
BROXTOWE LOCAL PLAN - Appendix 5

Conservation Areas (Policy E3)

Since the adoption of the 1994 Local Plan each of the Conservation Areas listed below has been reappraised. This has resulted in the enlargement or reduction in the boundaries of six of the Conservation Areas (see the summary at the end of this appendix).

Year of designation in brackets

1. ATTENBOROUGH VILLAGE (1977)

The village core contains many older cottages and derives character from its narrow lanes, and the maturity, density and variety of vegetation. On its south side the Conservation Area includes the edge of the Attenborough Nature Reserve based on flooded gravel pits.

2. ATTENBOROUGH, BARRATT LANE (1981)

The small area at the junction of Barratt Lane and Attenborough Lane is known locally as "The Green". The area from here along Barratt Lane contains many individual houses of various ages with large gardens and many mature trees.

3. BEESTON, ST JOHN'S GROVE (1993)

Based on the straight, wide streets Devonshire Avenue and Elm Avenue, St John's Grove has a spacious residential character, complemented by extensive mature landscaping. The majority of the houses in the area are of Edwardian or late Victorian origin, set in large enclosed plots with consistent building lines. Many have wooden sash windows, ornamental ridge tiles and finials, and other characteristic details worthy of retention.

4. BEESTON, WEST END (1976)

The grouping of Victorian and earlier historic buildings creates the area's village-like character and the narrow streets enclosed by long stretches of old brick walling. St John's Church and the Manor House are among the key individual buildings in this area.

5. BRAMCOTE (1970)

The village lies astride a sandstone ridge with an abundance of trees on the skyline. In its southern part large houses are set in spacious grounds with many mature trees. In contrast, the northern part on lower ground comprises small properties tightly grouped along Town Street. Prominent areas of local sandstone walling are also a feature. An extension to the Conservation Area was made in 1986 to include a row of properties fronting Derby Road including knitters' cottages and a former tollhouse.

6. BRINSLEY (1978)

The historic core of this village is based on a number of older properties along Hall Lane, including two farm complexes (Pear Tree and Manor Farms). The rural appearance here contrasts with the newer residential development, which makes up the rest of the village to the north.

7. CHILWELL (1978)

The distinctive character of this part of Chilwell relies upon the grouping of old cottages dating from the early 19th Century, either side of the High Road. There is much tree cover and a number of narrow lanes lined by high brick and stone walls or hedges.

8. COSSALL (1972)

The single road through the village takes a series of sharp turns, which create a series of changing views of attractive red brick and rendered buildings with glimpses out to rolling countryside beyond. There is also an historic connection with D H Lawrence, who featured the cottage next to the church in "The Rainbow"; it was the home of Louise Burrows, to whom Lawrence was engaged. The Willoughby family owned the whole village for centuries, and endowed a distinctive row of almshouses in 1685 near to the church.

The Conservation Area is given further protection by an Article 4(1) Direction which was designated in 1996. The Direction helps to protect the unique hilltop setting of the village by providing further controls over agricultural developments which could be harmful to the setting of the village.

9. EASTWOOD (1977)

The Conservation Area was originally intended to retain and enhance the setting of D H Lawrence's birthplace at 8a Victoria Street. It also includes the older part of Nottingham Road (from Wellington Street to Mansfield Road), an area to the south including parts of Church Street and Woodland Way, and lengths of terracing to the north known as "The Buildings", which won an award for housing renewal in 1978.

10. KIMBERLEY (1989)

A central core of particular character runs from James Street via Station Road to the Brewery, containing some older buildings and attractive spaces. The northern end of James Street contains a group of Victorian shop buildings with largely unspoilt traditional frontages. Around the Brewery are some buildings of particular architectural and historic interest, together with woodland, which adds considerably to the character of the area.

11. NUTHALL (1977)

Focussed on the 14th Century church and the nearby Georgian rectory, this Conservation Area also includes a large lake and other remnants of the old Temple Estate. A distinctive row of stone-built terraced cottages forms a central feature. There are many well-established trees in gardens and along several of the streets.

12. STAPLEFORD, CHURCH STREET (1978)

This Conservation Area centres on the area immediately around the 13th Century parish church. Its character derives from the tight enclosure of Church Lane and the tranquil character of the church and its grounds. The Conservation Area also includes the school, which Arthur Mee attended in the 1880's, now renamed the Arthur Mee Centre in his honour. He is famous for editing the "Children's Newspaper", the "Children's Encyclopaedia" and "The King's England" series of books.

13. STAPLEFORD, NOTTINGHAM ROAD (1986)

This small area contains twelve listed buildings, mainly knitters' cottages with large window areas on the top floor. Wooded land behind these buildings rises to a cliff edge, forming a distinctive landscape feature, which is included within the Conservation Area and contributes to its character.

14. STRELLEY (1973)

The village was in the ownership of the Edge Estate until 1978 and as such is a rare example of a collection of properties which have been subject to more strict control over alteration, addition and new development than would usually be the case under planning and building regulations. Most of the cottages, strung along the single Village Street, originate from the late 18th Century. A Hall and Church form an impressive centrepiece to the settlement. Part of Strelley extends over the Nottingham City boundary. The village is enhanced by a rare absence of advertisements, signs, street furniture, kerbs and urban lamp standards. An Article 4 Direction was designated in 1981, which continues the strict control on minor changes to properties and the environment. An extension to the Conservation Area was made in 1976 to include additional land to the north of the village, which is an important example of parkland of the 18th Century English landscape movement.

Summary of boundary changes from reappraisals 1994-7

Beeston West End	0.2 ha	added, effective from 24 February 1995
Bramcote	0.8 ha	removed, effective from 22 June 1994
Brinsley	1.8 ha	removed, effective from 23 September 1994
Cossall	0.8 ha	added, effective from 6 January 1995
also:	3.2 ha	added, effective from 5 May 1995
Eastwood	0.4 ha	added, effective from 20 January 1997
also: 3 different areas totalling	0.9 ha	removed, effective from 20 January 1997
Kimberley	0.2 ha	added, effective from 22 September 1995