

**This is an accessible version. Please also refer to the original  
Direction.**

# **STRELLEY**

## **Article 4 Direction**

TOWN AND COUNTRY PLANNING ACT 1971  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 TO 1981  
TOWN AND COUNTRY PLANNING (NATIONAL PARKS, AREAS OF OUTSTANDING  
NATURAL BEAUTY AND CONSERVATION AREAS) SPECIAL DEVELOPMENT ORDER,  
1981  
DIRECTION UNDER ARTICLE 4 - STRELLEY CONSERVATION AREA

This Article 4 Direction was approved by  
the Secretary of State for the Environment with one  
modification (namely the insertion of a date in  
paragraph (4) of the Direction) on 6th October, 1981,  
and will remain in force until further notice

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BROXTOWE BOROUGH COUNCIL

NOTICE OF DIRECTION UNDER TOWN AND  
COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1977, ARTICLE 4 (5)

STRELLEY VILLAGE CONSERVATION AREA

To the owner and occupier of

TAKE NOTICE that the Broxtowe Borough Council as local planning authority has made a Direction under Article 4(31(b) of the Town and Country Planning General Development Order, 1977.

A copy of the Direction and plan is attached. The original, together with a sealed copy of the plan, may be seen at the Offices of the Director of Planning and Design, Broadgate House, Beeston, Nottingham, during normal office hours. The Direction was made on the 31st of July, 1981 and will expire on 31st January, 1982 unless approved by the Secretary of State for the Environment. Application has been made to the Secretary of State for approval of the Direction and you will be notified of the decision.

The effect of the Direction is to take away the permitted development rights which you otherwise would have, which are specified in Schedule A and the Appendix to the Direction.

If you have any queries as to the implication or meaning of the Direction you can contact Mr. S. Dance in the Directorate of Planning and Design at the above address on Telephone No. Nottingham 254871, extension 450

The enclosed booklet contains a copy of the Direction and plan together with further general information concerning properties within the village, its history and the making of the Direction. I hope you find the information contained therein interesting and informative.

.....  
Duly Authorised Officer.

Directorate of Administration and Legal Services,  
Town Hall,  
Foster Avenue,  
Beeston, Nottingham

ARTICLE 4 (3) (b) DIRECTION

IN THIS DIRECTION ANY REFERENCE TO ARTICLE 3 OR 4 AND TO ANY PARAGRAPH THEREOF AND ANY REFERENCE TO SCHEDULE 1 SHALL BE A REFERENCE TO ARTICLE 3 OR 4 OR TO SCHEDULE 1 OF THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1977 AS AMENDED BY THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT (AMENDMENT) ORDER, 1981, THE TOWN AND COUNTRY PLANNING (NATIONAL PARKS, AREAS OF OUTSTANDING NATURAL BEAUTY AND CONSERVATION AREAS) SPECIAL DEVELOPMENT ORDER, 1981, AND ANY OTHER ORDER WHICH IS JOINTLY INCORPORATED AS THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS, 1977 TO 1981

- (1) Strelley is a Conservation Area
- (2) The Council of the Borough of Broxtowe, designated ("the Council") being the appropriate local planning authority within the meaning of Article 4 is of the opinion that development of the descriptions set out in the Schedule A hereto should not be carried out on land and properties at Strelley Village referred to in Schedule B hereto being the land shown edged red on the plan annexed hereto unless permission therefore is granted on application made under the Town and Country Planning General Development Orders 1977 to 1981
- (3) The Council is further of the opinion that development of the said descriptions would constitute a threat to the amenities of their area and that the provisions of paragraph 3(b) Article 4 should apply to this direction
- (4) The Council in pursuance of the powers conferred upon it by the Article 4 hereby directs that the permission granted by Article 3 shall not apply to development on the land of the descriptions set out in the Schedule A hereto

THIS DIRECTION is made in pursuance of the provisions of paragraph (3) (b) of the Article 4 and shall remain in force for six months from the date of this direction that is until..... and will then expire unless it has been approved by the Secretary of State for the Environment before that date

SCHEDULE A

- (i) The enlargement, improvement or other alterations to a dwellinghouse (including the erection of a garage, stable, loosebox or coach house within the curtilage of a dwellinghouse) being development comprised within Class I.1 referred to in Schedule 1 as amended by The town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas) Special Class comprised within any other Class
- (ii) The erection or construction of a porch outside any external door of a dwellinghouse, being development comprised within Class I.2 referred to in Schedule 1 and not being development comprised within any other Class

- (iii) The erection, construction or placing and the maintenance, improvement or other alteration, within the curtilage of a dwellinghouse, of any building or enclosure (other than a dwelling, stable or loosebox, garage or coach house) required for purposes incidental to the enjoyment of the dwellinghouse as such, including the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse, being development comprised within Class I.3 referred to in Schedule 1 as amended by The Town and Country Planning (National Parks, Areas of Outstanding Beauty and Conservation Areas) Special Development Order, 1981 and not being development comprised within any other Class.
- (iv) The erection or placing within the curtilage of a dwellinghouse of a tank for the storage of oil for domestic heating, being development comprised within Class I.5 referred to in Schedule 1 and not being development comprised within any other Class
- (v) The erection, construction, maintenance, improvement or other alteration of gates, fences, walls or other means of enclosure being development comprised within Class II.1 referred to in Schedule 1 and not being development comprised within any other Class.
- (vi) The formation, laying out and construction of a means of access to a highway, being development comprised in Class II.2 referred to in Schedule 1 and not being development comprised within any other Class.
- (vii) The painting of any exterior part of any building being development comprised in Class II.3 referred to in Schedule 1 to the said Order and not being development comprised within any other Class.

SCHEDULE B

Boundary Cottage,	Main Street, Strelley
Fountain Cottage,	Main Street, Strelley
Nether Cottage,	Main Street, Strelley
Middle Cottage,	Main Street, Strelley
End Cottage,	Main Street, Strelley
Haven Cottage,	Main Street, Strelley
Lilac Cottage,	Main Street, Strelley
Broad Oak Farm,	Main Street, Strelley
Broad Oak Public House,	Main Street, Strelley
Holly Tree Cottage,	Main Street, Strelley
Harbour Grace,	Main Street, Strelley
Grange Cottage,	Main Street, Strelley
Golder Close,	Main Street, Strelley
The Kennels,	Main Street, Strelley
Rectory Farm,	Main Street, Strelley
Quarry House,	Main Street, Strelley
Gardener's Cottage,	Main Street, Strelley
Home Farm,	Main Street, Strelley
Home Farm Cottage,	Main Street, Strelley
Park View Cottage,	Main Street, Strelley

Given under the Common Seal of the Borough Council of Broxtowe this  
day of 1981

THE COMMON SEAL of the Council was  
hereunto affixed in the presence of

**MAYOR:**

DULY AUTHORISED OFFICER

EXTRACT FROM SCHEDULE 1:TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS, 1977 - 1981

(As amended by The Town and Country Planning (National Parks, Areas of Natural Beauty and Conservation Areas) Special Development Order, 1981)

The following development would normally be permitted under Article 3 of the General Development Order but the making of an Article 4 Direction now requires that planning permission be sought for the development specified below:-

Class I: Development within the curtilage of a dwellinghouse

"1. The enlargement, improvement or other alteration of a dwellinghouse so long as:

- (a) the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 50 cubic metres or ten per cent, whichever is the greater, subject to a maximum of 115 cubic metres;
- (b) the height of the building as so enlarged, improved or altered does not exceed the height of the highest part of the roof of the original dwellinghouse;
- (c) no part of the building as so enlarged, improved or altered projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;
- (d) no part of the building (as so enlarged, improved or altered) which lies within a distance of two metres from any boundary of the curtilage of the dwellinghouse has, as a result of the development, a height exceeding four metres;
- (e) the area of ground covered by buildings within the curtilage (other than the original dwellinghouse) does not thereby exceed fifty per cent of the total area of the curtilage excluding the ground area of the original dwellinghouse:

Provided that:-

- (a) the erection of a garage, stable, loosebox or coachhouse within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including the calculation of cubic content);
- (b) for the purposes of this permission the extent to which the cubic content of the original dwellinghouse is exceeded shall be ascertained by deducting the amount of the cubic content of the original dwellinghouse from the amount of the cubic content of the dwellinghouse as enlarged, improved or altered (whether such enlargement improvement or alteration was carried out in pursuance of this permission or otherwise); and



(c) the limitation contained in subparagraph (d) above shall not apply to development consisting of:-

(i) the insertion of a window (including a dormer window) into a wall or the roof of the original dwellinghouse, or the alteration or enlargement of an existing window; or

(ii) any other alterations to any part of the roof of the original dwellinghouse."

2. The erection or construction of a porch outside any external door of a dwellinghouse as long as:

(a) the floor area does not exceed two square metres;

(b) no part of the structure is more than three metres above the level of the ground;

(c) no part of the structure is less than two metres from any boundary of the curtilage which fronts on a highway.

"3. The erection, construction or placing, and the maintenance, improvement or alteration, within the curtilage of a dwellinghouse, of any building or enclosure (other than a dwelling, stable or loose-box, garage or coachhouse) required for a purpose incidental to the enjoyment of the dwellinghouse as such, including the keeping of poultry, pees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse; so long as:

(a) no part of such building or enclosure projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;

(b) the height does not exceed, in the case of a building with a ridged roof, four metres or, in any other case, three metres;

(c) the area of ground covered by buildings within the curtilage (other than the original dwellinghouse) does not thereby exceed fifty per cent of the total area of the curtilage excluding the ground area of the original dwellinghouse."

4.

5. The erection or placing within the curtilage of a dwellinghouse of a tank for the storage of oil for domestic heating so long as:

(a) the capacity of the tank does not exceed 3,500 litres;

(b) no part of the tank is more than three metres above the level of the ground;

(c) no part of the tank projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway.

Class II: Sundry Minor Operations

1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding one metre in height where abutting on a highway used by vehicular traffic or two metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure: so long as such improvement or alteration does not increase the height appropriate for a new means of enclosure.

2. The formation, laying out and construction of a means of access to a highway not being a trunk or classified road, where required in connection with development permitted by Article 3 of and Schedule I to this order (other than under this class).

3. The painting of the exterior of any building or work otherwise than for the purpose of advertisement, announcement or direction.

## STRELLEY VILLAGE

### Historical Background Information

The Strelley estate originates from the 12th Century. and the ownership of the de Stradleigh family. The estate was sold to a Nottinghamshire Lawyer, Ralph Edge, in 1651 and has remained in the ownership of the Edge family ever since. At the end of the 18th Century Thomas Webb Edge had the original hall rebuilt and laid out the surrounding park and estate in its present form. Most of the buildings in the village originate from that time but many cottages have since been modernised or replaced, particularly during the 19th Century.

However, the most important factor in the history of the village is the continued single ownership of the estate. All repair, replacement and new building work has been sanctioned by the Edge family and consequently has allowed Strelley to retain its historic character and village setting. Such estate management is unique in Nottinghamshire and rare in the country as a whole.

Miss E.M. Edge, the last owner of the village, died in 1978 leaving no heirs to the estate and it is now to be sold. Strelley Hall has already been sold and is being used partly for residential and partly for office purposes. Some properties in the village have been sold to sitting tenants and others are already being offered on the open market. It is anticipated that the remainder of the village will be sold to individuals over the next few years.

### Consequences of Future Sale

Strelley has a unique history of control through a single family's estate management, which has undoubtedly contributed to the retention of the village character. It would probably be fair to say that the degree of control exercised by the estate has been more stringent than would be expected from a Local Planning Authority since matters which the estate can control are more widespread than those allowed under the Planning Acts.

The death of Miss Edge has ended the family control over the estate, which will now be sold off. While it is expected that any new owners should respect the values of this historic Conservation Area, there will be no control over minor alterations to properties, such as new windows, porches, reroofing, rendering, extensions up to 50 cubic metres, garages and the building of fences and walls, etc. The importance of Strelley is that control over such alterations has previously been exercised by the estate and therefore the village has retained an important character which could easily be lost due to unsympathetic alterations and additions.

Clearly, it is not intended that the village should "stand still" but consideration of the need for additional control of development is opportune.

### Existing Planning Control at Strelley

In addition to the normal powers available to control development in the village, the following powers of control relate to Strelley:-

Conservation Area: The village and surrounding parkland is designated a Conservation Area and lies partly within the City of Nottingham. The extent of the Conservation Area is shown on the map. The area to the north of the village is an important example of parkland of the 18th Century English landscape movement while the villa le itself is enhanced by the rare absence of advertisements, signs, street furniture, kerbs and urban lamp standards. Designation as a Conservation Area allows control over demolition of buildings and the topping, lopping or felling of trees.

Tree Preservation Order: The designation as a Conservation Area already provides for protection of trees in the village. The area of land surrounding Strelley Hall does, however, contain a number of fine mature trees and a Tree Preservation Order has been made as an additional measure of protection.

Green Belt: The village lies wholly within the Nottinghamshire Sketch Plan Green Belt within which it is the policy not to allow new development not essential in the rural interest or which would be likely to lead to coalescence of settlements. The Thoroton Society of Nottinghamshire, which is a well respected amenity group, has expressed its concern about possible alterations to the village detracting from its character and it hopes that safeguards may be found to conserve its present quality.

Listed Buildings: Strelley Hall and the adjacent stable block and the All Saints Church are listed Grade II as being of architectural and historic interest. Powers of control, alteration, repairs and demolition to these buildings are available as a result of the listing.

#### Justification for Article 4 Direction

Circular 23/77 provides advice on the declaration of an Article 4 Direction and its relevance to Conservation Areas (see Appendix). In particular, the circular suggests the need for:

1. Public support and co-operation.
2. Evidence of special need for an Article 4 Direction with reference to known threats, or pressures which would create such threat in the future.

The Council is aware of the restrictive nature of an Article 4 Direction and has given this matter serious consideration, including the carrying out of an extensive survey of each property in the village and notifying each house occupier of the Council's intentions.

Public Meeting: On 24 November 1980 a public meeting was held in the village to which all residents were invited and the matter of an Article 4 Direction was discussed. The meeting was attended by the majority of the village residents who voted unanimously in support of the Article 4 Direction. On the basis of this public meeting and vote of support, the Council's Policy and Resources Committee on 8 December 1980 agreed to the making of an Article 4 Direction in Strelley Village and invited the Nottingham City Council to make a similar direction for that part of the village within the City of Nottingham. The recommendation of the Policy and Resources Committee was approved in the Broxtowe Council meeting of 12 December 1980. The detailed boundaries of properties to be covered by the Article 4 Direction were agreed by the Policy and Resources Committee on 29 June 1981 and approved by the Broxtowe Borough Council on 8 July 1981 (see Appendix).

Evidence of Threat: The evidence of threat to the village lies in the known intention of the trustees of the Strelley Estate to offer properties for sale within the village, either to sitting tenants or new purchasers. A number of properties have already been sold in this way and enquiries from new owners about possible alterations and extensions to properties have been made at the planning office. This report has already outlined the unique nature of the former estate control which has enabled the character of Strelley to be maintained, and it is considered that the loss of this control, given the wide range of alterations and extensions which are allowed as "permitted development" for planning-purposes, will lead to the erosion of village character and deterioration in the value of the village as a Conservation Area.

Detailed Property Survey: In accordance with advice in Circular 23/77 each property within the village has been separately defined and surveyed to allow the boundary of control to be drawn as selectively and tightly as possible. The advantage of the survey has been to draw the attention of each property owner to the architectural merit of their dwelling and give positive advice on potential extensions and alterations. In this way the Council has attempted to ensure that the making of the Article Direction is not restrictive but will allow for the enhancement of the village as it changes through time.

The detailed survey sheets contained within this report will form the basis of the Article Direction and to this end each survey sheet contains the items to be controlled for that particular property.

## DETAILED PROPERTY SURVEY.

### How to use the Documents

Each property covered by the Article 4 Direction is marked on the large plan. The numbers on the plan relate to each property, details of which are contained on the separate sheet of that number within the document. Each sheet contains information on the property, together with a description and design guidance for future extensions. The paragraph at the bottom of each sheet contains the policy under the Article 4 Direction. This contains the paragraph numbers of Schedule 1 to the General Development Order which are to be controlled. An extract from the General Development Order is included in the Appendix at the back of the document.

### Notes for the Guidance of Occupiers

The making of this 'Article 4 Direction requires that a planning application should be made for works and development to property in Strelley which under normal circumstances would not require specific permission. The list below is a guide to the types of development for which permission is required. It is not a comprehensive list and if you are in doubt you should consult with the Planning Department of your Local Authority.

Extensions to property.

New or replacement windows or doors (including dormer windows, rooflights).

Reroofing

Rendering or painting of brick and stonework.

The erection of a garage, stable; loosebox or coach-house.

A porch outside any external door of the property.

The erection of garden sheds, greenhouses and other structures

The building of an oil storage tank (e.g. for central heating).

The erection of gates, fences, walls or other means of enclosure (including improvement or alteration to existing gates, fences and walls).

The construction of a new access to the highway.

### Fees for Planning Applications

Planning applications which are required as a result of the Article 4 Direction are exempt from fees. Planning applications for development that would have required permission regardless of the Article 4 Direction will incur the normal fees.

ADDRESS ORCHARD COTTAGES, (EAST), MAIN STREET, STRELLEY VILLAGE

OWNER The executors of the late Miss E.M. Edge

TENANT MR B BEALES

DESCRIPTION

Late 19th Century pair of semi-detached cottages. Red brick with clay tile roof and central chimney stack. Two pairs of small paned windows upper ones have gabled dormers with decorative tile hanging. Asymmetrical as one entrance is on front having timber gabled porch and other entrance is on side.

The cottages are partly screened from Strelley Road by a five foot hawthorn hedge surrounding disused orchard/allotment. Planning permission has been refused for two houses on this land.

Concrete garage and modern timber lap fencing are not easily visible from road but demonstrate how the rural character could be destroyed by' unsympathetic alterations.

SPECIAL FEATURES:

Tile hanging to dormers.

DESIGN GUIDANCE

Extensions to the rear or sides may be acceptable if sympathetically designed. Hedge should be retained.

POLICY UNDER ARTICLE 4

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3

ADDRESS ORCHARD COTTAGES, (WEST), MAIN STREET, STRELLEY VILLAGE

OWNER The executors of the late Miss E.M. Edge

TENANT MR C.H. PEAT

DESCRIPTION:

Late 19th Century pair of semi-detached cottages. Red brick with clay tile roof and central chimney stack. Two pairs of small paned windows upper ones have gabled dormers with decorative tile hanging. Asymmetrical as one entrance is on front having timber gabled porch and other entrance is on side.

The cottages are partly screened from Strelley Road by a five foot hawthorn hedge surrounding disused orchard/allotment. Planning permission has been refused for two houses on this land.

Concrete garage and modern timber lap fencing are not easily visible from road but demonstrate how the rural character could be destroyed by unsympathetic alterations.

SPECIAL FEATURES:

Tile hanging to dormers.

DESIGN GUIDANCE

Extensions to the rear or sides may be acceptable if sympathetically designed. Hedge should be retained.

POLICY UNDER ARTICLE

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3



ADDRESS ST MARTIN'S HOUSE, MAIN STREET, STRELLEY VILLAGE

OWNER The Trustees of the Swingate Discretionary Trust

TENANT MR D.C.F. CRAGG

DESCRIPTION

Dated 1905. Brick with clay tiled roof and small paned windows. Gables to the front and side are decorative half timbered with grey pebbledash infill. Timber porch on side has overhanging first floor. Tiled bay window to ground floor front. Brick chimney stacks. Unobtrusive timber garage at rear. Five foot hedge along frontage and mature garden.

SPECIAL FEATURES

Date plaque. Decorative half timbering.

DESIGN GUIDANCE:

Because of complex shape, front or side extensions would be difficult to incorporate satisfactorily. Extension at rear may be possible. Hedge should be retained.

POLICY UNDER ARTICLE 4

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3

ADDRESS WOODMAN'S COTTAGE, MAIN STREET, STRELLEY VILLAGE

OWNER The executors of the late Miss E.M. Edge

TENANT MR C. ARGYLE

DESCRIPTION

Two-storey brick cottage with clay tile roof and brick chimneys at each end. Virtually single aspect with blank side towards Bilborough Road. Timber gabled porch on front side which faces into garden. Hedge along Strelley Road frontage and timber fence to Bilborough Road. A single-storey flat-roofed extension has been added on the south-eastern side which is not visible from within the conservation area.

SPECIAL FEATURES

None.

DESIGN GUIDANCE:

This cottage has very few and small window openings and there may be pressure for new windows to be inserted. If carried out in matching style these could be acceptable. The flat-roofed extension would be greatly improved by the addition of a pitched roof even if this involved increasing it in height to two storeys.

POLICY UNDER ARTICLE 4

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3

Address THE OLD SCHOOL HOUSE, MAIN STREET, STRELLEY VILLAGE

OWNER The executors of the late Miss E.M. Edge

TENANT MR R.M. COOK

DESCRIPTION

Built as part of the old school and having similar design details. On the gables facing north and west the windows on both the ground and first floors have arches above filled in with herringbone brickwork. The fine chimney stack is decorated with blue brick bands. The garden is bounded by a low Bulwell stone wall. The house also has a detached garden lying to the east of the school and separated from Strelley Road by a four foot hedge.

DESIGN GUIDANCE

The house must be seen as one with the school building and any alterations must be in keeping with its overall character, see 5a.

POLICY UNDER ARTICLE 4

School House and attached garden

Class I 1, 2, 3, 5

Class II 1, 2, 3

Detached garden

Class II 1, 2

ADDRESS THE OLD SCHOOL, MAIN STREET, STRELLEY VILLAGE

OWNER The executors of the late Miss E.M. Edge

TENANT PARK FARM AMATEUR BOXING CLUB, C/O MR BLANEY, 9 GREYS RD, WOODTHORPE

DESCRIPTION

The building probably dates from 1860-70 and is of brick with stone dressings and blue brick decoration. There are also stone chamfered mullions and transoms, some stone coped gables, springing stones, kneelers and decorated apex stones. Some of the corners have interesting brick and stone buttresses. The roof is clay tiled with decorative brickwork to the eaves. The east end has gothic style arched windows. The entrance to the school is from a gabled porch; the main door has five wrought iron hinges and on either side of the entrance are a pair of stone and iron shoe scrapers. There is a low Bulwell stone wall along the Main Street frontage.

DESIGN GUIDANCE

This is a fine building and included in the City Council's Local Interest List. Sympathetic consideration should be given to any future uses which might assist in its upkeep. Alterations to the north and east elevations will be carefully controlled.

POLICY UNDER ARTICLE 4

Planning permission is already required for extensions or alterations which materially affect the external appearance

Additional matters controlled by Article 4 Direction

Class II 1, 2, 3

ADDRESS      MODEL COTTAGE, MAIN STREET, STRELLEY VILLAGE

OWNER        The executors of the late Miss E.M. Edge

TENANT        MR A.L. PEET

DESCRIPTION:

Dated 1896 on stone plaque. Two-storey brick with clay tiled roof and decorative ridge tiles. Central chimney stack. Decorative tile hanging to gables facing road. Tiled canopy in angle of building supported by wooden posts.

Five foot hedge to road. Appears to be unaltered since originally built.

SPECIAL FEATURES:

Date plaque, tile hanging, decorative ridge tiles.

DESIGN GUIDANCE

This cottage is close to the road and both sides are exposed to view. It would be difficult to extend the building without damaging its integrity. A single-storey extension at the rear might be acceptable.

POLICY UNDER ARTICLE 4

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3

ADDRESS BOUNDARY COTTAGE, MAIN STREET, STRELLEY VILLAGE

OWNER Mr M.W. Stirland

DESCRIPTION:

Red brick and plain tile detached estate worker's cottage date stone TLKE 1908. Two pairs of small paned windows on south elevation which has gabled portion with decorative fish scale vertical tiling. East entrance, off-centre with timber sided porch and gabled pitched roof canopy over.

SPECIAL FEATURES

Decorative fish scale tiling.

DESIGN GUIDANCE

Providing that any extension is carried out in sympathetic materials and does not dominate the mass of the existing building it would be acceptable.

POLIC UNDER ARTICLE:

Note: Although the garden of this property is divided by the boundary of Broxtowe Borough Council with the Nottingham City, the classes of control will apply to both areas.

Classes to be controlled: (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3

ADDRESS FOUNTAIN COTTAGE, MAIN STREET, STRELLEY VILLAGE

OWNER Mr C.R. Button

DESCRIPTION:

Red brick and plain tiled semi-detached cottage (1908). Timber and brick gabled porch. Projecting two-storey gable end with upper storey clad in vertical tile in fish scale pattern.

SPECIAL FEATURES

Decorative fish scale vertical tiling.

DESIGN GUIDANCE

Providing that any extension is carried out in sympathetic materials and does not dominate the mass of the existing building it would be acceptable.

POLICY UNDER ARTICLE 4:

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3

ADDRESS NETHER COTTAGE, MAIN STREET, STRELLEY VILLAGE

OWNER The executors of the late Miss E.MQ Edge MR

TENANT C.B. ARGYLE

DESCRIPTION:

Old brick and new concrete pantile end of terrace late 18th Century farm worker's cottage. Original window openings and front door. Extensive rear two-storey Victorian extension with good brick detailing and style. Forms semi-detached extension with adjacent cottage.

SPECIAL FEATURES:

Half brick arches over ground floor window and door.

DESIGN GUIDANCE

Front elevation should be retained to maintain integrity of the terrace group. As building has already been extended, scope for further alterations limited to possible suitably designed small, single-storey side extension.

POLICY UNDER ARTICLE 4:

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3



ADDRESS MIDDLE COTTAGE, MAIN STREET, STRELLEY VILLAGE

OWNER The executors of the late Miss E.M. Edge

TENANT MRS I. APPELYARD

DESCRIPTION:

Old brick and new concrete pantile middle of terrace, late 18th Century farm worker's cottage. Four original window openings with centre doorway to front elevation. Rear elevation has two original windows and brick, two-storey Victorian extension forming semi-detached extension with adjacent property.

SPECIAL FEATURES:

Half brick arches over ground floor windows and doors.

DESIGN GUIDANCE:

No scope for extensions.

Front elevation should be retained as existing to maintain integrity of terrace.

POLICY UNDER ARTICLE 4

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3

ADDRESS        END COTTAGE, MAIN STREET, STRELLEY VILLAGE

OWNER            Mr and Mrs A. Leeming

DESCRIPTION;

Old brick late 18th Century end of terrace cottage with new concrete pantile roof and modern windows. Front elevation much altered by heavy insensitive pointing and ill-proportioned standard small paned windows in enlarged window openings with original half brick arches removed. Modern glazed door.

SPECIAL FEATURES:

None.

DESIGN GUIDANCE

Front elevation could be restored to match rest of terrace although unlikely this will ever takeplace in view of recent alterations.  
Possibility for suitably designed rear or single storey side extension if required.

POLICY UNDER ARTICLE 4

Classes to be controlled        (see Appendix for details);

Class I     1, 2, 3, 5

Class II    1, 2, 3

ADDRESS HAVEN COTTAGE, MAIN STREET, STRELLEY VILLAGE

OWNER The executors of the late Miss E.M. Edge

TENANT MR C.A. HARDY

DESCRIPTION:

Old brick farm worker's cottage with modern concrete pantile roof, two plain stacks formerly at gable ends. Mainly late 18th Century. Four original windows with central door, formerly symmetrical - now offset by later extension to north side (approximately  $\frac{3}{4}$  o/a length). Rear elevation, has two original ground floor windows and one replacement. Small single storey extension with old pantile roof (this is most likely the original roofing material of main house)

SPECIAL FEATURES

Half brick arches over ground floor windows and doors. Oversailing course and dogtoothed oversailing course to gable verge. Curious vertical straight joint 9" from corner of building - could be infilling of former timber post or construction of new gable end.

DESIGN GUIDANCE:

The scale, proportions and general layout and character of existing windows and doors, should not be altered. A sympathetic extension at the rear and the insertion of suitably designed windows would be acceptable.

Repainting and eroded brick replacement should be undertaken (with grant assistance) to preserve the natural brick character. Roof should be replaced with clay pantiles when next renewed.

POLICY UNDER ARTICLE:

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Clads II 1, 2, 3

ADDRESS LILAC COTTAGE, MAIN STREET, STRELLEY VILLAGE

OWNER The executors of the late Miss E.M.

TENANT Edge MR A. CLAY

DESCRIPTION:

Old brick farm worker's cottage with modern concrete tile roof, two plain brick chimney stacks, four original window opening with one later insertion in keeping. Rear elevation blank with one original blocked up and one modern insertion. Side elevation has single storey double pitched toilet and store extension. Later than original house. It appears to be an early 18th Century cottage upgraded in the 19th Century when the roof was raised by five courses. It appears that the house was formerly linked with neighbour. Curious straight joints and new gables support this theory. Other infilling of fabric and stone base indicates evidence of early structure such as timber framing.

SPECIAL FEATURES:

Half brick arches over ground floor windows and doors. Two oversailing courses to gable and eaves. Roof has been raised by five courses (late 19th Century). South gable built of stone. Evidence of timberframe. Delightful old world garden to front with stone wall and hedges.

DESIGN GUIDANCE:

Inevitably there will be a demand to increase the size of this dwelling. Rooms and windows are small. A sympathetic extension at the rear would be acceptable as would the introduction of new windows. However, the scale, proportions and layout of existing windows and doors should not be altered.

Repainting and eroded brick replacement should be undertaken (with grant assistance) to preserve the natural brick character. Roof should be-replaced with clay pantiles when next renewed.

POLICY UNDER ARTICLE 4: (see Appendix for details);

Classes to be controlled

Class I 1, 2, 3, 5

Class II 1, 2, 3

ADDRESS: OUTBUILDINGS ADJACENT LILAC COTTAGE, MAIN STREET,  
STRELLEY VILLAGE

OWNER

DESCRIPTION:

Single-storey brick and pantile range of farm stores. Formerly part of large group now demolished except for coped gable end now forming end wall of remaining buildings. All generally in poor condition but with group value. Adjacent to modern farm buildings.

SPECIAL FEATURES

None

DESIGN GUIDANCE:

It is unlikely that it could even be considered viable to restore this structure. A rebuild of similar proportion could be acceptable.

POLICY UNDER ARTICLE:

This property is not covered by the Article 4 Direction.

ADDRESS        BROAD OAK FARM, MAIN STREET, STRELLEY VILLAGE

OWNER         The Trustees of the Swingate Discretionary Trust

TENANT        MR J.G. WOODHOUSE. Long Manor Farm, Ruddington (occupier Mr J. Wright)

DESCRIPTION:

Plain, modern brick and plain clay tile hipped roof dwelling. Single-storey side extension with hipped roof and matching materials. Modern small-paned metal casement windows.

SPECIAL FEATURES

None

DESIGN GUIDANCE

Any alterations should be seen as an opportunity to create a visually more interesting building. Particular attention should be paid to the front elevation which is particularly unsympathetic with the village setting.

POLICY UNDER ARTICLE 4:

Classes to be controlled        (see Appendix for details);

Class I    1, 2, 3, 5

Class II  1, 2, 3

ADDRESS BROAD OAK PUBLIC HOUSE, MAIN STREET, STRELLEY VILLAGE

OWNER HARDYS & HANSONS LTD, HARDY STREET, KIMBERLEY

TENANT. Mr E. Humphries (Manager)

DESCRIPTION:

Red brick and pantile Inn built in two main stages with a complex history of change to rear. Modern porch (1966). Sympathetic replacement windows to all elevations.

SPECIAL FEATURES:

None

DESIGN GUIDANCE

The building is capable of considerable extension to the rear if required. The front and side elevations should be preserved to maintain the general proportion and character of the road side views. Modern shutters are out of character and should not be renewed.

POLICY UNDER ARCTICLE 4:

This property is a public house and controls are limited to development in Class II.

Classes to be controlled (see Appendix for details);

Class II 1, 2, 3

ADDRESS HOLLY TREE COTTAGE, MAIN STREET, STRELLEY VILLAGE

OWNER The executors of the late Miss E.M. Edge and (hatched area)  
the Trustees of the Swingate Discretionary Trust

TENANT MR R.V. CLARKSON

DESCRIPTION:

Red brick and plain tiled early 19th Century semi-detached cottage forming architectural entity with adjoining "Harbour Grace". The original building has been extended at the side in a sympathetic manner.

SPECIAL FEATURES

None.

DESIGN GUIDANCE:

Any extensions will have to take account of the proximity of the adjoining owner and be carried out in a manner sympathetic to the existing building.

POLICY UNDER ARTICLE 4:

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3



ADDRESS HARBOUR GRACE, MAIN STREET, STRELLEY VILLAGE

OWNER The executors of the late Miss E.M. Edge

TENANT MR J. STONE

DESCRIPTION:

Red brick and plain tile early 19th Century semi-detached cottage with small paned windows to front elevation and main entrance at side. Forms part of architectural entity with adjoining Holly Tree Cottage.

SPECIAL FEATURES:

Unusual half-hipped roof.

DESIGN GUIDANCE:

Any extensions will have to take account of the proximity of the adjoining owner and be carried out in a manner sympathetic to the existing building.

POLICY UNDER ARTICLE 4:

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3

ADDRESS GRANGE COI'TAGE, MAIN STREET, STRELLEY VILLAGE

OWNER The executors of the late Miss E.M. Edge and (hatched area) the Trustees of the Swingate Discretionary Trust

TENANT MR D. APPLEYARD

DESCRIPTION:

Old brick and concrete pantile 18th Century cottage, with original windows and central doorway with -later side extension in matching materials. • Understood to be infant school constructed in 1840 on behalf of Mrs Edge.  
Rear elevation altered with modern window. Modern lean-to side extension in sympathetic materials. Good example of regional vernacular dwellinghouse.

SPECIAL FEATURES:

Half brick arches to ground floor windows on cottage. Stone walling to base of cottage. Yorkshire sliding windows on front elevations.

DESIGN GUIDANCE

Front elevation should be preserved suitably designed. Rear extension could be acceptable. Concrete pantiles should be replaced with clay when next reroofed.

POLICY UNDER ARTICLE 4

Classes to be controlled (see Appendix for details)

Class I 1, 2, 3, 5

Class II 1, 2, 3

ADDRESS GOLDER CLOSE, MAIN STREET, STRELLEY VILLAGE

OWNER The-Trustees of the Swingate Discretionary Trust

TENANT MR A. SMITH

DESCRIPTION:

Three storey late 18th Century brick and slate "L" shaped house with two storey extension at rear. West elevation has double hung sashes, with flat stone arches over to all storeys, symmetrical around central door. Windows are mid-Victorian in style suggesting replacement of earlier ones. Ground floor windows have wing lights to the standard sashes. Extensions over the years have taken place to the east and north elevations to provide additional accommodation. The total affect is very pleasing, although not immediately apparent from the road

SPECIAL FEATURES:

Generally unspoilt brick elevations with decorative brick lintol course at eaves.

DESIGN GUIDANCE

It is important to preserve the unspoilt quality of the west and south elevations and any alterations should be carried out on the more informal east and north elevations. All new work should be carried out in matching materials and in character with the original house.

POLICY UNDER ARTICLE 4:

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3

ADDRESS THE KENNELS, MAIN STREET, STRELLEY VILLAGE

OWNER Mr P. Appleyard

DESCRIPTION:

Old brick and concrete pantile late 18th Century cottage with four original windows and central doorway. Circular window over door likely to be later, insertion. Formerly dog keeper's cottage with range of outbuilding connected with former use. Brick and pantile wash-house curved wall to crew yard. Two brick chimney stacks on gable end. Evidence of blocked windows in gable end. Single storey extension at rear. Modern window inserted. A supreme example of an unaltered brick and pantile 18th Century East Midland cottage .

SPECIAL FEATURES:

Brick kennels and brick wash-house in garden. Half brick arches to ground floor windows and doors.

DESIGN GUIDANCE:

The front elevation should remain unaltered. A suitably designed extension could take place at the rear. Concrete pantiles should be replaced with clay ones at the first opportunity. Outbuilding should be restored to enhance the setting of the building.

POLICY UNDER ARTICLE 4

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3

ADDRESS: RECTORY FARM, MAIN STREET, STRELLEY VILLAGE

OWNER Mr H. Sheehan

DESCRIPTION

Brick and pantile two-storey range of buildings forming two dwellings. Formerly farm buildings to the Rectory now demolished. The building was extensively modernised in 1901 when the formerly blank elevation to the Park had new windows inserted. The present plain tiled roof was carried out at that time. The building was in use as a dwelling prior to 1901 when the north elevation was the principal frontage. The whole range of buildings probably dates back to the mid-18th Century.

SPECIAL FEATURES:

Projecting dogtooth and plain course eaves detail. Northern elevation has 24 paned windows. Triple flue brick chimney stack. Stone boundary wall to Park.

DESIGN GUIDANCE

There is potential for a suitably designed rear extension. The front and side, elevation should be preserved.

POLICY UNDER ARTICLE 4

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3

ADDRESS GARDENERS COTTAGE, MAIN STREET, STRELLEY VILLAGE

OWNER Mr R.C. Hartley (4 Pretoria Villas, Nuthall Road, Nottingham)

DESCRIPTION:

"L" plan two-storey early 20th Century picturesque brick and plain tiled detached cottage with decorative vertical fish scale tiling to first-floor elevations. Roof has overhang and barge boards.

SPECIAL FEATURES

Ground floor bay window.

DESIGN GUIDANCE

The informal character of this building should facilitate extensions to it providing they are in sympathetic materials and do not dominate the existing form of the building. The adjacent outbuilding could be incorporated into the dwelling providing it meets the same criteria.

POLICY UNDER ARTICLE 4

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3

ADDRESS HOME FARM, MAIN STREET, STRELLEY VILLAGE

OWNER The executors of the late Miss E.M. Edge

TENANT MR J.W. BLANT/J.R. BLANT

DESCRIPTION:

The range of buildings consists of a "U" shaped plan of a two-storey brick and plain tile structure with central area covered over to form cow shed. This is subdivided to provide stables, barn and house. (It is reported that once there were several separate dwellings-within the range). The existing house has been extended with hipped roof and brick structure incorporating lintol inscribed "J.T.E. 1860" over window. Ground floor possesses many original small paned windows although there are several later insertions.

SPECIAL FEATURES:

Stone plaque inscribed "J.T.E. 1860"

DESIGN GUIDANCE:

There is great scope for extending or altering this range of buildings providing that they are carried out in a sympathetic manner and constructed in matching materials.

POLICY UNDER ARTICLE 4:

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3

ADDRESS QUARRY HOUSE, MAIN STREET, STRELLEY VILLAGE

OWNER The executors of the late Miss E.M. Edge

TENANT MR J.W. BLAN

DESCRIPTION:

Two-storey brick and plain tiled cottage with later extension. Original symmetrical window layout, central doorway with later brick gable porch. Projecting three course brick storey course. Three brick chimney stacks are externally constructed on gable. Window frames not original but sympathetic. Building formerly had pantile roof with projecting brick parapet. Present roof put on in 1954 when parapets and coping were demolished. Various collection of rear extension dating from Victorian to modern times. An extremely fine example of typical East Midland brick cottage.

SPECIAL FEATURES

Unspoilt front elevation.

DESIGN GUIDANCE:

A rationalization of the rear extension could take place and further extensions suitably designed could be provided on the rear elevation. The front and side elevation should not be disturbed and the overall proportions maintained.

POLICY UNDER ARTICLE:

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3, 5

Class II 1, 2, 3



ADDRESS HOME FARM COTTAGE, MAIN STREET, STRELLEY VILLAGE

OWNER The executors of the late Miss E.M. Edge

TENANT MRS M.G. WASS

DESCRIPTION:

Red brick and hipped plain tiled late 19th Century semi-detached estate worker's cottage. Plan form assymetrical with entrance to Home Farm Cottage on south elevation. First floor accommodation contained within roof space with hipped roofed dormers with horizontal emphasis small paned cottage windows. Front entrance has simple timber gabled canopy.

SPECIAL FEATURES

None.

DESIGN GUIDANCE

Providing that any extension is carried out in sympathetic materials and does not dominate the mass of the existing building, it would be acceptable

POLICY UNDER ARTICLE.4:

Classes to be controlled (see Appendix for details);  
Class I 1, 2, 3, 5  
Class II 1, 2, 3

ADDRESS PARK VIEW COTTAGE, MAIN STREET, STRELLEY VILLAGE

OWNER Mr A. Smith\_

DESCRIPTION

Red brick and hipped plain tiled late 19th Century semi-detached estate worker's cottage with assymetrical plan providing private access on east elevation. Gable dormer in roof; small paned cottage style to all windows

SPECIAL FEATURES

Decorative fish scale vertical tiling to gable end.

DESIGN GUIDANCE:

Providing that any extension is carried out in sympathetic materials and does not dominate the mass of the existing building it would be acceptable.

POLICY UNDER ARTICLE

Classes to be controlled (see Appendix for details);

Class I 1, 2, 3,5

Class II 1, 2, 3

## APPENDIX

1. Extract from Schedule 1 Town and Country Planning General Development Orders 1977-1981.
2. Extract from Policy and Resources Committee Report, 8 December 1980.
3. Extract from Policy and Resources Committee Report, 29 June. 1981.
4. Extract from Council Minutes, 17 December 1980.
5. Extract from Circular 23/77 - Article 4 Directions.
6. Letters in support of Article 4 Direction
  - i) County Director of Planning and Transportation.
  - ii) Nottingham Building Preservation Trust.
  - iii) Nottingham Building Preservation Trust.
  - iv) The Thoroton Society of Nottinghamshire.
7. A short history of Strelley Village.

EXTRACT FROM SCHEDULE 1:

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977-1981

(As amended by THE TOWN AND COUNTRY PLANNING (National Parks, Areas of Natural Beauty and Conservation Areas) Special Development Order 1981)

Class I: Development within the Curtilage of a Dwellinghouse

- "1. The enlargement, improvement or other alteration of a dwellinghouse so long as:
- (a) the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 50 cubic metres or ten per cent, whichever is the greater, subject to a maximum of 115 cubic metres;
  - (b) the height of the building as so enlarged, improved or altered does not exceed the height of the highest part of the roof of the original dwellinghouse;
  - (c) no part of the building as so enlarged, improved or altered projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;
  - (d) no part of the building (as so enlarged, improved or altered) which lies within a distance of two metres from any boundary of the curtilage of the dwellinghouse has, as a result of the development, a height exceeding four metres;
  - (e) the area of ground covered by buildings within the curtilage (other than the original dwellinghouse) does not thereby exceed fifty per cent of the total area of the curtilage excluding the ground area of the original dwellinghouse:

Provided that:

- (a) the erection of a garage, stable, loosebox or coachhouse within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including the calculation of cubic content);
- (b) for the purposes of this permission the extent to which the cubic content of the original dwellinghouse is exceeded shall be ascertained by deducting the amount of the cubic content of the original dwellinghouse from the amount of the cubic content of the dwellinghouse as enlarged, improved or altered (whether such enlargement, improvement, or alteration was carried out in pursuance of this permission or otherwise); and
- (c) the limitation contained in subparagraph (d) above shall not apply to development consisting of:
  - (i) the insertion of a window (including a dormer window) into a wall or the roof of the original dwellinghouse, or the alteration or enlargement of an existing window; or

(ii) any other alterations to any part of the roof of the original dwellinghouse.";

1. The erection or construction of a porch outside any external door of a dwellinghouse so long as

- (a) the floor area does not exceed 2 square metres;
- (b) no part of the structure is more than 3 metres above the level of the ground;
- (c) no part of the structure is less than 2 metres from any boundary of the curtilage which fronts on a highway.

"3 The erection, construction or placing, and the maintenance, improvement or alteration, within the curtilage of a dwellinghouse, of any building or enclosure (other than a dwelling, stable or loose-box, garage or coachhouse) required for a purpose incidental to the enjoyment of the dwellinghouse as such, including the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse, so long as

- (a) no part of such building or enclosure projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;
- (b) the height does not exceed, in the case of a building with a ridged roof, 4 metres or, in any other case, 4 metres;
- (c) the area of ground covered by buildings within the curtilage (other than the original dwellinghouse) does not thereby exceed fifty per cent of the total area of the curtilage excluding the ground area of the original dwellinghouse.";

4

5. The erection or placing within the curtilage of a dwellinghouse of a tank for the storage of oil for domestic heating so long as

- (a) the capacity of the tank does not exceed 1,500 litres;
- (b) no part of the tank is more than 3 metres above the level of the ground;
- (c) no part of the tank projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway.

#### Class II : Sundry Minor Operations

1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure: so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure.

2. The formation, laying out and construction of a means of access to a highway not being a trunk or classified road, where required in connection with development permitted by Article 3 of and Schedule I to this order (other than under this class).
3. The painting of the exterior of any building or work otherwise than for the purpose of advertisement, announcement or direction

## REPORT OF DIRECTOR OF PLANNING &amp; DESIGN

STRELLEY VILLAGE ARTICLE 4 DIRECTION

At the last meeting, Report no. 153/80 was deferred until a public meeting had been held to consult the people living at Strelley. The meeting was held on 24 November 1980, attended by about 40 people from the village. Representatives from the City and County Councils were present.

To open the meeting, the situation of the village was summarised, together with a justification for considering extending planning control and a fairly full explanation given of the implications of accepting the Article 4 Direction for individual occupiers. An explanatory note was also circulated together with the slide show previously shown to this Committee.

Concern was expressed at the meeting about the future of the village and the surrounding area as a result of the break-up of the Edge estate. Before committing themselves on further planning restrictions, the villagers wanted, reassurances that the same vigorous controls would continue to apply to the surrounding countryside. In response, it was explained that the Sketch Plan Green Belt would soon become statutory which would provide adequate protection. While no assurances could be given as to where the 190 hectares of land for housing development would be allocated, it was made clear that it was unlikely to be in the vicinity of the village.

The meeting unanimously accepted the proposal for an Article 4 Direction and was then asked its view on the area it should cover. There was considerable support for the controls to extend over the whole of the area of the former Edge estate but, after it was explained that the Secretary of State would be reluctant to consider such a large area, most of which would have the full protection of Green Belt policy, it was unanimously accepted that the Direction should cover the Conservation Area.

Given the very strong local support for this proposal, which is likely to be endorsed by the City Council, I would recommend acceptance of Report 153/80.

Recommended

1. That the Council carry out all necessary procedures to give effect to a Direction under Article 4 of the Town and Country Planning General Development Order 1977 with respect to development under Classes I and II for the Strelley Conservation Area.
2. That the City Council be requested to make a similar Direction for that part of the Conservation Area which lies within the City.

STRELLEY VILLAGE

At the meetings of the Policy & Resources Committee held on 27 October and 8 December 1980, it was decided to pursue a Direction under Article 4 of the Town and Country Planning General Development Order 1977 with respect to development under Classes I and II for the Strelley Conservation Area. (Reports nos., 153/80 and 176/80 attached).

Members were advised at that time that the Department of the Environment had commented informally that the Secretary of State is generally unwilling to confirm the Listing of any existing buildings unless under direct threat of alteration or demolition and that, on the question of protection of the village, the Department had advised the use of an Article 4 Direction.

Following the decision of the Council to seek a Direction for the whole Conservation Area, a detailed survey of all buildings and land has been carried out, as a result of which it is abundantly clear that the only threat in realistic terms relates to the buildings. With hindsight, it is clear to me that, in light of the powers available to control development through its Conservation Area status, Green Belt status and abundance of Tree Preservation Orders, the Secretary of State would be unlikely to confirm an Article 4 Direction for the whole of the Conservation Area and this view is echoed by the Department of the Environment. Furthermore, the Department advise that, once submitted, the Secretary of State has no power to amend a proposed Article 4 Direction and, in light of the evidence collected in support of our case, they are of the opinion that the present proposal would be rejected. However, in view of the public support and the quality of the buildings within Strelley, the Department of the Environment has indicated that an Article 4 Direction covering the buildings within the Conservation Area, excluding those already Listed, rather than the whole of the area of the Conservation Area would have more chance of success. I attach a plan indicating the location of these buildings.

Recommended.

That Resolution (i) of Council Minute 82/80 of the Policy & Resources Committee be substituted by the following:

"That the Council carry out all necessary procedures to give effect to a Direction under Article 4 of the Town and Country Planning General Development Order 1977 with respect to development under Classes I and II for the buildings numbered 7 to 27 on the attached plan, numbered ST1, at Strelley."



82. STRELLEY VILLAGE - ARTICLE 4 DIRECTION

At the meeting of the Committee held on 27 October 1980 it was agreed that consideration of Report No 153/80 be deferred until a public meeting' had been held in Strelley.

A public meeting had been-held to ascertain the strength of local support to the submission of an application for an Article 4 • Direction and the notes recording the deliberations of that meeting were contained in Report No' 176/80.

RECOMMENDED

- (i) That the Council carry out all necessary procedures to give effect to a Direction under Article 4 of the Town and Country Planning General Development Order 1977 with respect to development under Classes I and II for the Strelley Conservation Area.
- (ii) • That the Nottingham City Council be requested to make a similar Direction for that part of the Conservation Area which lies within The City.

Extract from Circular 23/77  
Appendix D to Circular 12/73  
Article 4 Directions

Conservation Areas

3. If conservation is to be fully successful, public support and co-operation must be enlisted, and as stated in paragraph 15 of the memorandum to M.H.L.G. Circular No. 53/67 (W.O. Circular No. 48/67) authorities should consider how this can best be obtained. In the first place they should ensure that the public know what is of value in the area, what things may go wrong, and where advice on the right course of action may be obtained. In some instances the necessary co-operation may be less likely if designation is followed almost immediately by a proposal to impose further planning restrictions in the area; in others the majority of local residents may welcome statutory control as a protection against less co-operative neighbours.

Unless there are some obvious and immediate reasons for it, a direction should not be made until it is clear that adequate public co-operation in the improvement of the area will not be forthcoming.

4. Although in general, the Secretary of State will be favourably disposed towards approving an Article 4 direction relating to land included in a conservation area, it must be emphasised that the existence of a designated conservation area is not, in itself, automatic justification for a direction. A special need for it must be shown. This may be done by reference either to known threats to the character of the area from 'permitted development', or to pressures which could create such threats in the future. Where there is no threat known or potential, the question of need may be satisfied if the authority can show how a direction would assist a positive policy which they had adopted for improving the environment of the designated area including the improvement by the appropriate authority of street furniture.

5. Where an authority are satisfied that a special need exists they should then determine the minimum control (that is, by reference to the classes in the General Development Order) which they consider is needed to deal adequately with the threat or to assist their policy of improvement. Classes which cannot be relevant, e.g. Class I where there are no dwellinghouses or Class VI where there is no agricultural land, should not of course be included. The boundary should be drawn as selectively and tightly as possible and should not automatically follow the boundaries of the conservation area: the direction should include only the particular part or parts of the area in which the threat of harmful "permitted development" can actually arise. There is, of course, no need to define different boundaries for different classes of development.

6. A proposal to control external painting (Class II.J) will always call for specially careful examination. Since colour is more than most other matters one of 'taste', a good case is needed for bringing painting within control. Much depends upon the characteristics of the architecture in the area. There is a stronger case for a direction in an area with a formal townscape, where continuity of form and colour is an essential part of the local character, than in areas where the buildings are of a variety of styles and forms. Because of the provisions in section 22(2) (a) of the Town and Country Planning Act 1971 external painting will not always be development. If it is not, it cannot be brought under planning control even by an Article 4 direction. However, in so far as painting involves development permitted by Class II.3, it can be included in a direction if it can be shown that uncontrolled painting would be

harmful. Where an authority wishes to include painting in a direction it will help if it can show that it has prepared a colour code or has selected a suitable range of colours for the group of buildings. But advance publication of such a code might well precede the application for a direction as part of the essential public relations process which must follow the designation of a conservation area.

**Planning and Transportation  
Department**

**Nottinghamshire  
County Council**

**Trent Bridge House**  
Fox Road West Bridgford  
Nottingham NG2 6BJ  
Telephone (0602)866555

your ref  
.SJD/DMJP/414/02

our ref  
S.GAT/PSP/7000.5.3

please ask for

Director of Planning and Design,  
Broxtowe Borough Council,  
Broadgate House,  
Beeston



tel ext

date

Class

**23rd** September, 1980

Dear Sir,

Strelley Village Article 4 Direction

Thank you for your letter of 11th September inviting comments on the proposal to make an article 4 direction in respect of Strelley Conservation Area.

When Strelley was designated a Conservation Area it was in the knowledge that the control of the village was rigidly exercised by the Estate to a degree beyond that covered by Town Planning legislation.

I would therefore strongly support the making of an article 4 direction which would enable some of the control exercised by the Estate since 1651 to be continued.

An indication of the need for some control is the garish orange plastic sign for PARFEC at the entrance to Strelley Hall. The control you propose will ensure such things are in character.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'D. Stum' or similar, written in a cursive style.

for Director of Planning and Transportation.

# NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LIMITED

Secretary: Dr. R. Middleton, M.A.

(Meg 51 red with the Civic Trust)

Link House, 110 Mansfield Road, Nottingham NG1 3HL

Tel: 53681/2 (STD 0602)

29 July, 1920

Dear Mr Leech,

## Strelley Village

In response to your letter of 8th July, the Chairman of the Trust, Professor M W Barley, has prepared the following statement.

Strelley Village constitutes a unique element in the Nottinghamshire Heritage and for this reason it is unusually important that it should be conserved.

You may care to note that in the Shell Book of English Villages, published in May last, it is described as "absolutely unspoilt because two families who have owned it – the Strelleys and the Edges – have kept time and change at bay". Such words as "unique" and "absolutely unspoilt" are used in their strict sense.

The estate village, that is, the village belonging entirely to one landowner, is a distinctly English phenomenon; there are several others in the country, e.g. Thrumpton, Bunny and Budy. In most, there has been a certain amount of recent development, so that the historic and homogeneous quality has been either somewhat diluted or seriously reduced. This has not happened at Strelley, and must not be allowed to happen.

Broxtowe Borough Council will presumably be willing to use its clear powers to prevent new development, and to conserve the natural, as well as the built, environment.

I would anticipate that the greatest difficulty will arise in respites of permitted development. We are all too familiar with the damage being done at the present time by small changes – under the guise of repairs or improvement – to traditional buildings. The Georgian cottages at Milford, Derbyshire have been completely spoilt since they were sold off to tenants by the Strutt estate: new windows and doorways, etc. have totally destroyed the visual quality of uniformity. A way must be found to prevent this at Strelley.

The Council should make a complete photographic record of the village and its buildings, if this has not already been done. The Council must also be prepared to insist that where roofs, windows, doorways, etc. need

Cont

Chairman PROFESSOR M. W. BARLEY, M.A., F.S.A.  
Vice-chairman Councillor MRS. I. M. SKIAVING, JP.  
Treasurer MR. J. FARRER, I.P.F.A., F.R.V.A.

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No. 897822

attention, any repair Or replacement should copy existing features. This may well, I suppose, make it necessary for the Council to consider making grants to owners to ensure complete conservation.

I am sure that the Trust would be glad to advise on technical aspects of conservation if called on to do so.

Yours sincerely,

R. Middleton  
Secretary

C.W.Leech, Esq.,  
Assistant Director - Design Services,  
Broxtowe Borough Council,  
Planning and Design  
Broadgate House,  
BEESTON

# **NOT-TINGHAMSHIRE BUILDING PRESERVATION TRUST LIMITED**

Secretary: Dr. R. Middleton, MA

(Registered with the Civic Trust)

Registered Office:

Link House, 110 Mansfield Road, Nottingham NG1 3HL

Tel: 53681/2 (STb 0602)

Your ref.

Our ref.

5th January, 1981

Dear Mr Mather,

## Strelley Village

I understand that Broxtowe Borough Council has raised the suggestion that an Article 4 Direction be taken out to safeguard the unique character of Strelley Village, and that you are currently seeking views on the matter.

The Trust would very much like to see Strelley protected by such a Direction as otherwise we fear that the pressure for development may lead to gradual erosion of the character of the village. I should be grateful if you would take these views into account.

Yours sincerely,

R. Middleton  
Secretary

Mr. R. Mather,  
Chief Planning Officer,  
Broxtowe Borough Council,  
Broadgate House,  
Broadgate,

Nottingham.

# THE THOROTON SOCIETY OF NOTTINGHAMS' HIRE

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Honorary Secretary:

**M. G. DOBBIN'**

Telephone: NOTTINGHAM 609384

KAS/KB D/202/05/09

The Director,  
Planning and Design,  
Broxtowe Borough Council,  
3roadgate House,  
Beeston, Nottingham NG9 2GH

Dear Sir,

Thank you for your letter of the 8th July.

This Society shares your concern that the village should continue to remain unspoilt, and we hope safeguards may be found to conserve its present quality.

Strelley village is already a Conservation Area, and we suggest as a measure of special control, that no alterations of any kind to the structures of present buildings or garden walls be permitted without specific planning permission. This will help to avoid houses being spoiled by the kind of 'improvement' that owners are allowed to make as 'permitted development'. The number of houses involved is very few; and we imagine this will not cause undue difficulty.

Whilst we appreciate trees are protected in a Conservation Area, as so much of the area's charm depends on them, permission for lopping or felling must be very strictly controlled, and a close supervision exercised to prevent any unauthorised work.

When planning approval was given for the use of the Hall as offices, we raised through Nottingham Planning Department whether the stables and the game larder were to be preserved. It is appreciated now that the stables are listed, but we enquired if the inside of these interesting early 19th century stables had been recorded photographically.

We know you will be watching this aspect, but the thought occurs to us that great care will require to be exercised in permitting any in-filling.

Historically Strelley village and the estate has existed as a quiet backwater in the ownership first of the Strelley's, a notable family who lived here from medieval times, when the Nottinghamshire branch died out, and then the Edge's acquired the estate, and have lived here for the last 300 years.

Yours sincerely,

Honorary Secretary.



## HISTORY OF STRELLEY VILLAGE

The history of the **village** spans nine centuries and during that time was under the ownership of, firstly the Strelley family and then, the Edge family.

The village name has changed through the centuries, the earliest name known being Stradlegh, then Stradley and subsequently Straley. Place name experts agree that the name perpetuates memory of a lost Roman way. The Latin word for "way" being strata via - shortened by the Saxons to "stret" or "straet" has been converted into "street" in more modern times. The suffix originates from the Anglo Saxon word "leah" meaning a clearing, hence: "straetleah". In the absence of records it is presumed that Saxons travelling along a road rested at a certain spot and hewed down timber for huts and a stockade thus making the "ley" reduced the land to tillage and formed an early settlement in the 6th or 7th century.

The village emerges out of obscurity after the conquest, by that time three manors had been carved out, they were not large and of small value. Two of them had been granted to William Peveril by the conqueror the King retaining the remainder himself. There is mention of the village in the Domesday Book and although no church is listed there may have been one. In existence in Roman times as Godwin the priest is said to have held Peveril land in 1085. From the time of Henry I (1100-1135) to the reign of Charles II the village gave name and residence to a family of the highest respectability and immense property. They held it until the late 17th century. Much of the early history is concerned with the family's exploits and misfortunes.

The first mention of a Strelley in the records is Walter de Stradlegh and his son Samson de Stradley in 1100. Samson de Stradley joined John, Earl of Nottingham (King John) in a rebellion against his brother Richard I and as a result lost certain amount of property; but this action was eventually awarded with manors when King John came to the throne. In the early part of the reign of Henry III, Samson's grandson Robert de Strelley was taken to Kenilworth in 1265 for being on the side of Simon de Montford.

The family participated in many rebellions. Robert's successor was called upon to aid Edward I in 1297 in a war with the Scots and with his brother Philip, founder of the Strelleys of Woodborough, they led out as many of their retainers as possible against Wallace. In 1299 Sampson de Strelley was convicted of adultery and in 1300-1 the rector of Strelley was cited to appear in St Mary's Church, Nottingham, the nature of the offence is not stated but it is believed to be not insignificant. Sampson died in 1301 possessing a manor with a park, capital messuage with a dovecote and windmill. His son, Sir Robert, took part with the Earl of Lancaster against the misrule of Edward II, but was pardoned in 1312. He **was** involved in several law suits and may be considered to be the originator of the almost continuous legal action which after many years brought the family to ruin.

His successor was **Sir Sampson** who in 1356 built Strelley Hall and the church. He was granted a license to allow the parishoners to use his private chapel

while the church was erected. He died in 1499 and the porch of the church he built remains almost intact, the fine alabaster monument in the centre of the chancel covers is believed to contain his ashes and those of his wife. His grandson Robert fought at Agincourt in 1415 and received a Knighthood on the field of battle. Another Sir Robert fought for Henry VI in the Wars of the Roses and when the Yorkist Edward IV finally triumphed, the manor of Strelley and his other possessions were seized. Sir Robert eventually made peace with the King and in 1472 was reinstated with his lands, he died in 1487 and a fine brass commemorates him.

John Strelley died in 1501 and his son John died in 1535 without a male heir. His land was divided amongst his four daughters and the manor went to Sir Nicholas, his nephew. A series of claims and law suits followed culminating in the reign of James I and reducing the family to financial ruin in Charles III time. Sir Nicholas developed the mines at Strelley during the 16th century but an argument with Sir John Willouby over the disposal of unwanted water was taken to the Star Chamber. The outcome of the case is not clear but it is believed that a compromise was reached or a pecuniary settlement made.

The population of Strelley is recorded as being 137 inhabitants in 1607 84 adults and 53 children under 16 (Thoroton Society Transactions X/VI, 14).

The partition of the estates had reduced the lords of Strelley from their former affluence and interminable law suits diminished Sir Nicholas; Coal was produced, Belvoir Castle took 200 loads per year but the mines deteriorated and he could not afford their upkeep. In 1620 George Strelley who gave Bulwell a free grammar school which still stands close to the market place was giving bonds, probably to stave off the foreclosure of mortgages and at about that time "Strelley Cartway was so fowle that few carriages can pass". The pits were let on lease and London merchants obtained an interest in them, but the trouble increased and when the court of Chancery appointed arbitrators difficulty arose in enforcing their award. The possession of Strelley had been disputed for a long time and Mrs Hutchinson, in the memoirs of her husband Colonel John Hutchinson, tells how her husband helped young George Strelley to recover part of his property from Colonel Francis Hacker whose father had been Strelley's stepfather and trustee. Eventually, Nicholas Strelley held lordship and unable to afford the upkeep of the Hall worked in Nottingham as a glass-blower. The sequence of events leading to the downfall of the Strelley family is described by Thoroton in 1676:

"This manor hath been the inheritance of lawyers most of my time and for some space before. It is now possessed by the posterity of Alianor who was married to Sir John Mitchell, one of the masters of Chancery in King James' time, who notwithstanding all his law and power, could never get it in his own time from Nicholas Strelley." He tells that the last of the Strelleys of Strelley "lives now in Nottingham upon some ingenious manufacturers of glass which he spins and orders very commendably" and he added that "coals, the chief profits of Strelley are not now so plentiful as formerly".

The Strelley Estate was purchased by Ralph Edge in about 1678 - he was town clerk of Nottingham and had been Mayor in 1664, 1671 and 1678. He died suddenly in 1684 and was buried in Strelley Hall. The next Ralph Edge of Strelley also served the office of the Sheriff of Nottingham in 1709, the

office was served by another Edge in 1760 and finally by Thomas Webb Edge

in 1804. Thomas Webb Edge died at his shooting seat near Richmond in Yorkshire on 20 August 1844 and was succeeded by James Thomas Edge, his nephew, then a minor, the son of Major Hurt of Wirksworth. The late Miss Edge of Strelley took over the Estate in the 1890s after the death of her father.

The Archbishop Herring visited the village in 1743 - visit which revealed a few interesting facts about village life. The visitation stated that there were 4 families in the parish - one of non-conformists but no other dissenters. The Reverend William Goodday **who** had been instituted in 1728 stated that there was no other charity school in the village other than the one established that year by two private persons for the maintenance of a widow who taught 12 children to read and write. There was the benefaction for the maintenance of Church Fabrics and the parson who lived in the parsonage house had no curate. He found parents too slack about sending children to be catechised. Sacrament of the Lords Supper was administered four times a year - the number of communicants approximately 50. (Yorkshire Archaeological Society (Record Ser) IX.XVII (1930) 142-3)

In 1744 Richard Smedley bequested £5 for a master to teach 18 to 20 boys who were old enough to play battledore. (Report of the Charity Commissioners (1829), 402)

Thomas Webb Edge rebuilt the Hall between 1789 and 1793 to the east of the old one but incorporated a medieval tower with very thick walls; it is described in Fyfes Rambles as "a plain country mansion sweetly situated amongst some well grown wood of about its age. In the rear is a capacious square of offices with immediate access to the public road enclosing a horsepond. Its pleasure ground, under plantation in the time of Throsby are **now** as beautiful as the author predicted they would become.

The coal industry **was** then dwindling and the scattered village was noted for its rural appeal but most of the park had been split up into farms. The remaining portion near the hall containing in the Broad Oak Plantation the famous oak that gave the clearing its name. Some enclosures were made in 1808 but the Edges probably did some earlier enclosing for which Parliamentary Saction was not obtained. Around 400 acres were enclosed (Parliamentary land enclosures in Nottinghamshire 1743-1868, William Edward. Tate 1935 (published by Thoroton Society Records Vol V))

The church was renovated in the 19th century. In 1820 the chancel roof which dated from the reign of James I was renewed and the nave roof in 1855. In 1854 the fabric was reported to be in excellent condition. When the church was restored in 1896 the monument of its founder of 1356 was carefully restored. It was falling to pieces, but the fragments have been preserved and thus was saved the finest existing example in the county "of the monumental work of the far famed alabaster workmen of medieval Nottingham". The building presents many features of historic interest including brasses, a square leaded window of 1390, heraldic glass, an ancient font large enough for immersion, a partly Jacobean pulpit and notable memorials of Edges and Strelleys. The most important piece is a tall richly carved oak roodscreen, which remains much as it was at its erection in 1490 - though it has lost its roodloft floor and is less than half the original length if the theory is correct that it formerly stretched across the aisles as well as the nave.

The population of Strelley in 1801 **was** 250, by 1831 it had increased to 426

but afterwards rapidly declined with the present century opening with 205, 197 recorded in 1911, and the 1931 census recording 151. Special labour requirements in railroad or colliery works may have accounted for the rises and peaks in population.

In the early reign of Queen Victoria, Strelley comprised 1080 acres and the population was 284. An infant school was built by Mrs Edge in 1840 and in 1811 the rectory house was taken down when it was incorporated with Bilborough. A well known Victorian landmark was the post-mill on Breeze Hill said to have been removed from the Forest Ridge at Nottingham. Brick **ovens** for baking bread by gorse and sticks were still much used by the villagers.

Up until the early 1900s there was a pilgrims' way from Nottingham to Dale Abbey which was paved with local stone, from Trent Bridge it proceeded across the town by Aspley and Strelley to Cossall and Dale Abbey. In 1906 the old stone paving was removed at Strelley during the operations for laying a new water supply.

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GW/SJD  
22.4.81