorative detailing.
- Darker, cruder brick forms than in zone 1 which, along with the lack of architectural detailing, gives a vernacular, local distinctiveness to the area.

Negative factors which devalue Character Zone 2

- The design of 1a Station road is out of character with the other buildings of the zone.
- Loss of original features: windows, doors, roof coverings.

- Roadway and footpath patching works to the asphalt, particularly outside the Cricketers Rest public house.

Impact of buildings in zone 1 and 2

A consideration of the buildings within zones 1 and 2 with reference to the impact they make on the special character of the conservation area was undertaken and the results displayed on Map 2.

3.3 Character Zone 3: The Brewery area

In Broxtowe Borough Council's review of Kimberley conservation area in 1997 they stated: 'A distinctive feature of the Conservation Area is the brewery ... The original Hardy's building, constructed in 1861, stands as a dominant feature, remaining largely unaltered throughout its history.' They further emphasised the point that: '...Bulwell stone walls and the mature woodland around the southern edge of the brewery, add considerably to the character of the Conservation area.'

These remain the dominant characteristic factors of this zone today. The tall brewhouse dominates the skyline from all approaches to the brewery and glimpses are caught of it emerging from thick woodland from many points in the town. The woodland forms part of the brewery zone and has a considerable impact on the conservation area. It is both visually arresting and has potential to become an important asset for its recreational and biodiversity value. Further, it provides a buffer separating the largely late 19th century Victorian nature of the brewery zone from the surrounding modern day environment.

The main approaches to the brewery zone are from the north along Hardy Street and from the south west along Eastwood Road. From the north the tall brewhouse in the middle distance breaks the horizon

and there are far reaching views of the distant, rolling rural landscape over the maltings roofs. The road sweeps down a gradient, through the canyon formed by the tall brewery buildings crowding the highway, and under a high level covered timber bridge, bearing the Hardy's & Hanson's logo, which links the buildings on either side of the highway. This bridge is key character feature of the brewery zone. It is well maintained, unusual and well known locally. It is of local historic interest and symbolic of the joining of the two breweries on either side of the road.



Brewhouse from the north



Brewhouse from the south

When approaching from the south west there is a feeling of being in the valley bottom and the woodland character of the zone is most dominant. Thick and tall mature woodland fills the view to the left and the parish church sits high up on the right. The view to the front is of the Nelson & Railway public house.



Brewhouse from the east



Woodland from Eastwood Road

Main nodal point

The main 'nodal point' of the brewery zone is where the Brewery Road bridge crosses the railway cutting. This point sits in a dip in the topography, the railway follows the route of an old brook and the cuttings serve to emphasise the 'river valley' feel at this spot. From the bridge there are views out into the middle distance both to the north east and the south west. The views are dominated by tree cover.

To the north east is a SSSI and nature reserve and a fine view of the slender arches of the red brick footbridge over the former railway. The bridge dates from approximately 1875 and is in poor repair. To the south west there is a similar view and although the brewery buildings are apparent, the feeling is of a very nature-dominant character. A key building visible in this direction is the former Midland Railway passenger station. It is a small single storey red brick structure dating from 1875. This building is also in poor

repair and has no roof covering. Both the footbridge and the station building are important structures in their own right. They are a reminder of a key phase in the development of Kimberley, notably the arrival of the 'modern age', and they describe the orientation of the former rail network which played such an important role in the growth and development of the brewery. For this reason they play a key role in the character of the brewery zone.

Views to the south east and north west from here follow the route of Brewery Road and are dominated by the brewery buildings. To the north west the view is canyon-like, with the unbroken façade of the offices and maltings on the left and a similarly scaled building on the right. These two buildings are linked by the bridge described above. To the south east the view is more open but still restricted by the rising topography. In this direction the remaining buildings of Hanson's brewery are seen along with the continuation of Brewery Street, straight ahead, in the form of a very narrow road. The main road continues around to the right as Station Road. From this point the main brewery complex and the tall brewhouse can be seen up close to the north west.



Linking bridge & maltings



Hanson's buildings

The highway throughout the zone has very light traffic and the area is quiet as a result of this. The road surface and footpaths are of asphalt and there is very little signage and road markings. This contributes positively to the Victorian character of the area. Where street signage is used it is of the traditional black and white painted cast iron variety and is fixed directly to walling, rather than on posts. Street lighting is minimal and unobtrusive. In general the public domain is very uncluttered throughout the zone.

Impact of buildings in zone 3

A consideration of the buildings within the brewery zone with reference to the impact they make on the zone's special character was undertaken and the results displayed on Map 3. Almost all the buildings are in very good repair, owing to the good estate management of Hardy's & Hanson's.

Summary of the special character of zone 3

- A fine example of a largely unchanged late 19th century brewery, with a very high survival of original and well maintained architectural features, set in an attractive wooded valley.
- A striking landmark in the Victorian brew-house tower. Because of its lofty topographical location it has a dramatic impact upon the surrounding landscape akin to that often associated with a cathedral or castle.
- Distinctive rusticated boundary walls of local limestone.
- Quiet, uncluttered streetscape with very few road markings and signage and no railings.
- Surrounding woodland insulates this zone from the surrounding environment and provides a tangible sense of an earlier time.
- A wild feeling to the valley/ railway cutting provided by the

nature reserve's tree cover and undergrowth.

Traditional building materials: Red brick, blue brick, buff brick, slate, plain tile, painted timber windows (sliding sash/casement), painted metal windows (small panes casement in steel/cast iron), painted timber doors, local magnesian limestone, painted cast iron, plain asphalt footpaths/roadways.

Architectural details (see photomontage figure 1):

- Boundary walling in rough-faced, coursed and un-coursed local limestone or red brick with either blue brick or stone copings.
- Reticulated rustication to heavy stone wall copings.
- Blue bricks and buff bricks used decoratively in banding and lintel details.
- Dentilated and coggled brick details to eaves/cornices.
- Stone lintels
- Decorative bargeboards
- Plain pitched and half-hipped roof structures
- Dutch gable and curved gable featuring date stones.
- Blind arcading/pilaster strips in brick to break large wall areas.
- Slate roofs (some with contrasting decorative red ridge tiles).
- Leadwork to roofs.
- Decorative, square section, buff coloured chimney pots.
- Painted cast iron rainwater goods
- Painted cast iron railings to boundary walls.
- Cast iron street signage affixed to walls.
- Colour palette: black, white, cream, dark blue.
- Plain asphalt roadways/footpaths.

Photomontage figure 1 – Architectural features of zone 3

Decorative bargeboards and brickwork



Half-hipped roof structure



Curved gable with date stone



Dutch gable with date stone



Pilaster strips and round-headed openings



Pilasters/blind arcading and malt kiln roof structure



Rusticated limestone boundary walls



Cast iron railings, blue brick and buff brick banding



Negative factors which devalue Character
Zone 3

- The lack of roof covering to the Midlands Railway building is causing rapid deterioration of this important historic asset.
- The condition of the footbridge over the railway cutting to the north east. Coping stones are missing and dislodged and vegetative growth is apparent. This is similarly an important historic asset.
- The late 20th century large, steel-framed sheds for the brewery storage and distribution works detract from the largely unaltered Victorian complex.

4.0 The key characteristics of the conservation area and current issues affecting them

Summary of special interest (strengths)

- A group of attractive and well maintained traditional shops.
- Fine examples of late 19th century buildings.
- A large area of uncluttered streets, free from the degrading impact of road markings, railings, traffic lights and signage.
- Mature trees, small gardens and stone boundary walls create a village-like character.
- A hilly topography provides variety to the senses as the area is moved through.
- Focal points in the buildings and cuttings of the former Midland and Great Northern railway companies, which further provide a link to the development of the town.
- The woodland, nature reserve and SSSI visually soften the area; create a link to Kimberley's rural past and provide important recreational and biodiversity value.
- A historically significant brewery complex, the development of which is inextricably linked to the growth of the town and the lives of the local people.

Summary of erosive factors (weaknesses)

- Loss of original architectural features, i.e. windows, doors, roof coverings (shop fronts and shop signage in Main Street).
- Car parking in James Street clutters the streetscape and obscures the historic buildings.
- Advertising hoarding and design of public convenience in Main Street.
- Over signage and road markings at Toll Gate Square crossroads.
- Inappropriate housing development in Station Road.

- Lack of enforcement of existing development control powers, i.e. satellite dishes; shop front design; advertisement control.

Threats to the character of the conservation area

- Incremental changes to the buildings in the form of the loss of original features and their replacement with new designs and materials unsympathetic to the character of the conservation area will continue to degrade the area as a whole.
- The recent closure of the brewery and its impending redevelopment is a major cause for concern, particularly with regard to its historic buildings and woodland. Unsympathetic treatment of this resource will have a dramatic negative impact on the conservation area and the character of the town.

Opportunities for enhancement

- The greatest enhancement opportunity is the redevelopment and reuse of the redundant brewery site. Any redevelopment should give priority to the integration of the historical, cultural, and ecological significance of the area.
- Removal of car parking on James Street. Much of the effort made by the shopkeepers to create a traditional and individual character to the area is undermined by the dominating nature of the cars parked in this narrow street.
- Apply more strict development control to the commercial properties on Main Street to bring them to the same standard as those on James Street.

Suggestions for extensions to the conservation area

Five extensions to the present conservation area boundary are put forward. They are explained below and are shown on map 4:

1. Brewery Terrace Gardens. At the northern end of the existing conservation area the boundary encompasses the buildings of Brewery Terrace but excludes the garden plots to the rear of the buildings. These plots form part of the original tenants' accommodation and have never been divorced from the terrace. They deserve protection from development because of their historic association with the buildings. The boundary should be extended to include these gardens.
2. SSSI and Footbridge. The present boundary makes no acknowledgement of the important role to the conservation area played by the SSSI railway cutting and the Victorian footbridge crossing it to the north east. The footbridge is a more sensible place for the boundary to run to in order to acknowledge both the landscape setting, natural heritage and the built heritage value of this part of the area.
3. Rockside, Brewery Street, Brown's Flats and Critch's Flats. To extend the boundary here would encompass these narrow and historic 'back lanes' and help to protect their unusual boundaries, development patterns, and characteristic stone walls.

4. The remainder of James Street.

The boundary has been drawn too tightly around the buildings that display surviving Victorian shop fronts. Other buildings of historic character and interest exist further down the street (including another historic shop, and the dominant historic structure of the former St Pauls's Methodist Church). Extending the boundary here would also enable control over the demolition and redevelopment of the red-brick electrical sub-station and the newer unsympathetic infill.

5. Eastwood Road and Main Street.

Extending the boundary here would help to protect this attractive green, village-like entrance to Kimberley. Woodland to the north of Eastwood Road already lies within the conservation area. The rural character of this woodland is complemented by the stone walls and hedging to the south of the road and the view of the church on the higher ground beyond, surrounded by open greenery. Additionally, if the boundary was altered slightly to include Main Street itself, more control would be possible over road markings, traffic lights and railings, to prevent urbanisation of this section.

5.0 References Used

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6.0 Appendices

APPENDIX 1

Summary of architectural terms used

Cill. The horizontal piece of timber, stone or metal forming the bottom of a window-opening, usually designed to throw off water.

Corbel. A projecting cantilevered block supporting elements over. Often decoratively carved or moulded.

Cornice. A projection where the roof meets the wall, or the top part of a shop front which distinguishes it from the rest of the building.

Dentilated. A series of small rectangular or cubic projections forming a decorative cornice.

Dutch blind. A blind fixed open which can obscure shop front detail.

Fascia. The name board above a traditional shop front.

Keystone. The top wedge-shaped stone or brick which completes an arch. Sometimes decorative.

Lintel. A horizontal beam over an opening to support the wall above it.

Moulded brickwork. Brickwork shaped with a contour to give emphasis, usually to horizontal and vertical lines.

Polychrome brickwork. Decorative brickwork of many colours usually laid out in a design.

Quoining. The external angle of a building. The stonework/brickwork can be raised and form a decorative detail.

Sash window. A window where the frame holding the glass can be raised and lowered in vertical grooves (more properly a sliding-sash window).

Stallriser. The vertical surface between the pavement and the cill of a shop window.

String course. A horizontal band of mouldings on the wall of a building.

APPENDIX 2

Criteria for assessing the contribution made by unlisted buildings in a conservation area¹⁰

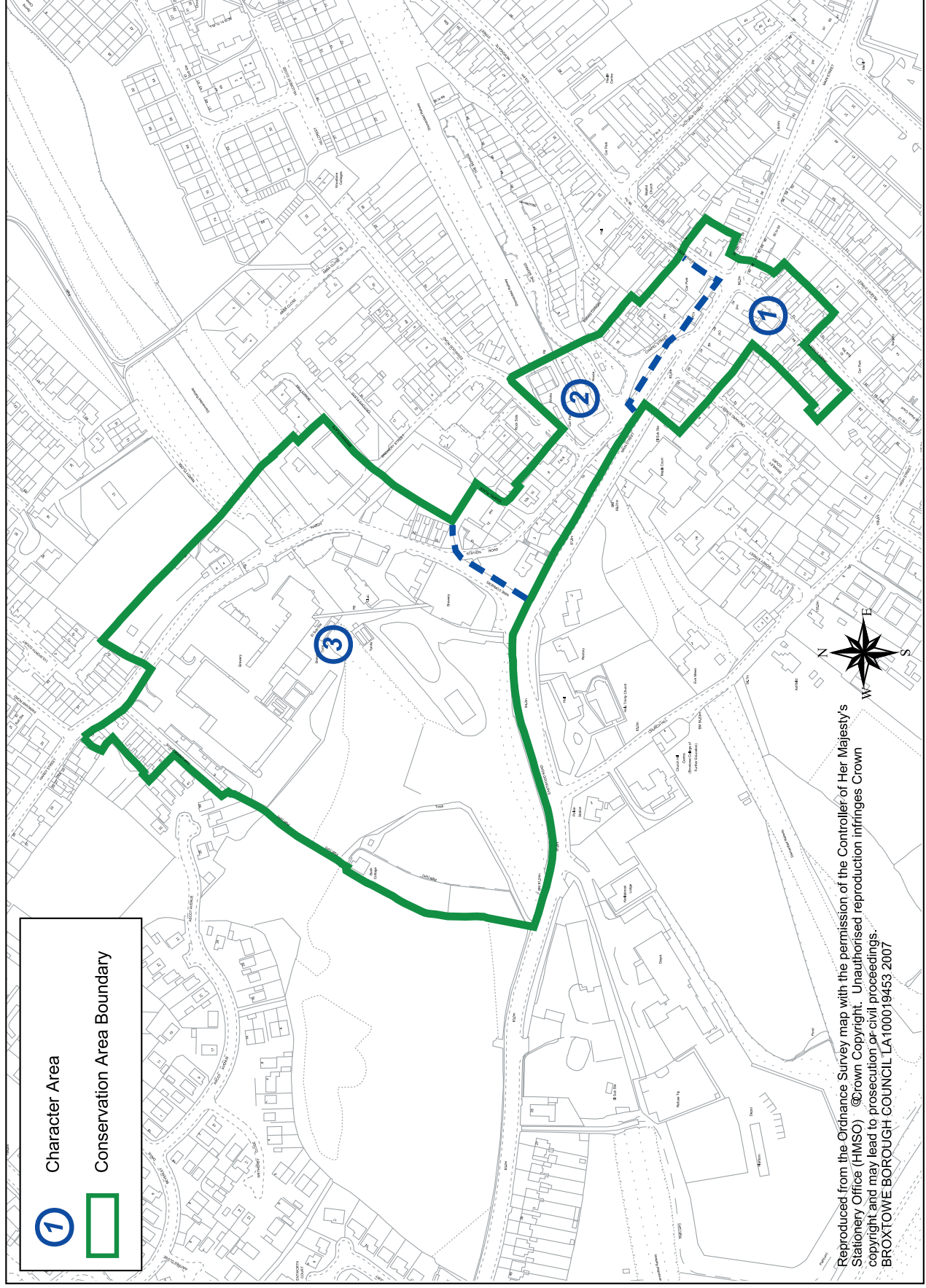
- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- 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?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- 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?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- 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.

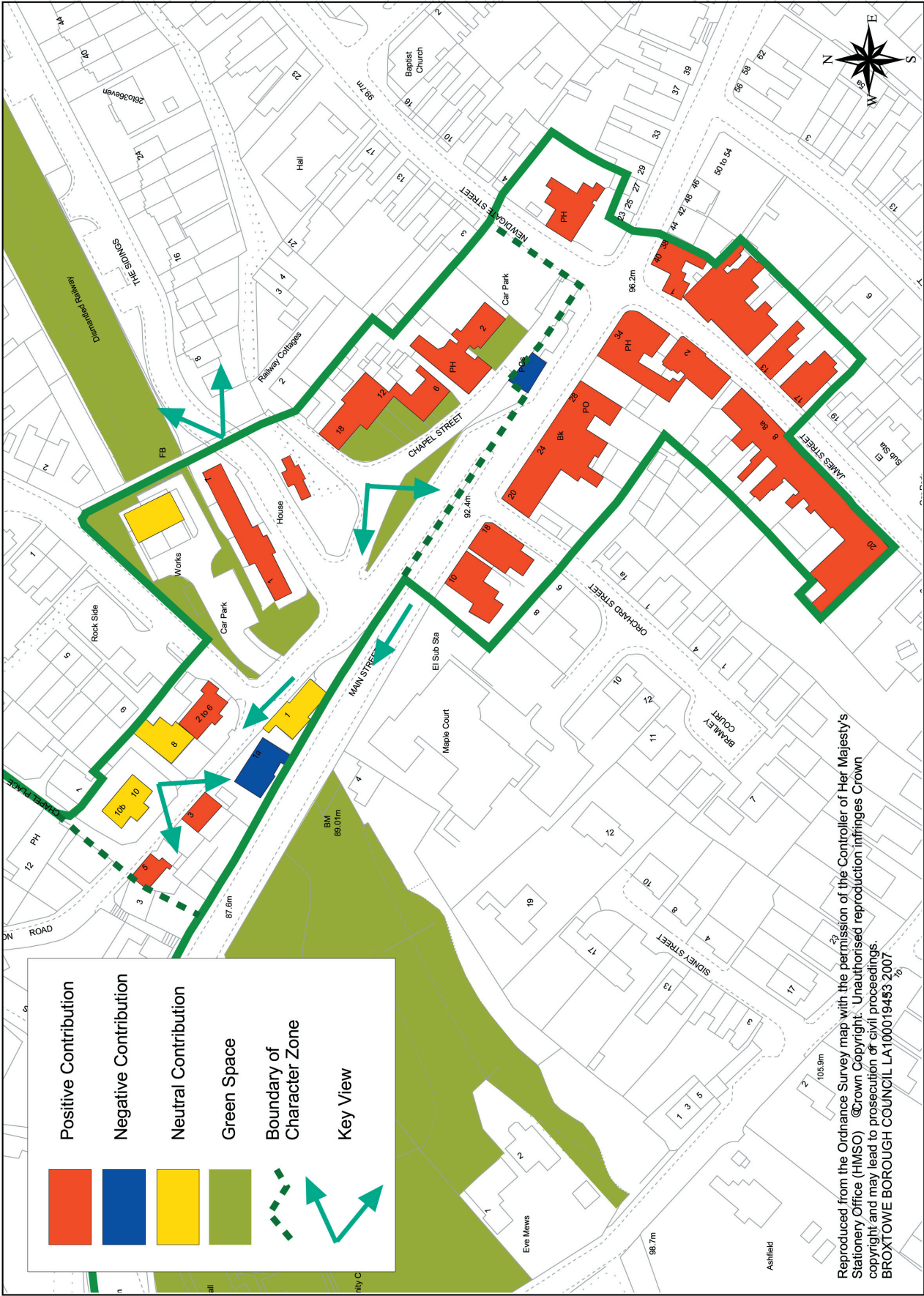
¹⁰ English Heritage 2006 *Guidance on conservation area appraisals*, Appendix 2

Maps

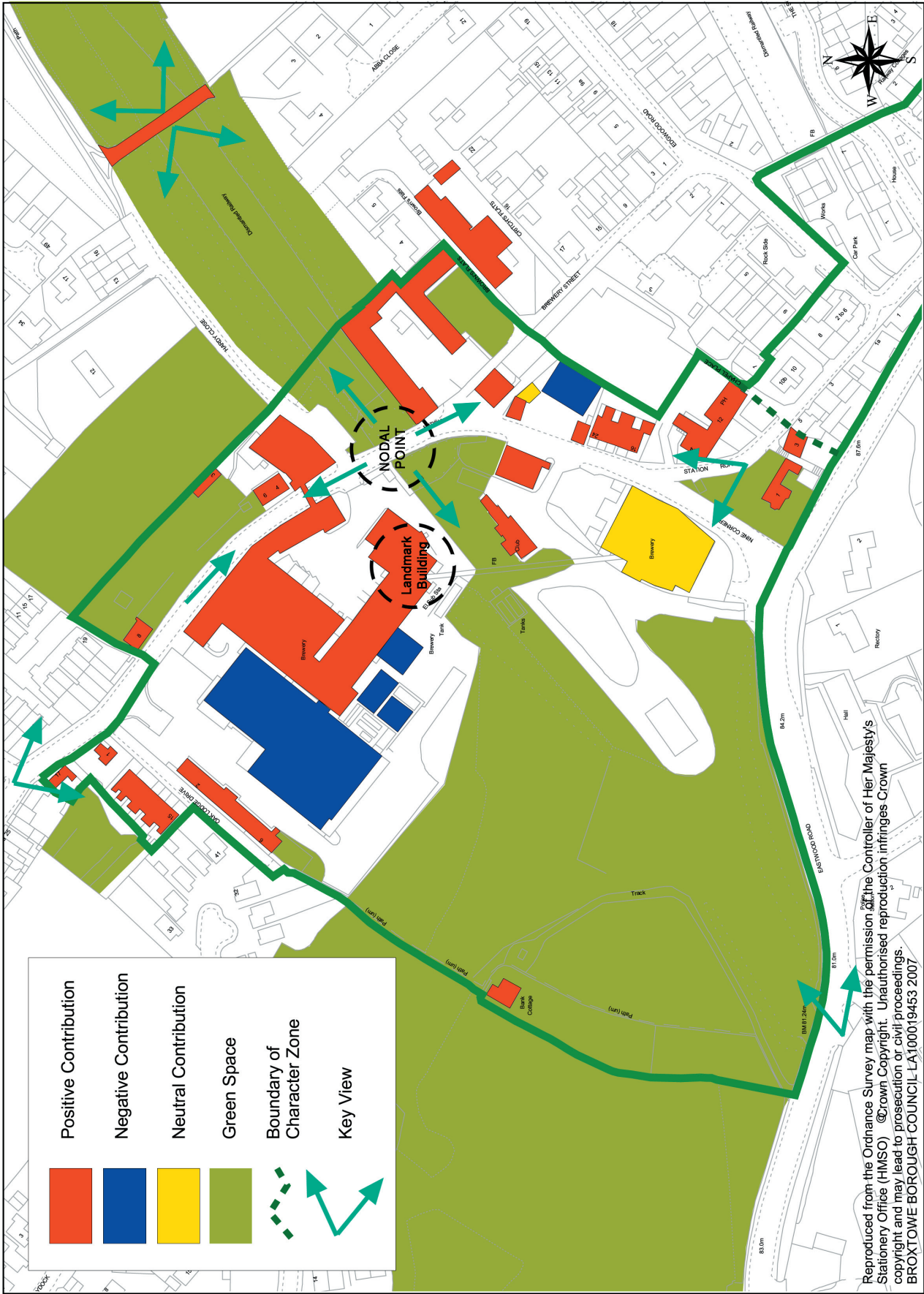
Map 1: The Conservation Area & The Three Character Zones



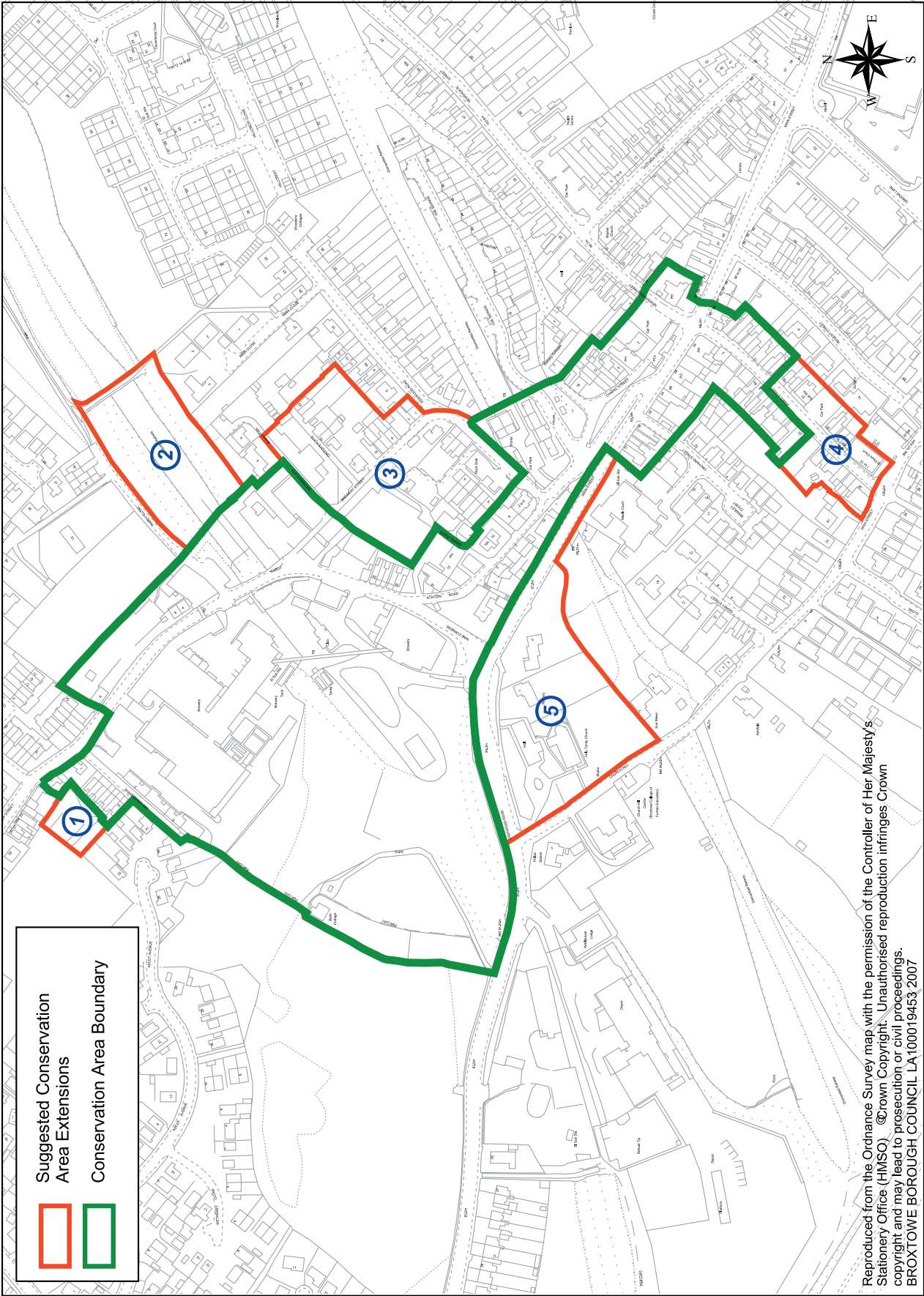
Map 2: Character Zones 1 and 2



Map 3: Character Zone 3



Map 4: Suggested Conservation Area Extensions



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