



# The Park

A CONSERVATION PLAN FOR THE NOTTINGHAM PARK ESTATE

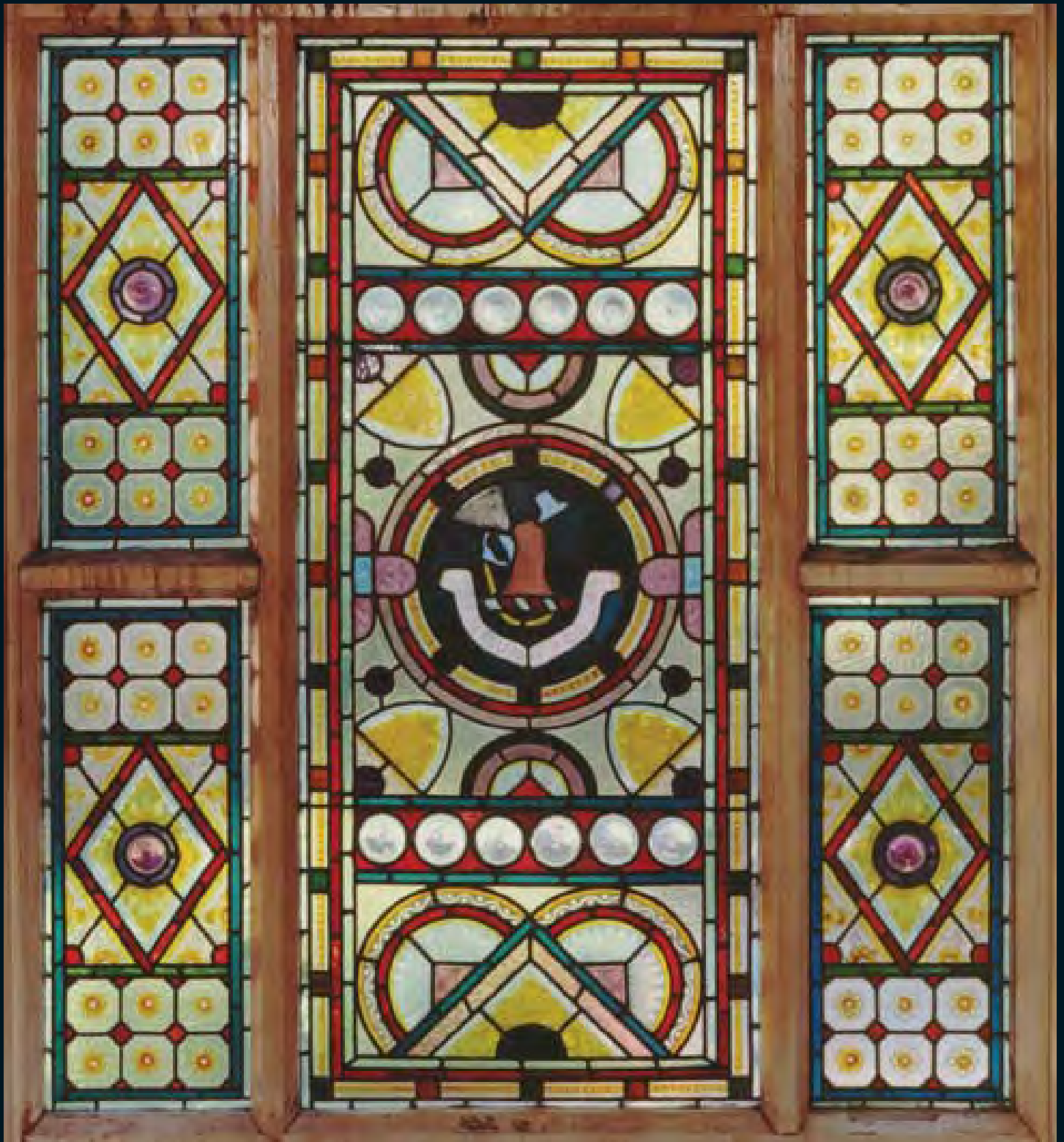












Window detail : House on Cavendish Crescent South

## THE PARK CONSERVATION AREA POLICY

This document sets out to analyse and define the nature of the special architectural or historic interest in The Park and includes management guidance to establish means by which the objectives of preserving and enhancing its unique character and appearance can be pursued.

Prepared by Allan Mulcahy on behalf of The Nottingham Park Conservation Trust and City of Nottingham Planning Department. August 2007





# 1 : Appraisals

Defining the special architectural or historic interest in The Park







## 1.1 LOCATION AND POPULATION

The Nottingham Park Conservation Area is a 145 acre private Estate located adjacent to Nottingham Castle and the city centre. The Estate, which has a population of around 1,900, is predominantly residential with approximately 450 houses and 700 flats. Many of the flats were formed following the conversion of a number of the 355 large original estate houses built before 1918 and a few of these houses have also been adapted for commercial use. The area derives its name and origin from a royal park attached to Nottingham Castle which was built on a prominent sandstone outcrop overlooking the Estate. Despite the proximity of The Park to the hustle and bustle of the city centre, the unusual 'bowl' like topographical features and mature landscaping have helped it remain an isolated entity and an oasis of leafy calm, distinct from the dense urban forms that surround it. The present Estate, now managed by its residents, retains many of the key elements of the planned 19th century villa estate including; the original road layout, most of the houses built between 1820-1918, prominent open spaces and mature landscape features. Development pressure especially since the 1960's has spawned infill development, more conversions of the original housing stock into flats or for commercial use plus increased traffic and car parking.



(Above) : The Park Conservation Area

(Facing page) : View of Nottingham Castle from Hamilton Drive



## 1.2 ORIGIN AND DEVELOPMENT

### Phase One : 1068-1795 (The castle park)

In 1067 William the Conqueror ordered the building of a Royal Castle on the then barren outcrop of the rock that still dominates The Park today. The Park itself was first created as early as the late 11th century. It was enclosed by a ditch and possibly a palisade set on a bank, designed to allow deer to enter but not to leave. We know from the royal records that it was regularly stocked with deer brought from Sherwood Forest and later also by rabbits (brought here from France in 1244). For four centuries the Castle was to be the Kings' principal residence in the Midlands. Whilst in residence the King would have hunted here, using, after 1474, the former chapel of S. Mary de la Roche (which still survives in part), as a hunting lodge. At various times the kings also created smaller enclosed gardens within The Park (there are references to the King's or Queen's Gardens), and there was also a substantial fishpond. By the reign of Elizabeth 1 the Castle was effectively abandoned and it and The Park fell into decay. They were eventually sold in 1623 to the Earl of Rutland. Following the restoration of the monarchy after the Civil War, the ruins were purchased by William Cavendish, Earl of Newcastle and a staunch Royalist. He was created 1st Duke of Newcastle in 1666 and between 1674-79 he erected his new ducal palace in the Italianate Classical style, which he called 'Nottingham Castle'. The work was actually completed by his son, who died in 1711 without male issue, and so the title died out. However his nephew and heir, Thomas Pelham Holles, was subsequently re-created the 1st Duke of Newcastle-upon-Tyne in 1714 (and under-Lyne in 1756). In 1768 he too was succeeded by his nephew, who became the 2nd Duke. By then the 'Castle' and The Park had been abandoned as a result of the increased industrialisation of the Town, the 2nd Duke preferring London or his country seat at Clumber. His loss was the town's gain, and its ever increasing population effectively took over The Park as common land, for walking and other recreational activities and to graze their cattle. There was, by 1793, only one building in The Park, the new cavalry barracks, built on a 4 acre plot of land in the north western corner and used by the military until about 1860. When the 2nd Duke died in February 1794 he was succeeded by his son Thomas



The Castle Park : 11th Century



William Cavendish



View across The Park by Greenwood 1850



Pelham Clinton.

### Phase Two : 1795-1918 (The planned estate)

The 3rd Duke survived his father by only a year, dying in 1795. He in turn was succeeded by his 10 year old son, Thomas Pelham Fiennes Clinton, who became the 4th Duke. Because of his age, Trustees were appointed to manage the family estate. It was soon decided by the Trustees, on the advice of various agents, that land at Nottingham including The Park, should be sold or developed. To facilitate this, in 1809 a new improved access road, called The Park Passage (now the eastern end of Lenton Road), was cut through the old outer moat of the Castle, near the Gatehouse, into The Park. The Duke had grand aesthetic aspirations for a select residential 'plan' in The Park and the first tentative development was considered in 1822 when the Duke engaged the services of local architect John Jephson. Although plots on Park Terrace were advertised in the Nottingham Journal, development was deferred following the death of the Duchess until 1825 when the Duke obtained the services of the architect Peter Frederick Robinson (1776-1858) who prepared and published his 'Plan for Nottingham Park' in 1827. Robinson's rectilinear plan, influenced by John Nash's fashionable London terraces, ignored The Park's topographical features and although this 'plan' was never developed some building work soon started on the Ropewalk followed shortly afterwards by the first houses on Park Terrace. Robinson built Derby Terrace, a large stuccoed terraced block, on Derby Road c1829 as a model of his planned development in The Park and completed a number of individual houses on Park Terrace and Park Valley c1829-1840. The Park Passage and Park Steps, an early entrance to The Park at the top of Park Row, were enlarged in 1829 and the North Road route was established in 1831, a deviation from Robinson's earlier plan. By 1832 40-50 houses had been built in The Park.



Manuscript map of The Park by William Stretton 1804-1807



P.F. Robinson's 'Plan of Nottingham Park' 1827



The 4th Duke of Newcastle 1785-1851



For a number of years the unpopular 4th Duke's development aspirations had aggravated local feelings concerned at the impending loss of The Park as an area of common recreational use. After The Duke voted against the Great Reform Bill of 1831, a sequence of events started which led eventually to the storming of the empty Castle causing considerable fire damage. The general civil unrest together with difficulties experienced by the financially insecure Duke seemed to have temporarily halted further development and finally ended the prospect of implementing Robinson's plan. However, by 1839 a tunnel to form a north eastern entrance to The Park, linked with Derby Road, was being considered in approximately the same position indicated on Robinson's earlier plan. Although by 1844 work on the tunnel had started and more than half the route had been excavated, tunnelling suddenly stopped and the project was temporarily abandoned. By the late 1840's house building work restarted including some early houses by the prominent local architect Thomas Chambers Hine. In 1851 the 4th Duke died and his son Lord Lincoln succeeded to the title. In 1854 T.C. Hine was appointed Surveyor of the Newcastle Estate, superseding Robinson. By 1855-56 Hine had prepared a modified plan for The Park similar in layout to an adjoining area north east of The Park between Park Row, Derby Road and the Ropewalk which was being developed following the 1839 Derby Road Lammas Fields Enclosure Act. These exercises in early town planning were possibly influenced by John Nash and his plan for Regents Park in London. Apart from minor variations, Hine's plan, as represented on Salmon's map of 1861, is the plan that survives to this day. By 1855-56 Hine had restarted and completed the tunnel project and had commenced work on building houses on Castle Grove.



The Park Tunnel, completed 1855-1856



Staveley and Wood's map 1830



The 5th Duke of Newcastle 1811-1865



Thomas Chambers Hine 1813-1899. Architect







By 1859 Hine had also completed a number of houses on Lenton Road and Newcastle Drive as well as Clinton Terrace on Derby Road, an imposing five storey brick building similar in scale to Robinson's earlier and adjacent Derby Terrace. Following the 5th Duke's death in 1864 the Newcastle Estate was managed by Trustees. Although the majority of the Estate roads, including many named after members of the Newcastle family, were completed in The Park by 1871 the period 1861-71 was a decade of reduced house building activity with only 25 houses being constructed. Salmon's map of 1861 indicates some 60 houses in the Park and Tarbotton's later map of 1877, showing sewage disposal, recorded approximately 130 houses. The 1870's benefited from improved economic conditions with a revival of the cotton trade and the prosperity of emerging lace and hosiery industries. The fire damaged Castle was converted by Hine into a Museum of Fine Art 1876-78 and house building work in The Park increased rapidly, particularly between c1870-95. Many of the large and imposing 'villas' were built for wealthy industrialists, including John Player, Jesse Boot and Frank Bowden and were designed by a number of architects including prominent local practitioners Hine & Evans, (later Hine & Son), Watson Fothergill and Arthur Marshall. When T.C. Hine retired in 1891 only a few vacant plots remained, mainly in the south eastern area of Huntingdon Drive, Hamilton Drive and Hope Drive. These were developed at the end of the Victorian and during the Edwardian periods with smaller, more compact housing. By 1918 the Estate as planned by T.C. Hine, was effectively completed. It comprised 355 houses, tree lined roads, crescents and circuses, a bowling green on Duke William Mount and sport and recreation grounds on Tattershall Drive to compensate the local population for the loss of 'their' park.



Frank Bowden  
Raleigh Cycle Company



Jesse Boot. Chemist  
Boots Pharmaceuticals



John Player  
Players Tobacco Company



House on Park Drive. Architect S. Dutton Walker F.S.A (Illustration from 'The Building News' October 1877)



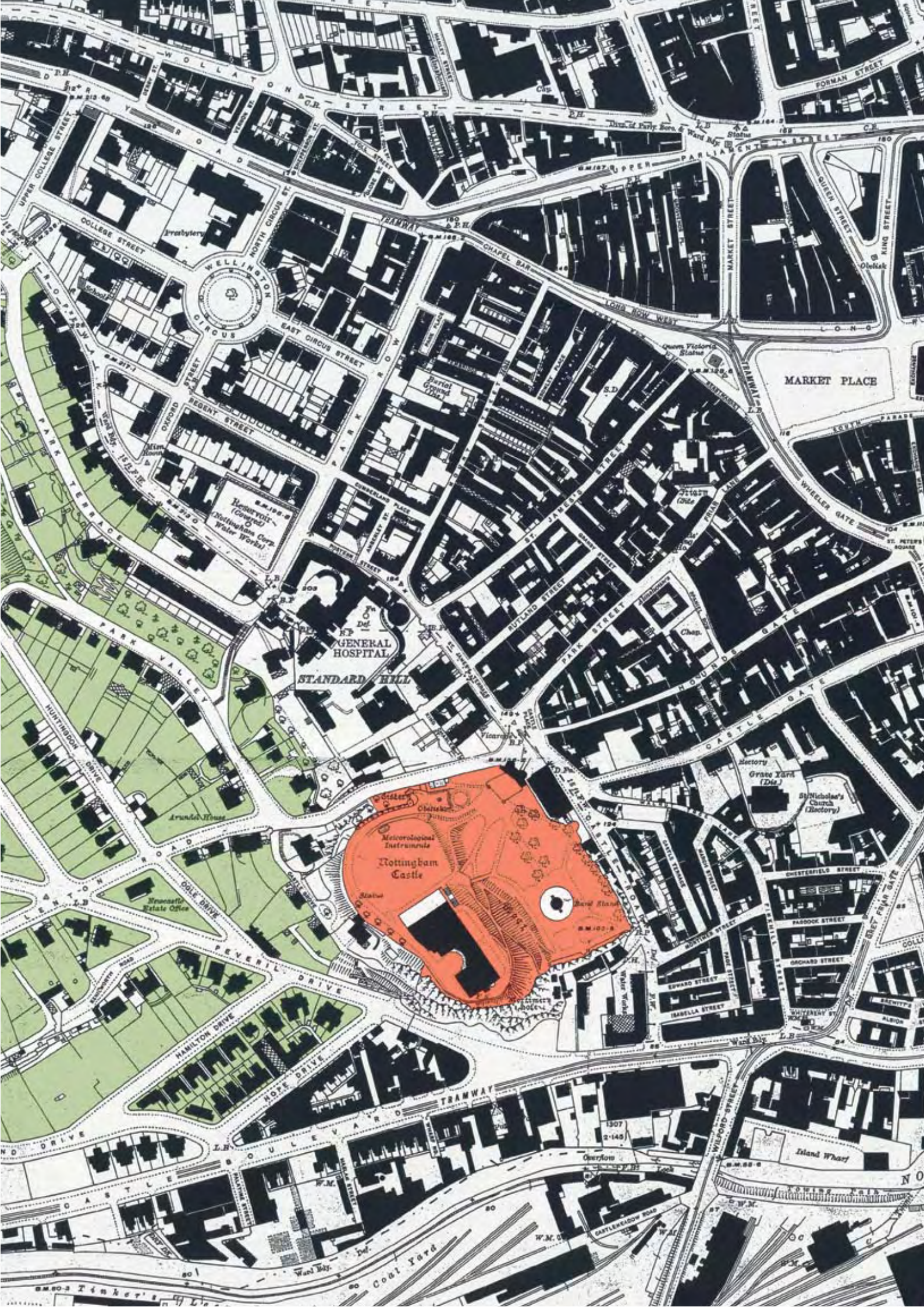






THE PARK c1914





GENERAL HOSPITAL  
STANDARD HILL

Nottingham Castle  
Meteorological Instruments  
Statue  
Basil Statue

MARKET PLACE

Grace Yard (Dist.)  
St. Nicholas's Church (Dist.)

Island Wharf

Coal Yard



### Phase Three : 1918 – 2007 (The 20th century)

After the First World War the fluctuations of trade and fashion brought a decline in affluence in Nottingham, especially in textiles. The advent of the motor car enabled greater mobility and provided the opportunity for the wealthy to live or build houses further afield. These factors together with changing lifestyles and the increasing cost of using and maintaining the large houses created a mood of change. The Duke of Newcastle still owned the Estate. Most of the plots had originally been sold on 99 year leases and subject to a variety of covenants to ensure that there was to be no commercial development. In return the Dukes had undertaken to maintain the roads, sewage and gas lighting, as it turned out a very onerous obligation, particularly bearing in mind the acute financial plight of the 8th Duke (1866-1941). So in 1938 the Estate was sold to the Nuffield Trust, which in turn passed it on to Oxford University Chest. As many of the properties were nearing the end of their leasehold term the value of the properties slumped. The owners, including many elderly relatives of the original owners, could no longer afford the upkeep of these substantial houses or the staff to run them and to carry out repairs. The whole area began to fall into decline. There was very little new development although some houses were converted into flats, others had their coach houses converted into garages, or had new garages built. The Second World War greatly increased this decline. Many houses were abandoned by their elderly inhabitants or were taken over by the Army. After the War the future of The Park looked grim. Although, from 1952 residents were entitled to buy their freehold, not many people wished to live in what was seen as a dark



Cedar Lodge replaced original estate house c1967



The north west part of The Park c1930





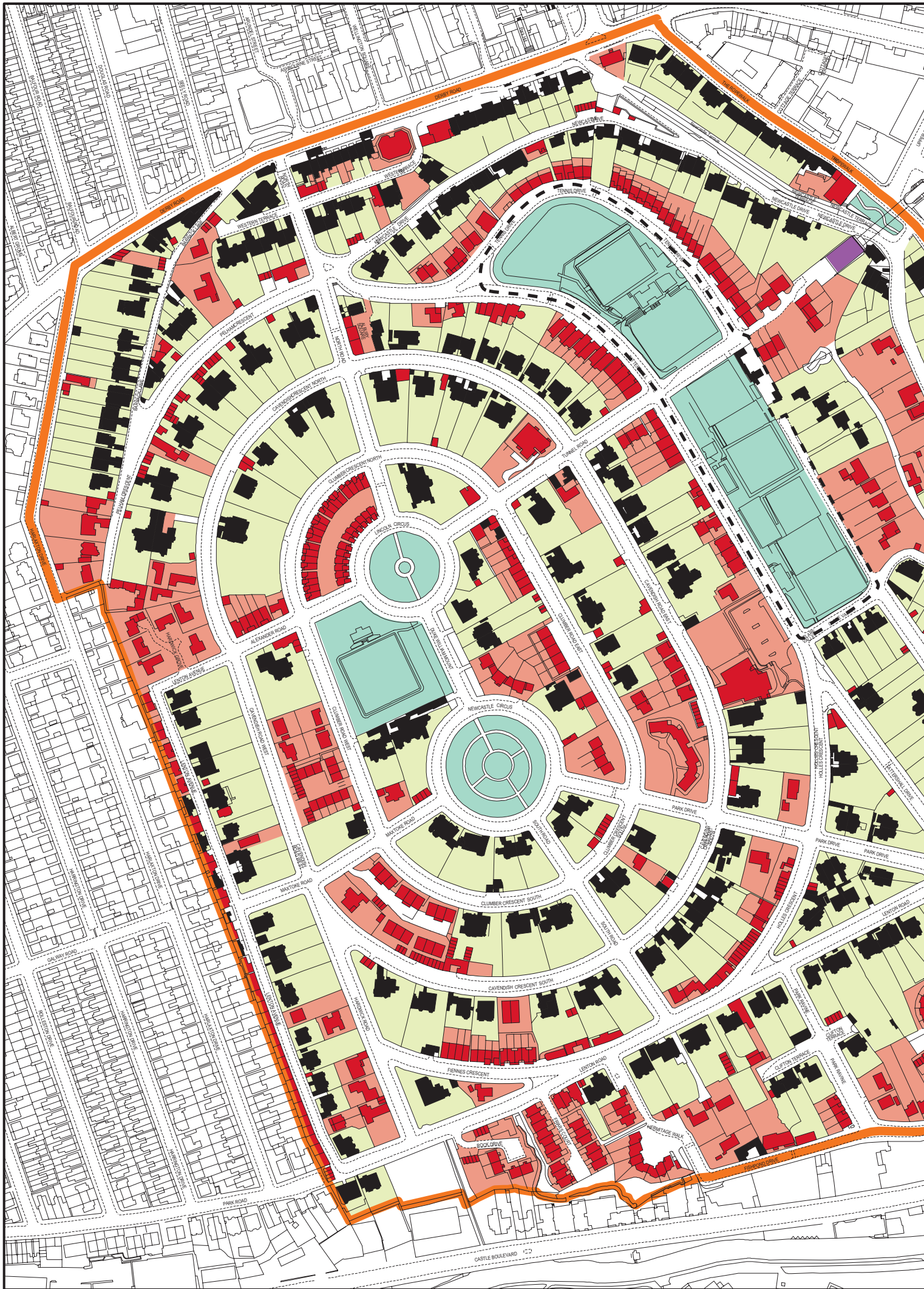
Modern infill housing

Victorian Estate of large, cold and out of date houses. The area was further blighted in 1960 by the City Council's proposal, which was not finally abandoned until 1969, to build a 4 lane ring road along the eastern edge of the Estate. During this time many insensitive alterations, repairs and conversions were undertaken. Parts of the gardens of some of the original estate houses (pre-1918) were beginning to be sold off for development, a pattern which significantly increased between 1960-80, creating areas of unsightly ribbon development with no respect for the character of the original planned villa estate. A small number of original estate houses were demolished to create sites for higher density residential development and a number of buildings at the edges of The Park were adapted for commercial use. The Park was designated a conservation area in 1969 in recognition of its national architectural and planning significance and 93 of its buildings and other features have so far been 'listed'. In 1986 Oxford University agreed to surrender its remaining rights in the area to the newly formed Nottingham Park Estate Limited, a company run by the residents. In recent years, despite a growing awareness of conservation issues, development pressures have again increased, threatening the character of the original Estate by over intensive development with increasing numbers of cars, some new buildings in original garden areas and alterations to original boundary walls etc. However, despite all the pressures over the past 150 years the key elements which have created The Park's special interest have survived. Hine's 1855-56 layout plan remains almost intact and all but about a dozen of the 355 original houses built before 1918 in varying architectural styles still exist, many without significant alterations. The original buildings continue to relate harmoniously with a pervading landscape of boundary walls, mature gardens, tree lined roads, crescents, circuses and open recreational areas, enhanced by a unique topographical setting.



Modern infill housing







## THE PARK 2006 : (Development)

### Original estate houses (c1820-1918)

*Predominantly residential and which continue to contribute positively to the character and appearance of the conservation area:  
See schedule on pages 50 and 51*

### Garden areas of original estate houses

*Areas shown indicate the original garden spaces that remain. Some of the spaces are the original garden size and others show the residual original garden area after infill development*

### Post 1918 development

*Showing post 1918 buildings plus outbuildings of original estate houses which have been significantly altered*

### - - - The 'Bowl'

*Prominent open space for public, sports and recreational use since the preparation of T.C. Hine's original layout plan 1855-56*

### Open spaces

*Public gardens plus sports and recreation*

### Park Tunnel

### The Park Conservation Area boundary

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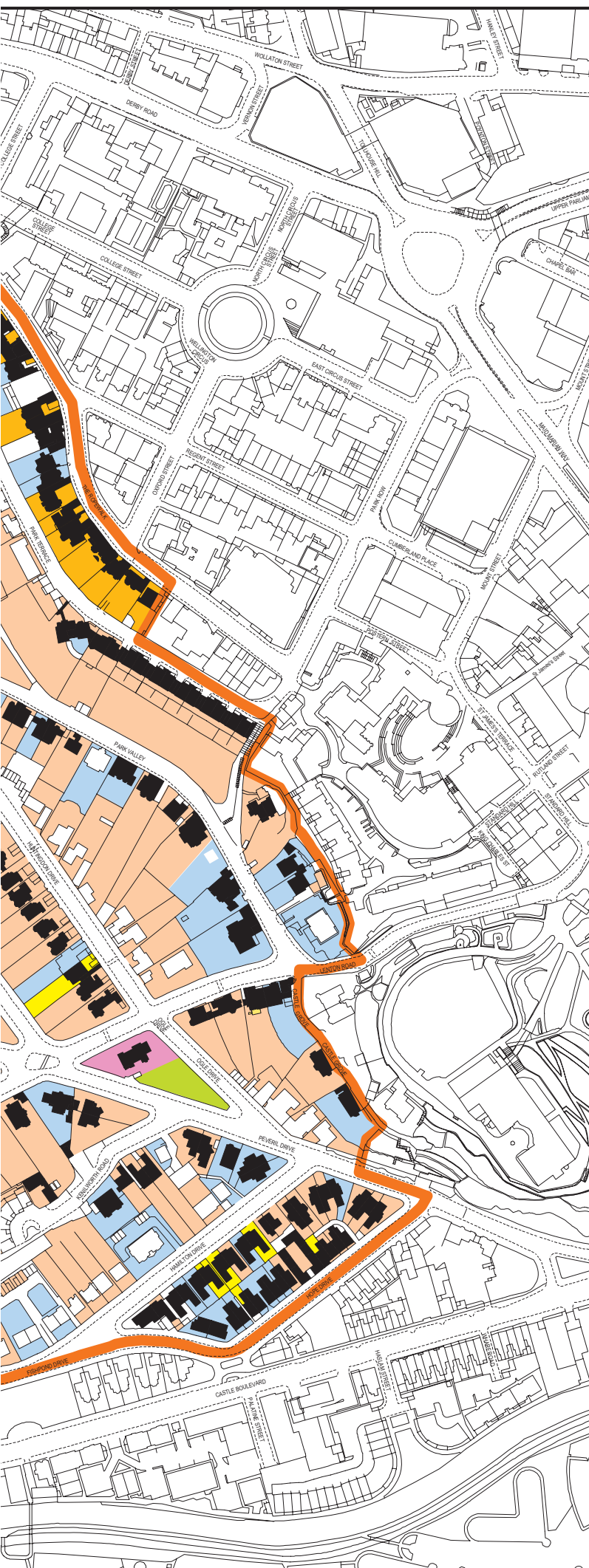
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## THE PARK 2006 : (Land Use)



■ **Original estate houses**  
*c1820-1918*

■ **Residential**  
*Single households*

■ **Residential**  
*Flats*

■ **Residential**  
*Bedsits*

■ **Commercial properties**

- - - **The 'Bowl'**

■ **Sports and recreation**

|| **The 'Paddock'**

■ **Public green space**

■ **Nottingham Park Estate Limited**  
*Estate office, store, equipment yard and tip*

■ **Park Tunnel**

— **The Park Conservation Area boundary**

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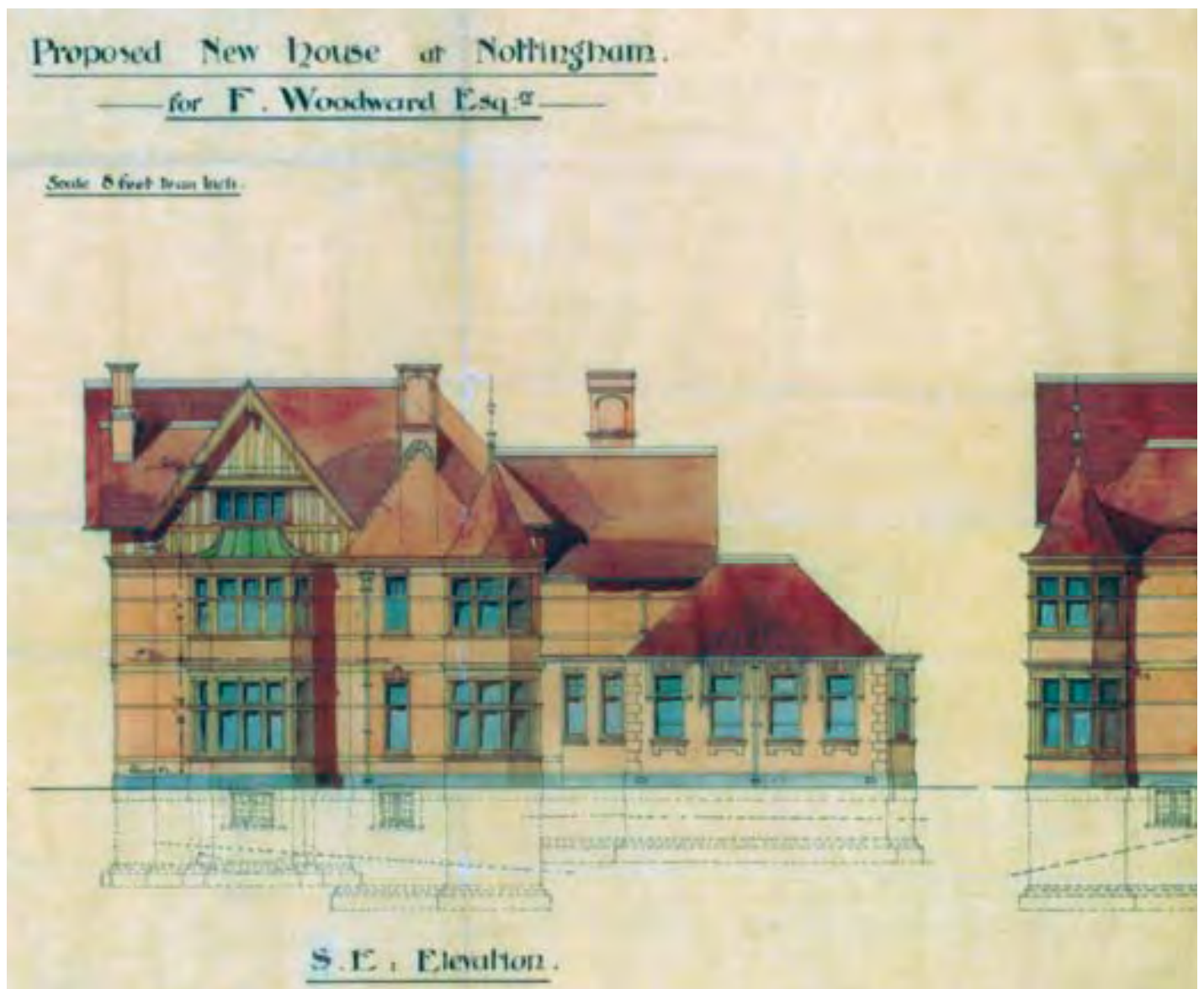


### 1.3 THE ARCHITECTURAL AND HISTORIC QUALITIES OF THE BUILDINGS

The development of The Park as a planned estate of large houses with large gardens was realised over a period of some 80-90 years. During this time architectural styles responded to fashionable trends from Regency Classic in the early part of the 19th century, through the various exuberant expressions of Victorian revivalism and ending with more restrained Edwardian traditionalism at the beginning of the 20th century. The majority of houses were built on plots which covered the area between adjacent roads, allowing front and rear access to each property. This created a contrast in character, with large, imposing and conspicuous entrance facades to the houses on one side of the road and boundary walls enclosing private garden areas infilled with trees and shrubs on the other. The topography in The Park enhanced and dramatised this generous feeling of open space as many of the plots were located on sloping ground allowing views of the Estate over adjacent houses.



The north gate of The Park c1900



House on Cavendish Road East. Architect Stockdale Harrison 1897





12 Park Terrace 1829

Although a number of architects were involved in designing houses in The Park, P.F. Robinson, T.C. Hine and Watson Fothergill had the greatest input. Robinson (1776-1858) was active during the early years from 1829-40 and in 1829 he designed Derby Terrace, an imposing stuccoed Regency terrace building of 10 townhouses on Derby Road. This interesting building represents a model of other terraced blocks that Robinson had envisaged in his Nash inspired Park Plan of 1827, later abandoned. He also built further houses at the periphery of the Estate, located on the Ropewalk, Park Terrace and Park Valley. These houses were designed in various styles including the Regency pairs at 1-12 Park Terrace (c1829); the picturesque. cottage orné styled 8-10 Park Valley (c1829) and the Italianate villas at 15-17 Park Terrace (c1832).



15-17 Park Terrace 1832



1-12 Park Terrace 1829



Derby Terrace on Derby Road 1829



8-10 Park Valley 1829



T.C. Hine (1813-1899), together with his assistant Robert Evans and from 1867 his son George Thomas Hine, designed up to 150-200 houses between 1845-1890. Amongst numerous noteworthy examples are groups of houses on Western Terrace (1845-50), Castle Grove (1856-58), Newcastle Drive (from 1857) and Lenton Road (1858-59). Particularly impressive individual houses include 1 South Road (c1859), 9 Cavendish Crescent North (c1875), Penrhyn House Clumber Road East (c1879), 19 Park Terrace (c1881) and 17 Lenton Avenue (c1886). Hine's architectural expressiveness involved a variety of revivalist styles and he repeatedly reused similar decorative features and motifs including Venetian windows, eight pointed star vents and square, buff brick string course panels. As Hine was also Surveyor of the Newcastle Estate all other architects preparing designs for houses in The Park required his prior approval of their plans and the materials proposed.



Clinton Terrace on Derby Road 1859



1 South Road 1855-1860



31 Lenton Road 1855-1860



11-13 Newcastle Drive 1855-1860 (Photo K. Brand)



19 Park Terrace 1881







Watson Fothergill (1841-1928) designed 25-30 houses in The Park between 1873-1900 and was the most flamboyant of Nottingham's Victorian architects. Examples of his idiosyncratic style, including ornamental brickwork and stonework, complex roof forms, soaring chimney stacks and half timbered gables, turrets and towers can be seen at 3 South Road (c1881), 39 Newcastle Drive (c1886) and 14 Cavendish Crescent East (c1896). Examples of his earlier more restrained style include the 'Gothic' pair at 5-7 Lenton Road (c1873). Apart from their significant architectural contribution in The Park, Hine and Fothergill designed and built numerous houses elsewhere in Nottingham. They were the City's most celebrated and prolific Victorian architects and many of their city centre buildings including offices, warehouses, banks and shops still survive and are listed.



Watson Fothergill 1841-1928. Architect



House on Hamilton Drive c1890



7 Lenton Road 1873



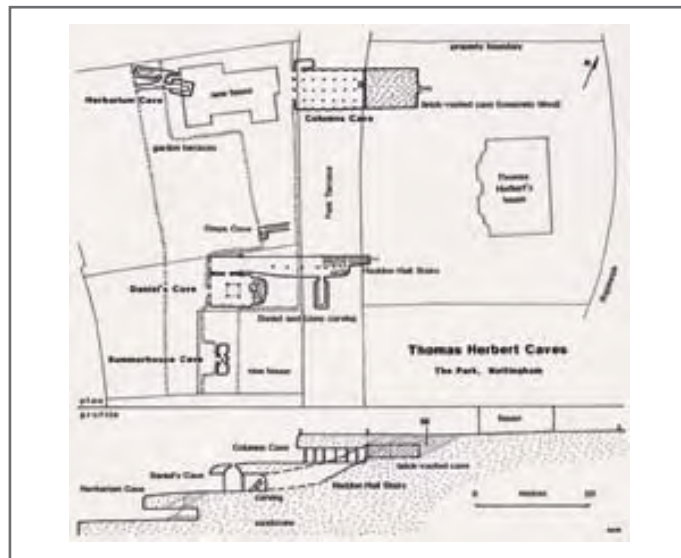
39 Newcastle Drive 1886







A group of sandstone caves located in the former garden of a large house on the Ropewalk (No.32), contain ornamentation and carvings on a scale surpassing any other in Nottingham. The house was lived in by Alderman Thomas Herbert, an affluent Victorian lace manufacturer. His back garden fell away down the steep slope into the valley of The Park and beneath its terraces he had cut a series of caves c1856-72. Their decorative nature places them as follies, in the grandest of Victorian traditions, and they were reputedly cut to relieve local unemployment.



Caves in former garden of 32 The Ropewalk : (Plan by T. and J. Waltham)

Haddon Hall Stairs' cave : (Photo by T. and J. Waltham)



'Daniel's' cave : (Photo by T. and J. Waltham)





Infill development in garden of original estate house

This planned villa estate, virtually completed by the end of the 19th century has been subjected to the vicissitudes of the 20th century. A growing population, differing lifestyles, improved mobility, economic fluctuations and development opportunism have created alien pressures and comparatively rapid change. Building activity within the inter war period was relatively small scale and included alterations and extensions, some conversions of large houses and garaging for cars. Following a period of slow recovery after the Second World War, increasing pressure for new housing resulted in the partial development of many of the back gardens of the original estate houses. This ugly infill, occurring mainly between 1960-1980, has little architectural merit and because of insensitive siting and inappropriate scale and use of materials has had the most significant adverse effect on the character of the conservation area by severely compromising the setting of the original estate houses. Almost all of the original estate houses, i.e. those built before the end of the First World War still survive and despite the pressures and results of change since 1918 this group of houses with their gardens remains the key element which defines The Park's unique and richly diverse architectural character.

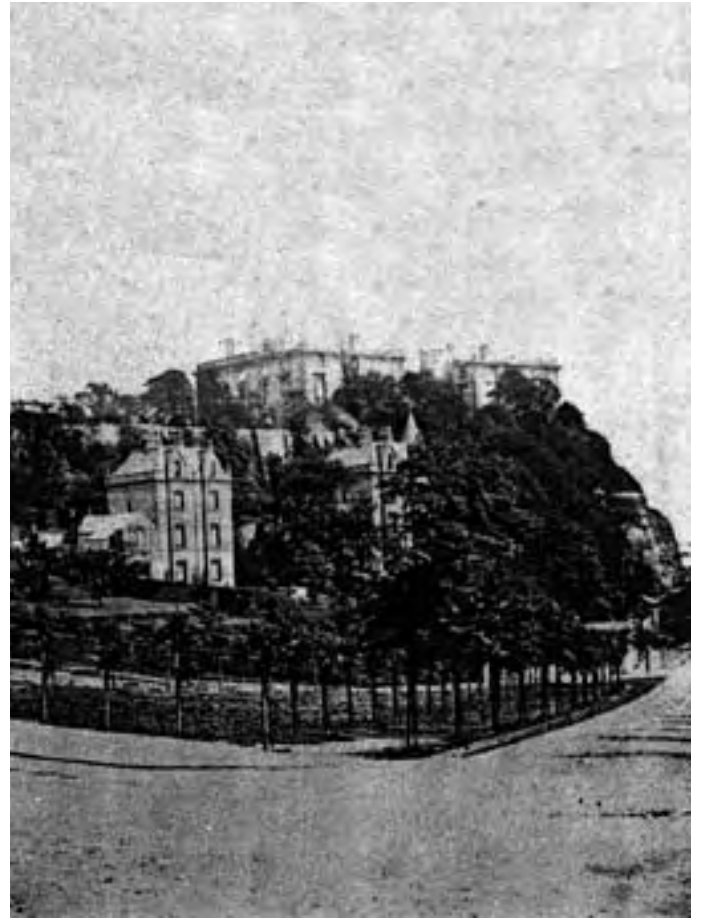


Design for house on Clumber Road East 1904. Architect E. M. Lacey



#### 1.4 LANDSCAPE ELEMENTS

The Park can equally and justifiably be regarded as an area in which buildings have been introduced into a landscape in contrast to the actuality of a planned housing estate to which landscaping has been added. The slopes, scarps and central valley that shape the land create opportunities for fine tree dominated vistas across the length and breadth of the Estate. The roofs and chimney stacks pierce this Arcadian setting like mountain peaks through mist, especially in the summer with tree canopies in full leaf. Although some replanting of oak, elm, larch and spruce was carried out as late as the beginning of the 19th century, there is no obvious evidence today of The Park's historic use as a deer park, as a common recreational area for inhabitants of 17th and 18th century Nottingham or of the allotment gardens which were established in 1792-94 adjacent to the Castle on the site of the infilled mediaeval Castle fishponds. Even though T.C. Hine's geometric estate layout plan of 1855-56 was influenced by fashionable early town planning trends he adapted his arrangement of roads, crescents and landscaped circuses to enhance the topographical features of the site. The axis through Lincoln Circus and Newcastle Circus utilises flatter ground levels; the siting of Newcastle Circus and Park Drive links the view towards the Castle rock and the alignment of parallel roads and crescents exploits the sloping ground to create private gardens and distant vistas. The recreational space in the 'Bowl' continues the tradition of open pleasure grounds in that area as shown on Jackson's map published in 1861.



The junction of Lenton Road and Peveril Drive c1880



c1995





The 'Paddock'



Bowls Club : English Bowling Association



Nottingham Lawn Tennis Club

It may seem reasonable to assume that Hine had envisaged a comprehensive street tree planting scheme as part of his layout plan of the estate. Although there is little historical information and no surviving documentation on the original planting of street trees, there is some evidence to suggest that from 1855 "Siberian Elms were freely planted along newly laid out roads" (Holland Walker). Few trees are shown on historical illustrations of The Park or early maps. Stretton's map c. 1804-07 and Staveley and Woods' map 1830 show a scatter of trees towards the west and near the barracks. Greenwood's set of four views of The Park published in 1850 show few trees. Salmon's map of 1861 does not show any trees in The Park or beyond. However, the 1882 OS map, surveyed in 1881, is very detailed and shows regularly spaced trees at approximately 8.5 metre intervals along most of the estate roads. Contemporary photographs show that the 1882 OS map appears to be highly accurate for street trees which numbered about 1300 at that time. Today, although the overall pattern of street trees remains similar to the 1882 map, there are far fewer trees overall, numbering approximately 550. Intermittent planting particularly during the first half of the 20th century and increased planting in more recent years has resulted in a tree stock of mixed age and condition. The ageing stock suffered a significant blow during the 1970-80s with the loss of large numbers of elms through Dutch elm disease. A tree preservation order, originally prepared by Nottingham City Council in 1966, was upgraded in 2002 providing additional protection to 560 street trees. The tree species include sycamore, common lime, London plane, ash, beech, English oak and horse chestnut with more recent additions including Norway maple, cherry and rowan. Urban woodland and woodland garden areas on the scarp slopes at the eastern edge of the Estate, around the 'Paddock' at the north end of the 'Bowl' and enclosing The Queen Anne's Bowls Club at Lincoln Circus add to the diversity of the landscape as well as providing refuge for wildlife. The open spaces within The Park contribute significantly to its character with the simple grassed areas of Newcastle and Lincoln Circuses, enclosed by railings, providing a safe and relaxing amenity at the heart of the Estate for both residents and members of the public. The large open 'Bowl' area in the valley of The Park provides private recreational opportunities for tennis and bowls and the secluded tree lined 'Paddock' field creates a safe habitat for flora and fauna. The boarded fence which encloses most of the recreation areas in the 'Bowl' area is visually bland and impedes views across the valley at lower levels. The setting of the original estate houses is considerably enhanced by their large private gardens with mature tree and shrub planting which enriches and softens the spaces between the buildings. Many of these private gardens are enclosed and shielded from adjacent roads by original brick/stone boundary walls which form a consistent and visually important element in the streetscape.



Although the City of Nottingham replaced gas with electric lighting in 1937, The Park, being a private estate, chose to remain lit by gas. This anachronistic but appropriate ambiance of soft white street lighting still survives today but is compromised by brash modern light pollution from a number of recent developments at high level just beyond the perimeter of the conservation area. Street lighting by gas on this scale (220 lamp posts), is extremely rare if not unique in Britain today. Some traffic signs are unsightly but the numbers are limited to the essential minimum. Renewed street name signs are of a clear, simple and traditional design. The re-routing of utility cabling underground has resulted in obvious improvements and there are ongoing works to the Estate roads including resurfacing and the replacement of concrete kerbs with stone. Improved gate piers have recently been installed at the Estate entrances. The special interest in The Park owes as much to this man-made landscape of exceptional quality and variety as it does to it's rich architectural legacy. Both are crucially interdependent. Much of the planned landscape of the original Estate still survives including tree lined roads, the open spaces at the circuses and the 'Bowl' as well as the private garden areas planted with trees and shrubs, enclosed by prominent brick/stone boundary walls. Although the vital contribution to the landscape made by the gardens of the original houses still can not be overstated, this quality has been sadly diminished in some areas by the partial development of a number of these gardens for additional housing. All landscapes are continuously subject to change and although the natural process of decline and loss through advanced age and uneven life expectancy has been partially offset in recent years by increased tree planting and maintenance, its long term survival is again under threat. Regeneration of this outstanding landscape will, therefore, critically depend on the efficacy of its future management.



Gas lamp servicing by Mr Millican



Original gate in garden wall



Newcastle Circus



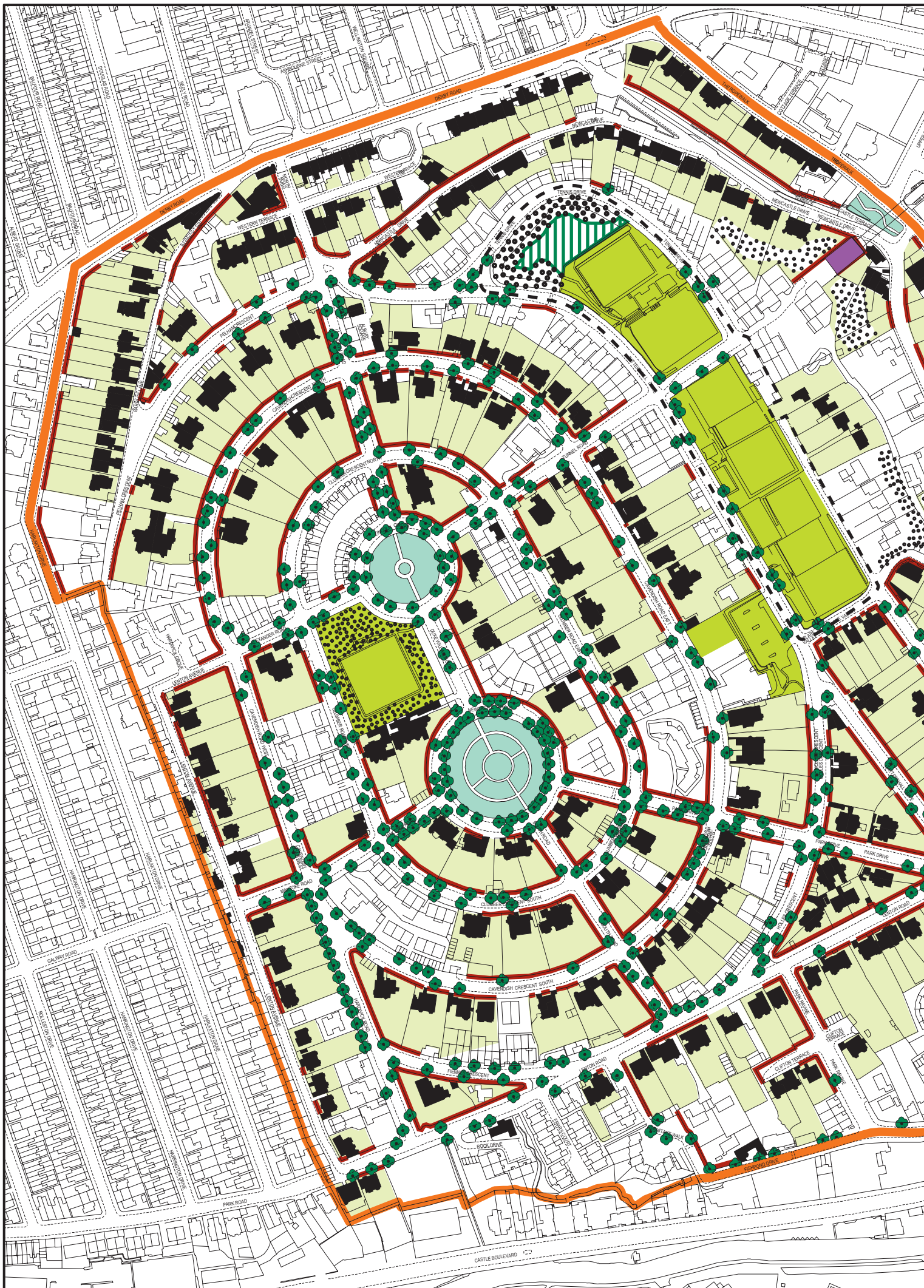


Maxtoke Road and Newcastle Circus



Original garden wall and mature planting. South Road









## THE PARK 2006 : (Landscape)

### Original estate houses

c1820-1918

*Predominantly residential*

### Garden areas of original estate houses

*Areas shown indicate the original garden spaces that remain. Some of the spaces are the original garden size and others show the residual original garden area after infill development*



### Street trees

*Tree Preservation Order 2002*



### Public green spaces

*Newcastle Circus, Lincoln Circus, Peveril Garden, Bay of Biscay*



### The 'Bowl'



### The 'Paddock'



### Sports and recreation

*Tennis, bowls and squash*



### Urban woodland/woodland garden areas



### Original or altered brick/stone boundary walls to gardens

*The full extent of these walls has been partially obscured by the graphic representation of street trees*



### Park Tunnel



### The Park Conservation Area boundary

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## 1.5 NEGATIVE FACTORS

The Park as with any other part of the city has been subject to change. T.C. Hine's layout of tree lined roads, crescents and circuses, enclosing plots for large houses and gardens, was effectively completed by 1918 and was planned in response to the needs, fashions and aspirations prevalent at the time. A number of subsequent changes have adversely affected the character of the Estate and the extent of loss, intrusion and damage is described below. In addition, harmful pressures continue to have a negative impact, particularly with the over intensive development of original estate houses and gardens as well as inappropriate repairs and alterations.

### Demolition of original estate houses

Unfortunately, twelve of the original estate houses and their gardens, built before 1918, have been lost through demolition and have been replaced by developments of small houses or flats. The inappropriate building form, scale, design and use of materials in these developments has shown little respect for the planning and architectural context in which they are set and the consequent loss of mature tree and shrub planting in the original gardens and the destruction of the original boundary walls has added to this negative impact.

### New development in the gardens of the original estate houses

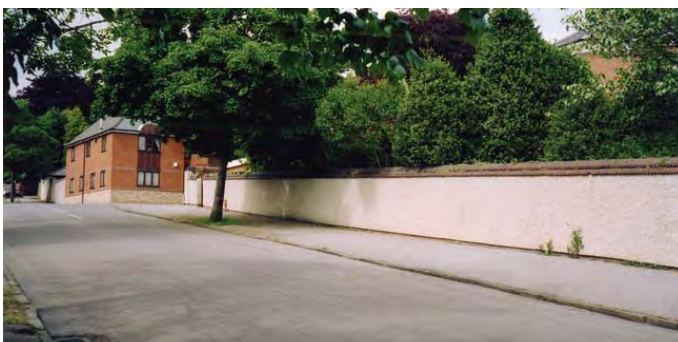
In a number of areas and particularly Tattershall Drive, Tennis Drive, Huntingdon Drive, Fiennes Crescent and Holles Crescent, parts of the gardens of the original estate houses have been sold off for separate residential development. Much of this new housing is small scale, terraced and built close to the back of the pavement resulting in hard edged and incongruous ribbon development replacing gardens planted with trees and shrubs previously enclosed by brick and stone boundary walls. The important setting and character of the original house has been seriously distorted through this loss of garden area and by the inappropriate juxtaposition with new buildings of alien scale, form and use of materials. This problem applies equally to the recent building of a number of 'one off' single houses in original garden areas.



Modern development replacing original estate house



Modern development in the gardens of original estate houses



Bland render 'repairs' to original brick wall



### Over intensive development of original estate houses

In an increasing number of cases the character of the original estate house and its garden has been seriously compromised by the adaptation or extension of the building for use as flats. The enticing development opportunity of subdividing or extending the building to create as many flats as possible invariably results in contrived floor plans which distort the layout and features of the original house. New doors and windows which conflict with the pattern and detail of original openings have been added as well as inappropriate alterations to the shape and character of original roofs to convert roofspaces for further accommodation. Some extensions are so large that the identity and distinctiveness of the original house is in danger of being lost. More flats means more cars and this has led in some instances to a part of the original garden area being converted for car parking use. This intrusive use compromises the garden setting of the original house and can result in a loss of amenity for occupants and neighbours deprived of an area for quiet relaxation and privacy as well as being exposed to noise and light pollution from garden car park lighting and headlamps. In addition, creating access to these garden car parks has led to the demolition of parts of the original boundary walls to form new openings. Many other buildings without access to gardens have also been converted for multi-occupation leading to a heavy increase in street parking.



Over intensive development and garden parking

### Repairs, alterations and extensions to original estate houses

The original housing stock is ageing with an increasing need for repair and maintenance. Some of these remedial works have been unsatisfactorily undertaken using inappropriate techniques, non-matching materials and a lack of attention to historic detail. Similarly, original key building features including doors, windows, roof coverings, chimney stacks, gutters and downpipes etc. have been removed or unsympathetically replaced and new openings have been formed in unsuitable locations which conflict with the character of the house. Another significant issue is the increasing use of render and paint to disguise masonry problems, particularly on boundary elements. Although many of these changes appear to be of small scale they are growing in number and the cumulative effect is resulting in a loss of character in some areas. Extensions have been added to a number of original houses over the years, some recently but others before 1918. The earlier extensions were usually built to increase or adapt the accommodation in harmony with the existing house but many of the more recent extensions have been built to add extra space to sub-divided houses. A number of these recent extensions are too large, too visually dominant or relate unsatisfactorily to the form of the original house, diminishing its identity and distinctiveness.



Modern extensions clashing with the character of the original building



## Streetscape issues

Despite a loss of character in some areas caused by the removal of garden trees, shrubs and original boundary walls during recent infill development, the large number of remaining trees, gardens and boundary walls continue to have a significant and positive impact in The Park. This predominately verdant scene persists but is under further threat. The garden walls are an integral part of the design of the original house and an indispensable factor in the setting of the building. However, these important walls are now ageing and a number have been insensitively 'repaired' by the use of render to mask weathering problems with the brickwork and stonework. Other original walls have been damaged by new or enlarged openings, poor pointing, unsuitable specification of repair or replacement materials and the removal or alteration of original gate piers and back garden gates. In some parts of The Park there is a significant increase in traffic and car parking on previously quiet and uncluttered roads, caused mainly by the conversion of original estate houses into flats. Although the majority of the Estate's roads benefit from generous and well maintained tree planting, some roads have very few trees and others have no trees at all. Originally, most roads were planted with avenues of trees and the absence of street trees in a number of areas may be because dead trees have still to be replaced or, because the comparatively recent introduction of public utility pipes, cables, ducts etc. in the pavements now reduces the scope for new tree planting due to the potential problems with excavations or damage by roots etc. Whatever the case, the important correlation between trees and buildings is a key factor in The Park's streetscape value and the scenic subtleties that this relationship has created are lost on roads devoid of trees.



Obtrusive impact of garages



Unightly fenced enclosure. The 'Bowl'



Lenton Road. Unsightly rendered brick boundary walls and partly devoid of street trees



# 2 : Management Plan

Proposals for preserving and enhancing the character and appearance of The Park



## 2.1 INTRODUCTION

- a) The designation of a conservation area is not intended to prevent any new development from taking place within that area. However, it is the purpose of a management plan together with a conservation area appraisal to inform and manage planning decisions so that new development can take place in the conservation area without harming its special character and appearance.
- b) The character appraisal describes the special architectural and historic interest which warranted designation of The Park as a conservation area.
- c) The aim of the Management Plan is to establish the means by which the objectives of preserving and enhancing the unique character and appearance of The Park conservation area can be pursued through the planning process; in particular to address key planning issues arising from the pressures for new dwellings, conversions and alterations.
- d) This Management Plan seeks to address these and other issues by setting out broad planning guidance that can be used by local residents, developers and Council officers alike in considering new development proposals in the conservation area, supported by a local and national planning policy framework. In particular the Management Plan seeks to encourage a proactive role for The Park Estate Company, as partners with the Council, in safeguarding and enhancing the conservation area.



Unsightly painted brickwork



Infill development in garden of original house



Significant change?



## 2.2 ACTION PLAN (NOTTINGHAM PARK ESTATE LTD)

It is proposed that a proactive and educational role be developed for The Park Estate Company by identifying conservation issues in which it could practically participate by the preparation and distribution of further information. Opportunities may include the following:

- a) The preparation of a simple leaflet which highlights the increasing problem of small scale but damaging change to the original estate houses. This could help property owners enhance the long term value of their houses by avoiding unsympathetic alterations or inappropriate repairs..
- b) The preparation of a landscape master plan for The Park to secure its long term future. This would highlight the potential for 'opening up' views over the Estate from Castle Rock and focus on the importance of the landscape setting and the topography on its character, revealing the vital contribution made by specific features including trees, open spaces, green spaces, hedges and other natural or cultivated elements. The importance and distribution of trees as individuals or in groups would be assessed as well as condition, lifespan and problems (e.g. possible structural conflicts with boundary walls) so that a long term strategy for maintenance and replanting could be agreed and developed for the benefit of future generations.
- c) A study which could examine ways in which the unsightly timber boarded enclosure of the 'Bowl' recreational areas might be improved. Security, safety and maintenance issues would need to be considered in conjunction with alternative designs for fencing, hedging or railings etc., which offer the opportunity of some transparency allowing views across the 'Bowl' area from Clare Valley, Tattershall Drive, Tennis Drive and Tunnel Road.
- d) The identification of unsightly elements in the street scene which are particularly conspicuous and contribute to a loss of character in the area. Problems may include prominent original brick boundary walls which have been rendered, obtrusive groups of garages or missing street trees etc. This identification together with suggested remedial measures may help building owners and occupants to recognise and address the problem.
- e) A review of street furniture to assess condition, appearance, performance, design consistency, impact on the landscape and possible improvements.
- f) Historical investigation identifying the range of external paints and colours that were used on the original estate houses together with a study showing the unsightly impact of the contemporary use of some external paints and colours, particularly on post 1918 buildings.
- g) An architectural "review" of all pre 1918 original estate houses summarising the particular styling and features of each house, its historical background plus a commentary on changes which may have compromised its architectural integrity or revealed opportunities for enhancement through restoration.
- h) The preparation of 'sector' plans which analyse the townscape values of smaller areas of The Park in further detail. This would involve a series of plans showing all parts of The Park at a larger scale and providing more detailed conservation information related to individual plots. This could include the location and details of listed buildings, original estate houses and gardens, houses by prominent architects, original garden walls facing roads, archaeological features, street trees, prominent landscaping in gardens, public spaces, streetlights, signs, road and pavement surfaces, important vistas and negative factors.
- i) To encourage the improvement and use of open spaces by residents and to improve general visual amenity.



Park Steps : Landscape detail



## 2.3 PLANNING POLICY FRAMEWORK

- a) A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). In making decisions on potential development within a conservation area, the Council is expected to “pay attention to the desirability of preserving or enhancing the character or appearance of the area” (Section 72 of the Act). It follows, therefore, that consent will not be given for any proposals that are likely to harm the character or appearance of a conservation area.
- b) Central Government’s Planning Policy Guidance Note 15: “Planning and the Historic Environment” (PPG15) notes the requirement that special attention should be paid to preserving or enhancing the character or appearance of a conservation area. Furthermore, the special interest and character and appearance of conservation areas should be reflected in an assessment of the area, which is a factor to be taken into account in considering appeals against refusals of planning permission and of conservation area consent for demolition.
- c) The adopted Nottingham Local Plan (November 2005) seeks to ensure that new development in conservation areas will preserve or enhance the character and/or appearance of the area (Policy BE12) and to prevent the demolition of buildings that make a positive contribution to the conservation areas (Policy BE13).
- d) General Local Plan policies relating to Layout and Community Safety (BE2), Building Design (BE3), Sustainable Design (BE4), Landscape Design (BE5), Demolition of Listed Buildings (BE9), Development within the curtilage or affecting the setting of a Listed Building (BE10), Alterations and Extensions to a Listed Building (BE11), Archaeology (BE15, BE16, BE17), Works to Trees (NE5 and NE6) and Development of Open Space (R1) are also relevant with respect to any development in the conservation area.

## 2.4 PLANNING APPLICATION PROPOSALS FOR NEW DEVELOPMENT

- a) Within the conservation area all proposals for new development must preserve or enhance its character or appearance. In addition the Council will take the opportunity to ensure that all new development makes a positive contribution to the area in accordance with advice in Central Government’s Planning Policy Statement note 1. Previous development which would have been contrary to the new guidance will not be accepted as a precedent in the consideration of new planning applications in the conservation area.
- b) In order to fully assess the impact of new proposals, the Council will not normally accept outline planning applications for any new development in the conservation area. All planning applications must be made in full and be accompanied by detailed plans, sections, elevations, tree survey reports and landscaping proposals, where relevant.
- c) The Council’s “Design and Access Statements with Planning Applications” planning guidance states that design statements are essential for all developments in conservation areas. Therefore, for most developments in the area, applicants will be required to submit a design statement that is clear and concise with a level of detail which reflects the complexity of the proposal, to demonstrate how the proposal responds to its context in terms of scale, height, massing and materials and how the the provision of access and servicing, including bin storage, will be handled.



Unightly rendered boundary walls



## 2.5 GUIDANCE FOR PRESERVING AND ENHANCING THE CHARACTER AND APPEARANCE OF THE PARK CONSERVATION AREA

### a) **Primary guidance**

The further loss of original estate houses and outbuildings, original garden areas, original boundary walls, tree lined streets and open spaces which have created the special interest which warranted designation of The Park as a conservation area will be resisted.

### b) **New buildings**

Proposals to demolish and replace any of the remaining original estate houses (pre 1918) and ancillary outbuildings which have been identified as continuing to contribute positively to the character and appearance of the conservation area will be resisted. (See Appendix Ref: 3.2 for a schedule of these buildings)

The original estate houses, set within their original garden areas are the key elements which define the special architectural and historic interest in The Park. Any proposals for new development in the original gardens which undermine this historic relationship will be resisted.

Applications to replace those post 1918 buildings which detract from the character and appearance of the conservation area will be considered if the proposed replacement buildings would not adversely affect the setting or amenity of any original estate houses and gardens and the new development would result in the enhancement of the conservation area.

All applications to construct new buildings will be considered in the context of their impact on the settings of existing buildings and the overall character of the conservation area. Proposals will be considered on their merits but any proposals for new buildings which rise above the prevailing nearby building height at any given ground level will be resisted.

The Council does not wish to prescribe the precise details of appearance, massing, scale or style for new development, but will expect all such proposals to be carefully designed having regard to the context. The Council will also seek to ensure that the prevailing character of the original estate houses in terms of landscaped setting, building density, scale and traditional use of materials is not compromised and remains predominant.

### c) **Alterations and extensions to buildings**

Any proposals to alter or extend original estate houses (pre 1918) which fail to respect the form, fabric, setting, character and appearance of the original building will be resisted. The original house should remain visually distinct and predominant over any possible later additions. Relatively small scale alterations such as satellite dishes and antenna which are specifically controlled in conservation areas will be resisted where the design and/or position is inappropriate to the design of the original house.

Any proposal to alter or extend post 1918 houses which would adversely affect the setting and amenity of adjacent original estate houses and gardens and would thereby be detrimental to the character and appearance of the conservation area will be resisted.

Where the existing house is identified as detracting from the appearance and character of the conservation area any proposals to alter or extend the building which would exacerbate the existing detrimental impact will be resisted.

Any proposals to alter or extend outbuildings / garages within the curtilage of original estate houses to form separate dwellings will be resisted, unless a proposal can demonstrate that any altered or extended building will not undermine the character of the original house and garden by over intensive development, inappropriate scale, form and use of materials, damaging subdivision of original garden spaces or loss of streetscape value including original boundary walls, gates and mature garden planting.



Unsympathetic repairs and alterations



d) **Flats and maisonettes**

Proposals to alter or extend original estate houses (pre 1918) associated with proposed flat conversions, or increasing the number of flats, will be considered under the criteria set out in the first paragraph of *Alterations and Extensions*, above.

The City Council is seeking to prevent the loss of good quality family housing and to support the construction of new family houses in new developments. Proposals to change the use of houses to flats will be resisted where it would result in the loss of family sized accommodation. Proposals to convert larger residences to flats will need to demonstrate that the properties are no longer suitable for single family accommodation and, where justified, such conversion schemes will be encouraged to provide larger flats suitable for family occupation, as opposed to single bedroom flats.

For reasons of highway safety, security and the desire to maintain the uncluttered character of estate roads, many residents would prefer the provision of off-street parking. However, new or additional on site parking can cause serious problems in terms of its visual and physical impact. As well as the loss of boundary walls, gardens, mature trees and introduction of visually intrusive hard standings, residents' and neighbours' amenity may also be compromised by vehicle noise and lights. Therefore, any proposal to provide new or additional off street parking spaces, or to form new access openings through original boundary walls will be resisted unless the proposal can demonstrate that this would not be detrimental to the amenity of local residents or to the character and appearance of the original estate house, garden area or boundary walls. Off street parking should only be provided when it would not lead to the demolition of original boundary walls or other works which would undermine the character of the area. In those circumstances no more than the minimum level of parking should be provided, set informally within the existing or redesigned landscape, ensuring adequate protection to trees and roots and using appropriate surfacing materials that relate to the garden context.

Any proposals for flatted accommodation will be resisted where it would not be possible to provide adequate off street parking without adversely affecting the character of the area through removal of or damage to boundary walls, loss of original garden areas and mature planting.

Proposals for flatted accommodation will also be resisted where the provision of on street parking would be likely to generate unsafe highway conditions to the detriment of pedestrians and other road users.

e) **Streetscape and open spaces**

The removal, breaching or any other alteration of original boundary walls and gateways on the estate roads will be resisted unless a proposal can demonstrate that this would not be detrimental to the appearance of the wall in the street scene nor would adversely affect the setting of original estate houses.

Although a number of original garden walls and gate piers have been removed, altered or inappropriately repaired, many of the original brick and stone garden enclosures remain. These prominent walls, shielding the private gardens from the adjacent roads, form an integral part of the design and setting of the original houses and together with mature garden planting and pavement trees help create The Park's distinctive streetscape character. Any proposals that would lead to the loss or partial loss of any of these key elements would seriously affect The Park's special interest and would be resisted.

Newcastle Circus, Lincoln Circus, 'The Paddock', and the outdoor sports and recreational area of the 'Bowl' have been prominent open spaces throughout the history of The Park Estate and are a key element in The Park's distinctive townscape interest. Any development proposals which would undermine the outdoor leisure, recreational and landscaped amenity these important open spaces provide will be resisted.

Where original gardens have been converted to car parking areas in the past, there will be a presumption in favour of proposals which allow the restoration and appropriate re-landscaping of these areas, subject to other aspects of the proposal being satisfactory.

All of the trees in The Park are protected, either by specific tree preservation orders or by being located in a conservation area. The Council's consent is required to prune or fell those specifically protected and six weeks notice must be given to the Council for works to any others in the conservation area. Trees make a vital contribution to the character and appearance of the conservation area and unnecessary works to prune or remove them will



generally be resisted. To understand and minimise the impact of any new development on established trees, applicants will be required to provide a tree survey prepared by approved arboricultural consultants in accordance with the latest British Standards (BS5837, 2005). New buildings will not be permitted in close proximity to important trees and will be required to respect recommended distances from such trees.

f) **Development outside The Park boundary**

Proposals for development outside but close to the boundary of The Park Conservation Area will be considered in respect of their impact on the setting of the conservation area and on views into or out of the conservation area. Any proposals for demolition of buildings in adjoining conservation areas which are important elements in views into or out of The Park will be resisted.

g) **Caves**

Caves of varying ages are a traditional feature of the historic City Centre and there are fine examples within gardens in The Park. Any proposals for new development which entails the infilling or permanent blocking of unlisted caves within the conservation area will be resisted.

## 2.6 EXISTING PLANNING CONTROLS

- a) The following notes that cover general planning issues apply equally to owners of houses and to freeholders or leaseholders of flats and maisonettes. However, the rules that say when an application for planning permission is needed currently differ according to whether a house is in single accommodation or is subdivided into flats or maisonettes. Covenants or other restrictions to the title of a property, or conditions in a lease, may require someone else's agreement before carrying out some kinds of work to the property. This may be the case even if there is no need to apply for planning permission and should be checked beforehand.
- b) The provisions of the legislation, as set out in the General Permitted Development Order (GPDO) that determine whether planning permission is required or not are quite complex and it is always best to consult with Planning Services before embarking on any work. In summary, the GPDO allows some small scale alterations and extensions to be carried out to

*single dwellinghouses* without the need for specific planning permission. However, planning permission is normally required where an extension would increase the volume of the original house by more than 50 cubic metres or 10% of its volume to a maximum of 115 cubic metres (whichever is the greater); or where the height of the extension is over 4 metres within 2 metres of the boundary or is higher than the highest part of the roof of the original house. In addition, extensions closer to the highway than the original dwelling and alterations or additions to a roof also need permission.

- c) The erection of any curtilage buildings with a volume exceeding 10 cubic metres also needs planning permission. Such buildings are also treated as enlargements to the original dwelling for the purposes of calculating the maximum "permitted development" allowance for any other extensions.
- d) Planning permission is also required to fix satellite dishes and other antennae onto any walls, roofs or chimneys of buildings or other structures that face onto or are visible from a road.
- e) *Houses subdivided into flats* or maisonettes, purpose built apartment buildings and commercial premises do not benefit from any kind of "permitted development" allowances.
- f) *Conservation Area Consent* is required to demolish most buildings and boundary walls in the conservation area and *Listed Building Consent* is needed to carry out any alterations to a listed building which will affect its character as a building of special historic or architectural interest.
- g) Consent required under the *Building Regulations* is a separate matter from planning permission. These regulations prescribe minimum standards for health and safety and apply to most new building work, certain changes of use of existing buildings and any building work over a sewer or drain. The City Council's Building Control Department will advise on whether Building Regulations approval is required and how to apply.
- h) Most of the trees in The Park are protected by a tree preservation order or because they are in a conservation area. This means that prior consent is needed from the City Council to prune or fell them.







# 3 : Appendices



## 3.1 SCHEDULE OF LISTINGS

*All classified Grade II : Buildings or other artefacts of special architectural or historic interest*

**Barrack Lane**

- Boundary marker to rear of No.8 Pelham Crescent
- Boundary marker to rear of No.12 Pelham Crescent

**Castle Grove**

- Lamp standard 5m south west of No.2 Castle Grove
- Nos.4 (Barbican House) and 4A (Bearcroft)
- No.5
- No.6
- No.7 and attached archway

**Cavendish Crescent North**

- No.9 Peveril Tower and attached gateway
- No.14 Park House
- No.14 Gateway and boundary wall

**Cavendish Crescent South**

- No.13 and attached boundary wall

**Clumber Road East**

- Gateway and boundary wall to rear of No.7 Mevell House

**Derby Road**

- Nos. 119 and 121 and attached boundary wall and railings
- Nos. 123 and 125 Nottingham First Spiritual National Church and attached wall and railings
- Nos. 145 and 147 and attached railings
- Nos.149-157 (odd) and attached railings. (2-9 Derby Terrace)
- No. 1 Derby Terrace (Derby House)

**Huntingdon Drive**

- Nos. 3 and 4 and attached external corridors

**Lenton Road**

- Nos. 1 and 3 Castle Rising (3) and attached area railings
- Nos. 5 and 5A Castle Bank and attached boundary wall
- No. 7 Fothergill House and attached boundary wall
- No. 7A Park Estate Office

**Newcastle Circus**

- No.7 Mevell House and attached stable block
- No.7 Gateway and boundary wall to rear of No.7 Mevell House
- No. 7 Gateway, railings and boundary wall to Mevell House

**Newcastle Drive**

- Retaining wall to Park Tunnel
- No.39 Walton House and attached boundary wall and lych gate

**Newcastle Terrace**

- Railings and gates to garden at east end of Newcastle Terrace

**North Road**

- No.2 Former north lodge to Park Estate
- No.2 Walton's Hotel

**Park Terrace**

- Nos. 1 and 2 and attached area railings
- Nos. 3 and 4 and attached area railings
- Nos. 5 and 6 and attached area railings
- Nos. 7 and 8 and attached area railings
- Nos. 9 and 10 and attached area railings
- Nos. 11 and 12
- No. 14A Columns Cave adjoining No 14A to east (14A not included)
- No.14A Daniel's Cave and Haddon Hall Stairs 30m south east of No.14A (14A not included)
- No.14A Garden summerhouse 25m west of No.14A (14A not included)
- No.14A Herbarium Cave adjoining No.14A to the west (No.14A not included)
- No.14A Steps Cave 10m south east of No. 14A (No.14A not included)
- No. 14A Summerhouse Cave 45m south east of No.14A. (14A not included)
- Nos. 15, 16 and 17 and attached railings and gateways
- Nos. 18, 19 and 20 and attached railings and retaining wall to Park Tunnel

**Park Tunnel**

- Park Tunnel





39 Newcastle Drive

### **Park Valley**

- No.7 and attached boundary wall
- Nos. 8 and 10
- No.15 and attached boundary wall
- Nos. 17 and 19 and attached area railings
- Nos. 21 and 23 and attached area balustrades and gate piers
- No.25 and attached coach house and boundary walls

### **The Ropewalk**

- Boundary marker outside No.2A
- Nos. 2A, 2B and 2C Regency House
- Nos. 32 and 32A
- No. 34
- Nos. 36, 37 and 38
- No. 40

### **South Road**

- No.1 and attached boundary wall
- No.3
- No.3 Garden wall and gateway at No.3

### **Tunnel Road**

- Park Tunnel

### **Western Terrace**

- Nos. 3 and 4 and attached railings and wall
- Nos. 5 and 6 and attached boundary wall
- Nos. 7-10 (consec.)



The Park Tunnel



### 3.2 SCHEDULE OF ORIGINAL ESTATE HOUSES

*Houses built before 1918 and which continue to contribute positively to the character and appearance of the conservation area*

#### **Albury Square**

1, 2

#### **Barrack Lane**

2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, Rocky Mount

#### **Castle Grove**

4, 5, 6, 7

#### **Cavendish Crescent North**

1, 3, 5, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 22, 24, Haddon House

#### **Cavendish Crescent South**

1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25

#### **Cavendish Road East**

23, 25, 27, 29, 31, 33, Cavendish House, Overdale, Elmhurst

#### **Clare Valley**

1, 2, 3, 4, 5, The Spinney, Grove House, Ribble Lodge, Springdale

#### **Clifton Terrace**

1, 3, 4, Terrace House

#### **Clumber Crescent South**

3, 5, 7, Clumber House

#### **Clumber Road East**

3, Jelenice, Adam House, Edale House, Penryhn House

#### **Clumber Road West**

Linden House, Holly Lodge, Stowe House

#### **Derby Road**

117, 119, 121, 123, 125, Clinton Terrace (1-7), Derby Terrace (2-9), 1 Derby Terrace (Derby House), 159, 161, 163, 165, 167, 169, 171, 173

#### **Duke William Mount**

1, 2, 3, The Coach House

#### **Fiennes Crescent**

The Coach House

#### **Fishpond Drive**

4, 6, 30, 32

#### **Hamilton Drive**

1, 1a, 1b, 1c, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 24, Ferndene

#### **Hardwick Road**

10 (Weston Lodge)

#### **Holles Crescent**

1, 3, 5

#### **Hope Drive**

2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26

#### **Huntingdon Drive**

1, 2, 3, 4, 5, 6, 7, 8, 9, 10

#### **Kenilworth Road**

1, 2, 3, 5

#### **Lenton Avenue**

1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33

#### **Lenton Road**

1, 2, 3, 4, 5, 6, 7, 7a, 8, 9, 11, 13, 13a, 15, 17, 19, 21, 23, 25, 27, 29, 31, 32, 33, 37, 43, 45, 47

#### **Lincoln Circus**

Gladstone House

#### **Newcastle Circus**

2, 7, Newcastle Court, Burton House, Castlethorpe

#### **Newcastle Drive**

1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39

#### **North Road**

2, 3, 5, 6, 7, 8

#### **Park Drive**

1, 2, 3, 4, 6, 9, Ashley House

#### **Park Terrace**

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20

#### **Park Ravine**

2





Fine house compromised by 'repairs' to boundary wall



One of a number of houses by Hine & Evans Architects



A typical Park house, garden and boundary wall

### **Park Valley**

1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 15, 17, 19, 21, 23, 25

### **Pelham Crescent**

1, 3, 5, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

### **Peveril Drive**

1, 2, 3, 6, 7, 8, 10, 11, 12, , Parkdale, Peveril House

### **The Ropewalk**

2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 48, 52, 54, 56

### **South Road**

1, 2, 3, 4, 5, 6

### **Tattershall Drive**

1, 2, 3, 4, 5, Ellington House, Carnoustie Lodge

### **Western Terrace**

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11



### 3.3 ACKNOWLEDGMENTS

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The Park Tunnel c1900; T.C.Hine; Watson Fothergill;

Jesse Boot; Frank Bowden; John Player; Derby Terrace; Clinton Terrace and junction of Lenton Road and Peveril Drive 1890.

- Historical references and information sources include:

Andrew Hamilton

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The Nottingham Park Estate Office (Barry Hill and Lydia Reeves)

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