BESTWOOD VILLAGE

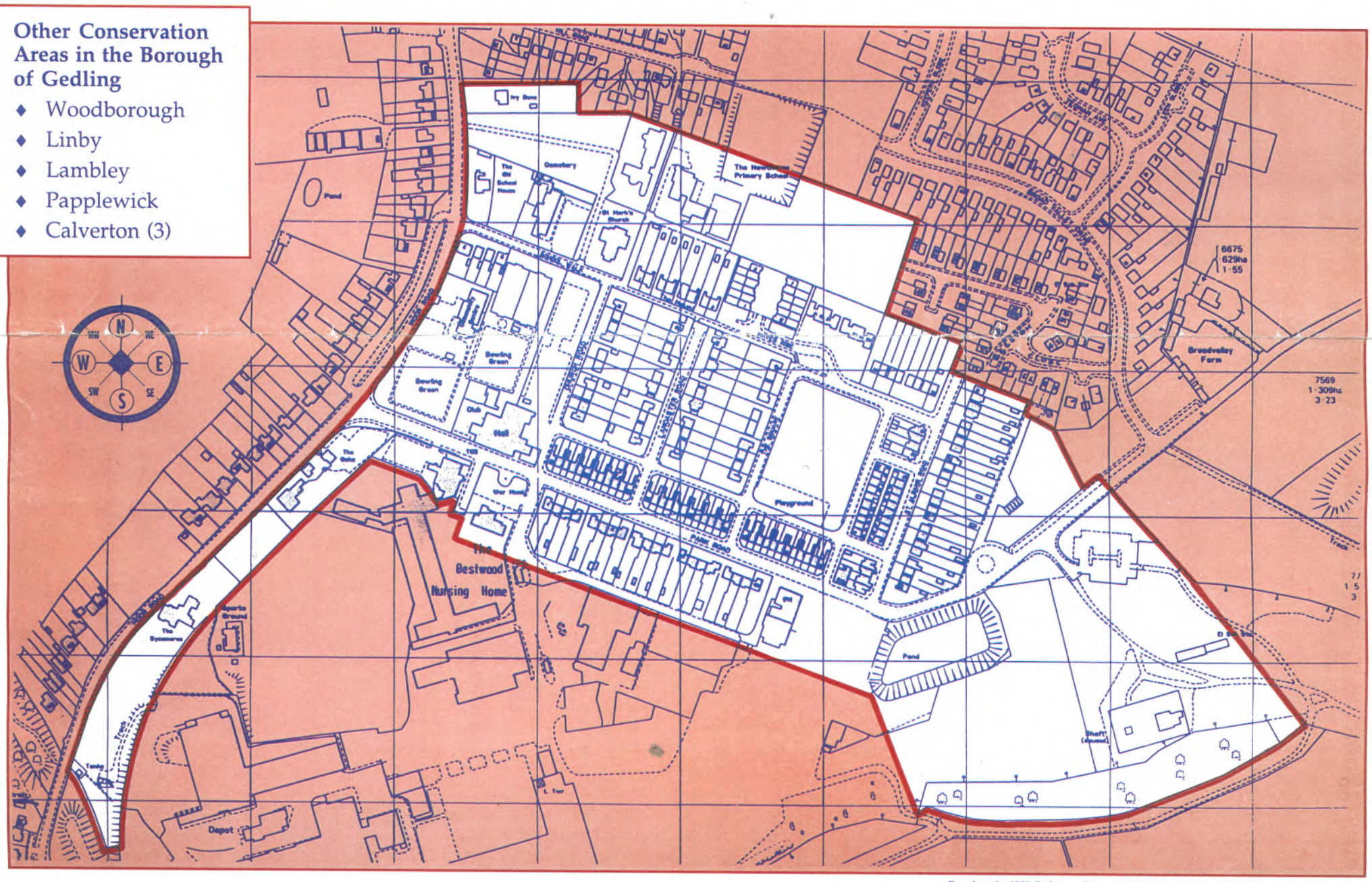
Conservation Area

WHAT IS A CONSERVATION AREA?

The Borough Council must decide which areas it considers to be of special architectural or historic interest with a character or appearance worthy of preservation and enhancement. Such places are then formally designated as Conservation Areas. Designation as a Conservation Area does not prohibit development and prevent change but does give the Borough Council some additional controls which will ensure the essential character of the area is preserved. The Council will seek to retain and enhance existing buildings which contribute to the character of the Area whilst also ensuring new development is sympathetic.

Other Conservation Areas in the Borough of Gedling

- Woodborough
- Linby
- Lambley
- Papplewick
- Calverton (3)



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LIVING IN A CONSERVATION AREA

Before taking any action which could affect a building, site or tree within a Conservation Area it is wise to consult with the Council, who will be pleased to give free advice. In addition to this advice service the Borough Council will provide information on any relevant grant aid sources.

Demolition

No building or part of a building within a Conservation Area can be demolished without written consent from the Borough Council. Consent is normally also required before gates, walls, fences and railings are removed. Limited exceptions apply and clarification of these can be obtained from the Director of Planning and Development.

Extensions and Minor Works

Many minor works such as extensions and incidental buildings will need consent within a Conservation Area. Permission is also necessary for the cladding of any part of the exterior of a building. It is always wise to seek the advice of the Borough Council before any work is carried out.

Trees

At least six weeks written notice should be given to the Borough Council of **any** works proposed to trees within a Conservation Area. Works include lopping, topping, felling or uprooting.

Advertisements

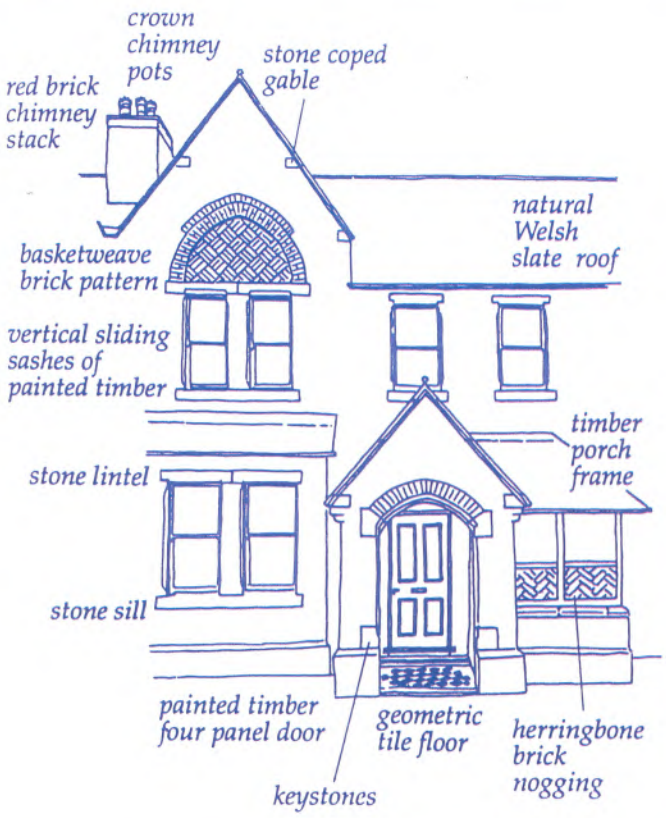
Advertisement consent is required for the display of most signs within a Conservation Area. It is important that advertisements are sympathetic in scale and character to the buildings on which they are fixed and should respect the special character of the Conservation Area. Traditional materials such as hand painted soft wood will always be preferred to modern materials.

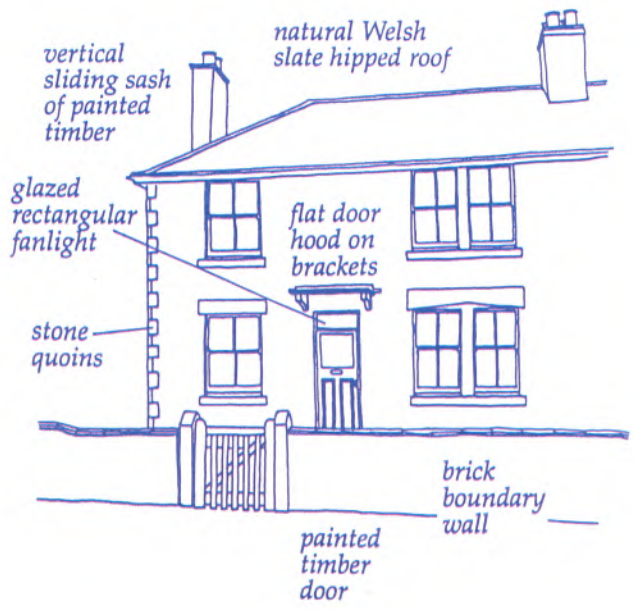
Shop Fronts

Planning permission and Conservation Area Consent are required in most cases for works which involve change to the external appearance of a shop.

ESSENTIAL CHARACTERISTICS

These illustrations show some of the varied building styles in Bestwood Village. The houses are shown as they may have appeared when first built. The drawings illustrate important architectural features and building materials.





In order to preserve the character of the individual house, and the Conservation Area as a whole, it is vital that these items are retained and repaired whenever possible. It is worth noting that estate agents have suggested the removal of historic features can actually reduce the value of a house. A number of features are common to most properties and are at threat from alterations. If you are considering home improvements you will be well advised to consider reinstating any such features or materials which have previously been removed. In some cases the Borough Council may be prepared to offer grant assistance.

EXTENDING YOUR HOME

The following guidance may help if you are considering extending your property.

Extensions to houses in Bestwood Village, like elsewhere, should adhere to good basic design standards. Any new work should respect the existing property in scale and design. It is especially important that extensions are not over large or dominant; this can destroy, not only individual properties, but the character of the whole street. Certain properties or particular elevations may not be suitable for extension of any type. A small extension such as a porch or bay window, when not appropriate to the original building type, can be as destructive to an area's character as a larger extension. Flat roofed extensions should always be avoided.

In a Conservation Area such as Bestwood materials and smaller design details are also important. The following items should be considered when designing extensions to most pre 1960 properties:-

1. Bricks should match in size, colour and texture those of the original property.
2. Natural Welsh slate should be used for roofs (except for The Mount where clay plain tiles are appropriate). These should be laid to a pitch of at least 35 degrees.
3. Ridge tiles (where applicable) should match those to the original roof of the property.
4. Window design, spacing, materials and opening methods should reflect the original window type of the property.
5. Windows should be white or off white painted timber.
6. Design details should reflect the existing property and may include stone sills, first floor brick bands or other brickwork detailing as appropriate.
7. The use of black cast iron or cast aluminium rainwater goods are appropriate.
8. Original detailing of architectural interest should not be lost as a result of the extension of a property.

Natural Slate Roofs

Older properties in Bestwood Village mainly have natural Welsh slate roofs.

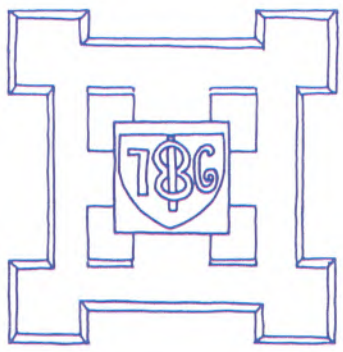
This roofing material links properties of varying style and age.

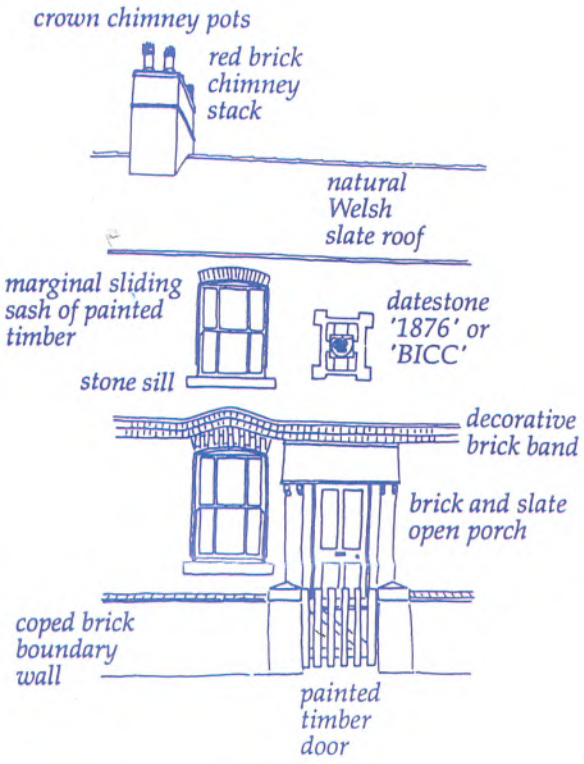
Home owners are often tempted to prolong the life of their roofs by the application of a bituminous coating, reinforced with fabric, over existing slates. This may appear a cheap and easy way to prevent leaks without having to carry out costly roof repairs, but can actually be destructive to the roof fabric, increasing condensation and rotting timbers. Once coated the sensitive and cost effective option of reusing existing slates, is no longer possible.

You may be surprised to discover that most roof coverings can be salvaged and reused, preserving the original character of the property. The use of substitute roofing materials are usually inappropriate for older roofs because of their unnatural appearance, poor performance life and often additional weight. Slates can be carefully salvaged and relayed, making up with additional ones as necessary. Insufficient numbers of slates can be overcome by the use of new natural slates on the least conspicuous roof slope. If slates are not salvageable, new slates of most traditional sizes and colours are still quarried and readily available.

Datestones

21 - 56 Park Road have elaborate datestones of brick and stone showing '1876' and 'BICC'. These are important and interesting features which readily identify the date and origins of the village.





Porches and Door Canopies

The original 64 houses in Bestwood Village constructed in 1876 have three types of porches and door canopies which are particularly important to the character of the village. They represent such an important aspect of the streetscene and contain such fine architectural detailing that their preservation is vital to the Conservation Area.

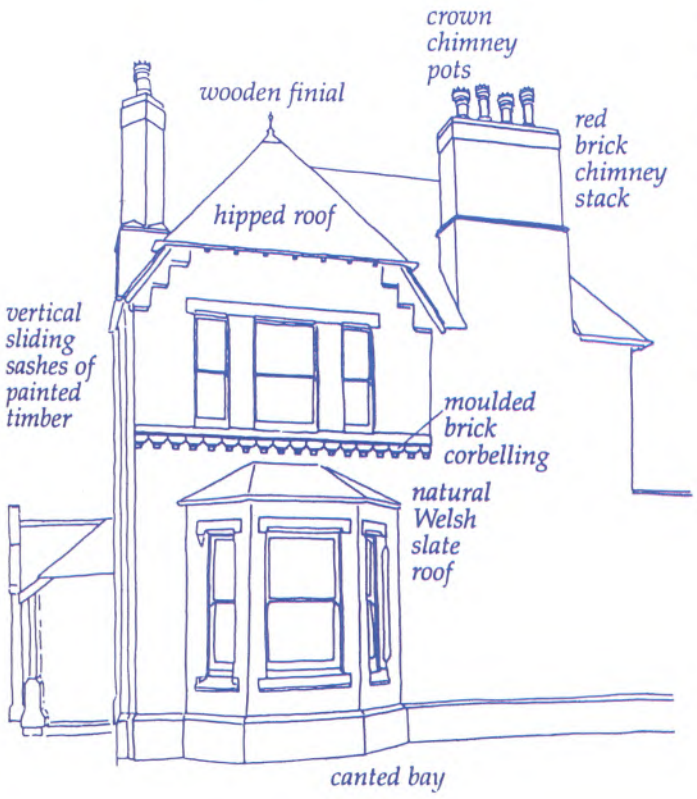
(i) 21-56 Park Road have lean-to slate roofed porches on wooden brackets and brick piers. Paint has been applied to the roofs and brick piers of some of these porches. Others were stone clad prior to Conservation Area designation.

(ii) 2-20 The Square and 5-14 St. Albans Road have hipped slate canopies on wooden brackets. The removal or alteration of these canopies destroys the rhythm of the terrace.

(iii) 1-4 and 15-18 St. Albans Road have gabled slate roofed walk-in porches, with hipped roof timber and brick porches adjoining.

Chimney Stacks and Chimney Pots

Many properties have elaborate brick chimney stacks and crown pots. These make a considerable contribution to the roofscape of the village and should be retained even if not in use.

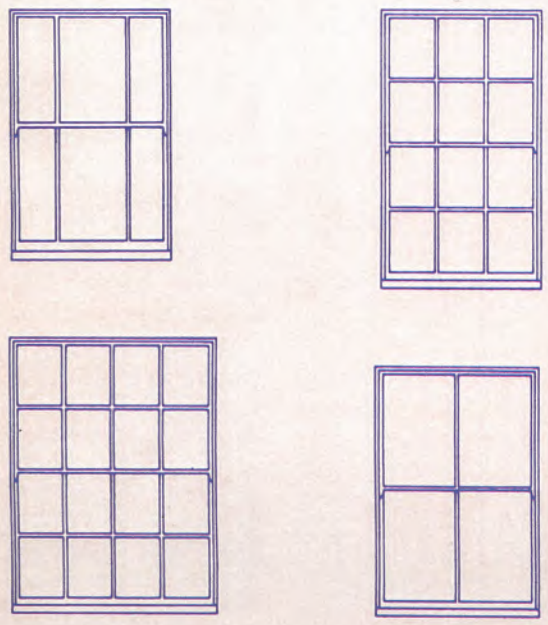


Boundary Walls

The majority of residential properties in Bestwood Village were originally built with low brick walls enclosing the front gardens. These walls are of considerable value in the Conservation Area and should be retained and reinstated. The loss of such walls to create car standing can be very damaging to the visual character of the area.

Original Window Types

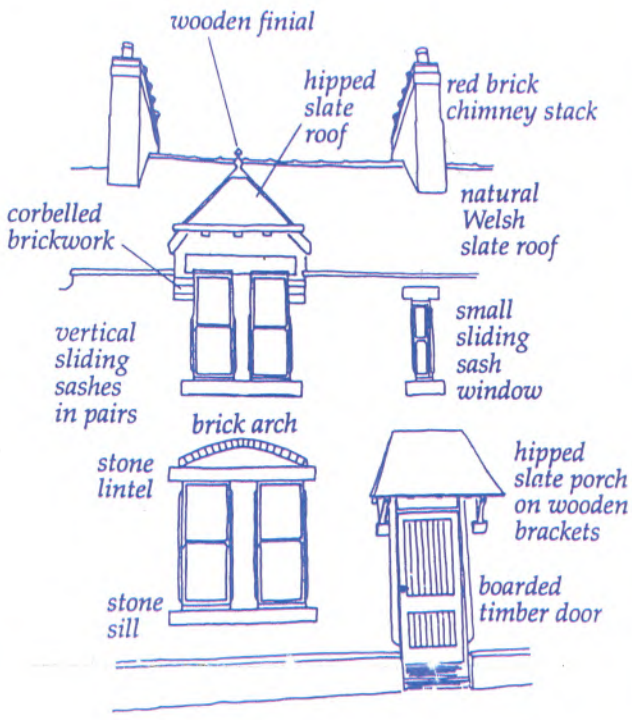
These four sliding sash designs were all used in Bestwood Village when the houses were first built. Around the village you will be able spot houses with windows like these. Does your house retain these interesting windows?



Windows and Doors

The character of buildings in Conservation Areas often owes a considerable amount to old windows and doors but these features are increasingly being destroyed by well meaning home improvements. Traditional windows and doors are being replaced with those of unsympathetic modern designs and materials in the often mistaken belief that the replacements will be more secure, warmer, maintenance free and longer lasting. The original windows, on the other hand are seen as expensive to maintain or beyond repair, a perception which is usually unjustified since, most historic windows and doors can be simply and economically repaired.

In Bestwood the replacement of the predominant sliding sash windows and timber doors with a variety of modern window and door types, often of alternative materials, seriously erodes the appearance of the Conservation Area, destroying architectural conformity and historic character.



MAIN EVENTS OF VILLAGE HISTORY

c 1105	Bestwood Park created as Royal hunting ground.
1683	Park granted by Charles II to Henry Beauclerk, Duke of St. Albans.
1862	Present Bestwood Lodge built for 10th Duke of St. Albans by S.S. Teulon.
1872	Bestwood Colliery sunk by John Lancaster under lease from 10th Duke of St.Albans.
1876	64 houses built by Bestwood Iron and Coal Company
1878	Hawthorne Primary School constructed. Named after Reverend Hawthorne, Vicar 1885 - 1911.
1881	Bestwood Iron Works opened with two blast furnaces.
1887	St. Mark's Mission Church built at a cost of £1,746. Funds were provided by the Duke of St.Albans and the Lancaster family. It was originally intended to incorporate a tower and baptistry in the building.
1887	School house built from proceeds raised by sacking a teacher and employing a student teacher.The resulting saving, the idea of the head teacher, Mr. Robinson, paid for his house to be built.
1890	Two further blast furnaces were added to the iron works. Village Hall built (now Miners' Welfare) with funds donated by the Lancaster family. Now considerably altered.
1921	War Memorial opened by Lord Osborne Beauclerk. Now Listed Grade II.
1920's-1930's	Lancaster Road, Church Road and the remainder of The Square built.
1928	Iron Works closed.
1947	Coal nationalization.
1967	Colliery closed.
1985	South Notts. Coal Board Area Offices moved to Edwinstowe leaving former Bestwood Iron and Coal Company Offices.
1992	Bestwood Colliery Village designated a Conservation Area by Gedling Borough Council.

THE CHARACTER OF BESTWOOD VILLAGE

The special character of the Bestwood Village Conservation Area is derived from both elements of variety and similarity. Variety is achieved not between each individual property but with groups of buildings of differing age and style. It is important that the uniformity within a terrace or group is retained; alterations to the appearance of any house can spoil the whole group.

The character of the village is mainly a result of its origins as a small mining settlement and its subsequent historical development. Domestic properties are arranged along straight roads with community buildings at various points, often terminating views and serving as important landmarks. Many properties are arranged in terraced groups.

A number of non domestic structures within the village make a significant contribution to its character. They are often built of similar materials to domestic properties but their additional bulk and the space around them reinforces their landmark status.

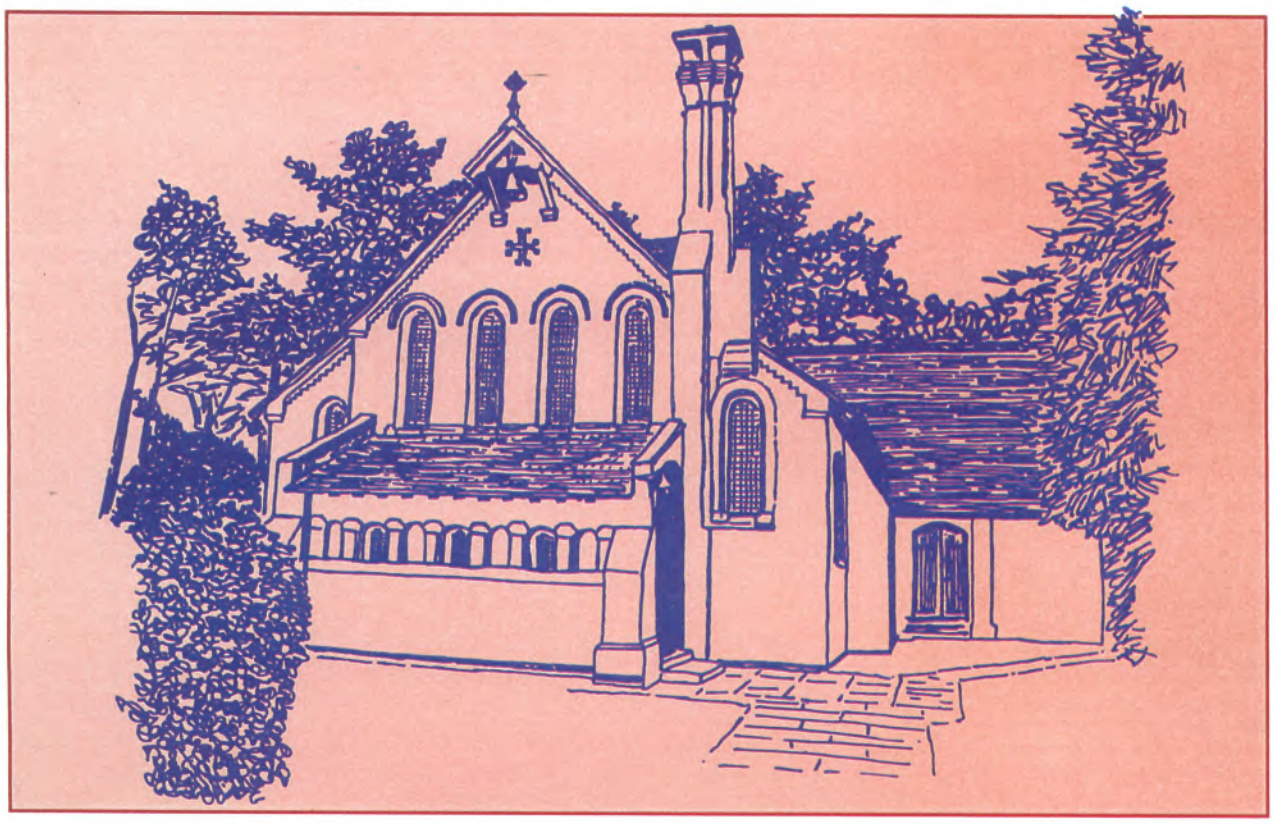
Traditional building materials

The majority of buildings in Bestwood Village are constructed from dark red bricks made at the local brick works (now the site of the Ponderosa Dismantling Yard). Most buildings were originally constructed with Welsh slate roofs. This slate roofscape is distinctive and unites houses of differing construction dates. Domestic properties in the area often had Welsh slate door canopies and softwood vertical sliding sashes in a number of patterns. Many buildings have stone, terracotta or brick decorative dressings, quoins and bands.

Boundary walls are an important contributor to the character of Bestwood Conservation Area. Domestic properties with private front gardens have low brick walls with pedestrian gates. Once again it is the uniformity of these walls in design and materials which is their essential contribution to the character of the Conservation Area.

THE EFFECT OF HOME IMPROVEMENTS

This illustration shows how the character of a typical row of houses can be drastically altered by an assortment of seemingly minor home 'improvements'. Using Park Road as an example, the drawing shows how the terrace would have appeared when first constructed and how it may appear in the future if current replacement trends continue. The features which are susceptible to destruction and replacement are, however, common to all properties in Bestwood Village not just the Park Road terraces.



BUILDINGS OF LOCAL INTEREST

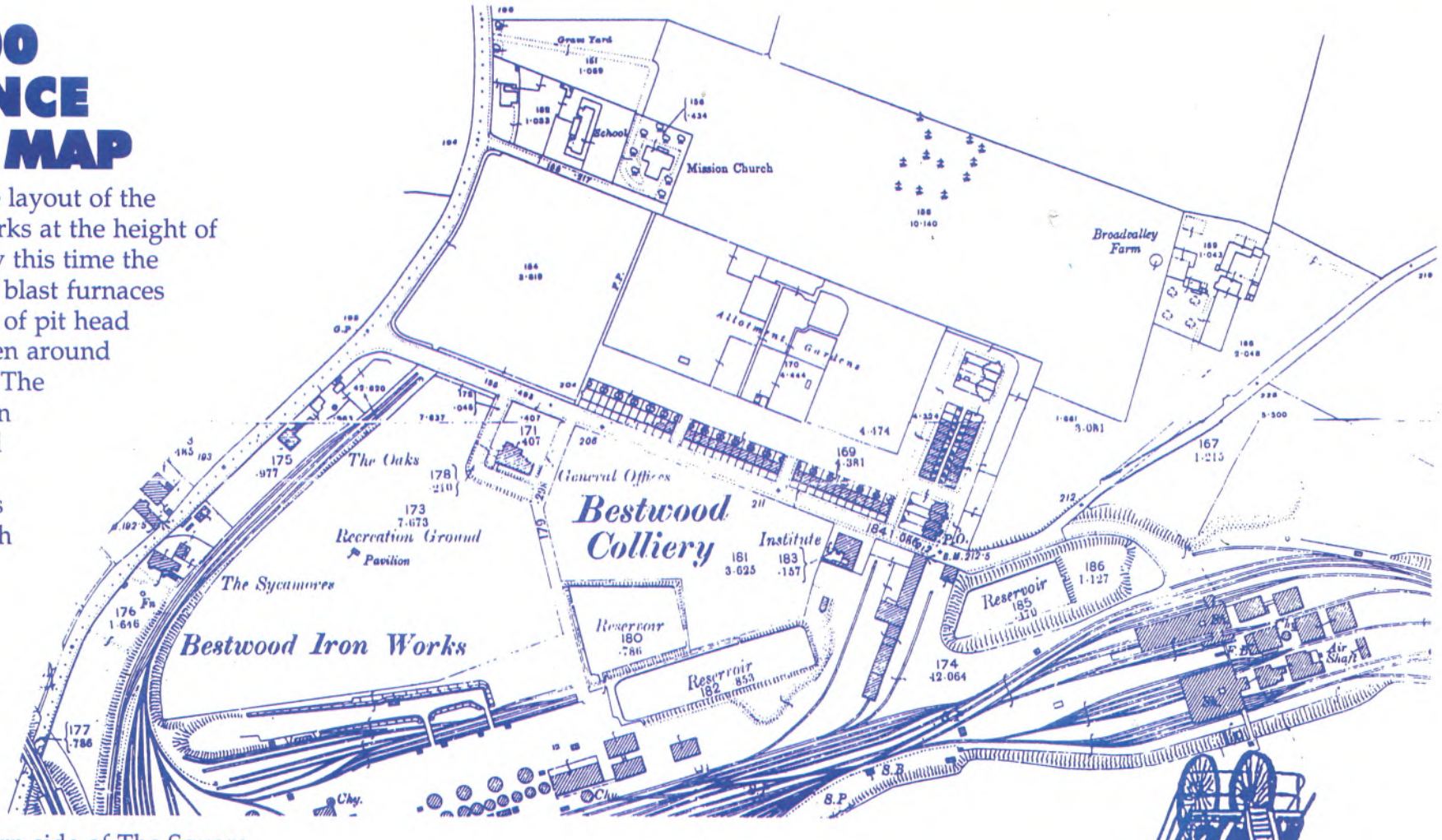
The Borough Council has compiled a list of buildings which have some architectural or historic merit but do not meet the strict criteria for statutory listing. The Council will seek to ensure that any development affecting such buildings is carried out in a sensitive manner with respect to the character and appearance of the building in question.

Buildings of Local Interest in Gedling Borough

- Bestwood Hotel, Park Road
- Bestwood Coal and Iron Company Offices, Park Road
- 21 - 56 Park Road
- 1-18 St.Albans Road
- 2-20 The Square
- St. Mark's Church, The Mount.

THE 1900 ORDNANCE SURVEY MAP

This map shows the layout of the colliery and ironworks at the height of their importance. By this time the ironworks had four blast furnaces and a large number of pit head buildings can be seen around the winding house. The whole area is known simply as Bestwood Colliery. The sixty four original houses of 1876 appear much as they do today. An area of land shown in 1900 as allotment gardens was built on in the inter war years, providing the houses of Church Road, Lancaster Road and the western side of The Square. Other features clearly visible are the Institute (now Bestwood Hotel) the Mission Church (St. Marks), the school and the General Offices of Bestwood Iron and Coal Company. Despite the industrial nature of the area it is still surrounded by agricultural land notably that farmed by Broad Valley Farm.



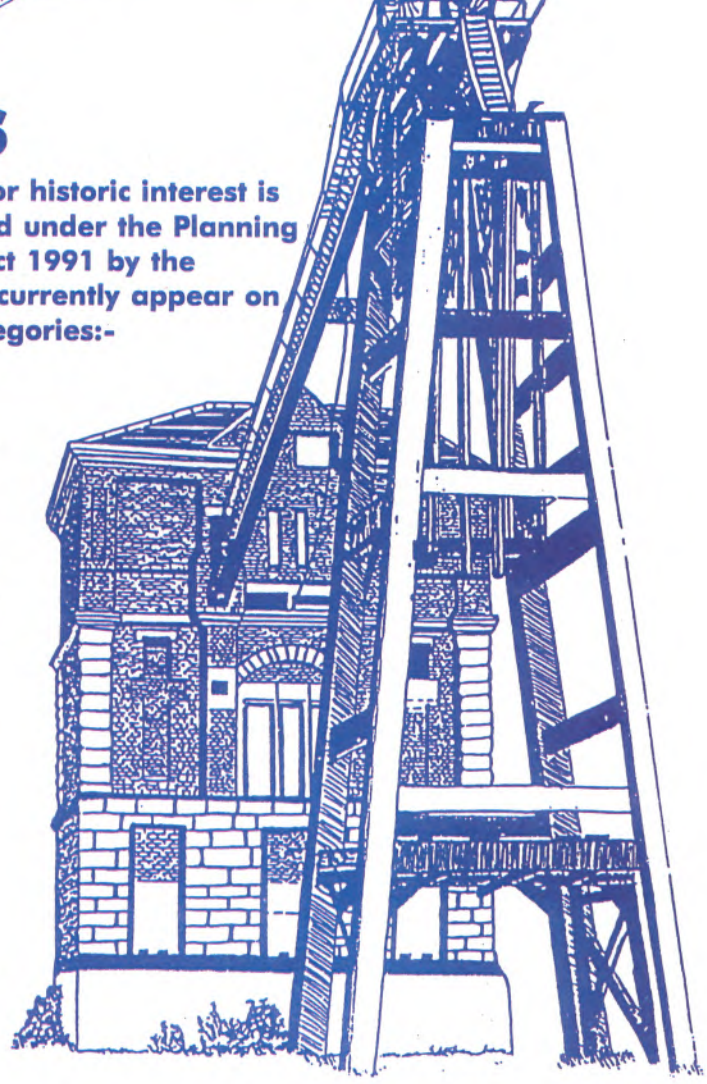
LISTED BUILDINGS

The list of buildings of special architectural or historic interest is a register of our built heritage. It is compiled under the Planning (Listed Buildings and Conservation Areas) Act 1991 by the Secretary of State. About 441,000 buildings currently appear on this national list which is split into three categories:-

Grade I - These are buildings of exceptional interest and cover only 1.4% of all Listed Buildings. The Borough of Gedling has six buildings listed Grade I. Four of these are mediaeval churches along with the great country houses of Newstead Abbey and Papplewick Hall.

Grade II* - Gedling has twelve of these buildings of more than special interest. Once again a number are churches, but also included are:- The Bestwood Winding House, a water pumping station at Papplewick, the Victorian country house of Bestwood Lodge, Boatswains Monument and The Cannon Fort in Newstead Abbey Park and eighteenth century farm buildings in Linby.

Grade II - The majority of listed buildings fall within grade II but this does not reduce their importance or the need for protection. In all considerations of works to listed buildings the initial standpoint is in favour of preservation unless a strong case can be made for change. The War Memorial on Park Road is listed Grade II.



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