

# 2 : Management Plan

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

## Part 2 : MANAGEMENT PLAN

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

The character appraisals, covered in the first part of this document, have set out to analyse and define the nature of the special architectural or historic interest which warranted designation of The Park as a conservation area. This has not been seen as an end in itself and management guidance has been prepared to establish means by which the objectives of preserving and enhancing the unique character and appearance of The Park, as identified in the appraisals, can be pursued. The special character and attraction of The Park is at risk both from small scale incremental changes to existing buildings and from further pressure for new development, stimulated by qualities which made this an attractive area in the first place, including new dwellings, conversions and large extensions. This Management Plan addresses these and other issues by:

- 2.1 Providing Council planning guidance specifically for development in The Park conservation area, within the framework of the Nottingham Local Plan and to be applied where developments require planning permission.
- 2.2 Including a schedule of existing planning controls that contains guidance on those aspects of the existing planning regulations that Park residents are most likely to encounter. Residents are encouraged to talk to the Planning staff early to establish whether they need approval and to discuss the details of their proposals.
- 2.3 Suggesting a pro-active role for The Park Estate Company, as partners with the Council, in safeguarding and enhancing the conservation area. Potential action by the Park Estate could include developing a comprehensive long term landscape and streetscape plan plus ideas for increasing residents' awareness and appreciation of the character and appearance of the original estate houses and their setting by preparing more detailed local 'area' plans, an architectural commentary on each pre 1914 house, highlighting problems with inappropriate repairs and alterations and by publicising good building practice.



Infill development in garden of original house



Significant change?

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

### Primary guidance

- a) There will be a presumption against further loss of original estate houses, original garden areas, original boundary walls, tree lined streets and open spaces, which have created the special interest which warranted designation of The Park as a conservation area and which continue to contribute positively to its character and appearance.
- b) General Local Plan policies relating to Layout and Community Safety (BE2), Building Design (BE3), Landscape Design (BE5), Demolition of Listed Buildings (BE9), Development within the curtilage or affecting the setting of a Listed Building (BE10), Alterations and Extensions to a Listed Building (BE11), Development in Conservation Areas (BE12), Demolition in Conservation Areas (BE13) and Archaeology (BE15, BE16, BE17) are also relevant with respect to any development in the conservation area.

### New buildings

- a) There will be a presumption against proposals to demolish and replace any of the remaining original estate houses (pre-1914) that have been identified as continuing to contribute positively to the character and appearance of the conservation area.
- b) The original estate houses, set within their original garden areas are the key elements which define the special architectural and historic interest in The Park. There will be a presumption against any proposals for new development in the original gardens which undermine this historic relationship.
- c) Applications to replace those post 1914 buildings which detract from the character and appearance of the conservation area will be encouraged, if the proposed replacement buildings would not adversely affect the setting or amenity of any original estate houses and gardens and the new development would result in enhancement of the conservation area.
- d) All applications to construct new buildings will be considered in the context of their impact on the settings of existing buildings and the overall character of the conservation area. Proposals will be considered on their merits but there will be a presumption against new buildings which rise above the prevailing height at any given ground level.
- e) The Council does not wish to prescribe the design, massing, scale or use of materials for new development, but will seek to ensure that the

prevailing character of the original estate houses in terms of landscaped setting, building density, scale and traditional use of materials is not compromised and remains predominant.

### Alterations and extensions to buildings

- a) There will be a presumption against alterations and extensions to original estate houses (pre-1914) that fail to respect the form, fabric, setting, character and appearance of the building. The original house should remain visually distinct and predominant over any possible later additions.
  - b) There will be a presumption against proposals to alter or extend post 1914 houses where the proposal would adversely affect the setting and amenity of adjacent original estate houses and gardens and would thereby be detrimental to the character and appearance of the conservation area.
  - c) Where the existing house is identified as detracting from the appearance and character of the conservation area there will be a presumption against proposals to alter or extend the building where the proposal would exacerbate the existing detrimental impact.
  - d) There will be a presumption against the alteration or extension of outbuildings / garages within the curtilage of original estate houses to form separate dwellings unless a proposal can demonstrate that an altered or extended building would not undermine the character of the original house and garden by over intensive development, inappropriate scale, form and use of materials, significant subdivision of original garden spaces or loss of streetscape value including original boundary walls, gates and mature garden planting.
- ### Flats and maisonettes
- a) Proposals to alter or extend original estate houses (pre-1914) associated with proposed flat conversions, or increasing the number of flats, will be considered under the criteria set out in paragraph a) of Alterations and Extensions above.
  - b) There will be a presumption against the additional provision of car parking spaces and vehicle access points unless a proposal can demonstrate that this would not be detrimental to the character and appearance of the original estate house, garden or boundary walls.

### Streetscape and open spaces

- a) There will be a presumption against the removal, breaching or any other alteration of original boundary walls and gateways unless a proposal can demonstrate that this would not be detrimental to the appearance of the wall in the street scene or would adversely affect the setting of original estate houses.
- b) Although a number of original garden walls and gate piers have been removed, altered or inappropriately repaired, many of the original brick and stone garden enclosures remain. These prominent walls, shielding the private gardens from the adjacent roads, form an integral part of the design and setting of the original house and together with mature garden planting and pavement trees help create The Park's distinctive streetscape character. Any proposals that would lead to the loss or partial loss of any of these key elements would seriously affect The Park's special interest and would be resisted.
- c) The prominent open spaces between buildings formed by the Circuses, 'The Paddock', and the sports and recreation areas in the 'Bowl' are a key element in The Park's distinctive townscape interest. There will be a presumption against any development in these areas that would undermine this vitally important contribution.
- d) Where original gardens have been converted to car parking areas in the past, there will be a presumption in favour of proposals which allow the restoration and appropriate re-landscaping of these areas, subject to other aspects of the proposal being satisfactory.

### Development outside The Park boundary

- a) Proposals for development outside but close to the boundary of The Park conservation area will be considered in respect of their impact on the setting of the conservation area and on views into or out of the conservation area. There will be a presumption against the demolition of buildings in adjoining conservation areas which are important elements on views into or out of The Park.

### Caves

- a) Caves of varying ages are a traditional feature of the historic City Centre and there are fine examples within gardens in The Park. There will, therefore, be a presumption against new development which would result in the infilling or permanent blocking of unlisted caves within the conservation area.



Unsympathetic repairs and alterations



Unightly repairs and alterations



Park Steps : Landscape detail

## 2.2 EXISTING PLANNING CONTROLS

The general planning issues that are covered apply equally to owners of houses and to freeholders or leaseholders of flats and maisonettes. However, the rules that say when an application for planning permission is needed currently differ according to whether a house is in single accommodation or is subdivided into flats or maisonettes. Covenants or other restrictions to the title of a property, or conditions in a lease, may require someone's else's agreement before carrying out some kinds of work to the property. This may be the case even if there is no need to apply for planning permission and should be checked beforehand.

Consent required under Building Regulations is a separate matter from planning permission. These regulations prescribe minimum standards for health and safety and apply to most new building work, certain changes of use of existing buildings and any building work over a sewer or drain. The City Council's Building Control Department will advise on whether Building Regulations approval is required and how to apply. Most of the trees in The Park are protected by a tree preservation order or because they are in a conservation area. This means that consent is needed from the City Council to prune or fell them.

The following information gives general guidance on the main types of work for which planning permission, listed building consent or conservation area consent are required. If in doubt about whether or not an application is needed the Planning Services section within the City Development Department at the City Council, should be contacted for more detailed advice.

The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). The term 'highway' includes all roads and footpaths.

### Houses in single occupation

#### a) *Extensions*

An application for planning permission is required to extend or add to an 'original house' in any of the following circumstances:

- The volume of the 'original house' would be increased by more than 50 cubic metres or 10% (whichever is the greater) with a maximum limit of 115 cubic metres in the latter event.
- Any part of immediately next to it and within 2 metres of the boundary of the property.

- The extension would be higher than the highest part of the roof of the 'original house'.
- More than half the area of land around the 'original house' would be covered by extensions, additions or other buildings.
- An extension would be nearer to the highway than the part of the 'original house' nearest the highway unless the extended house would still be at least 20 metres away from the highway. (See separate rules for porches below)
- Any alteration to the roof.
- If the house is a listed building any extension will also require Listed Building Consent.

#### b) *Adding a porch to a house*

A planning application will be required if any of the following cases apply:

- The porch would have a ground area, (measured externally), of more than 3 square metres.
- The porch would be higher than 3 metres above ground level.
- The porch would be less than 2 metres away from the boundary of a house with a highway.
- If the house is a listed building any porch will also require Listed Building Consent.

#### c) *The construction of, or alteration to, buildings and other structures on land within the curtilage of the house.*

A planning application will be required if any of the following cases apply:

- The new building or structure would have a volume of more than 10 cubic metres.
- The new building or structure would be more than 3 metres high, (or 4 metres high if it has a ridged roof), measured from the highest ground next to it.
- The new building or structure would be nearer to any highway than the nearest part of the 'original house', unless there would be at least 20 metres between the new building and any highway.
- The new building or structure is to be used for purposes not incidental to the enjoyment of the house.
- The house is a listed building.

**d) Satellite dishes**

Planning permission for installing a satellite dish will be required in the following cases:

- More than one dish per house
- To a house if the diameter of the dish exceeds 90cm
- To a chimney stack of a house
- Above the highest point of the roof
- On a wall or roof slope fronting a highway
- On a house exceeding 15 metres in height
- If the house is a listed building any satellite dish will require Listed Building Consent.

**e) Telecommunications apparatus**

Clarification on the need for planning permission to install telecommunications antenna should be obtained directly from the City Council Planning Department.

**Houses divided into flats or maisonettes, purpose built apartment buildings and commercial premises.**

Unlike single accommodation houses, properties of this kind do not benefit from any kind of 'permitted development' allowances. Therefore, the following would require planning permission.

- a) Any extensions (including porches)
- b) Any alterations to the exterior of the existing building which would materially affect its appearance.
- c) Any new buildings or structures within the curtilage of the property.
- d) The installation of satellite dishes.
- e) The provision of a hard surface for any purpose (e.g. car parking) within the curtilage of the building.

**All properties**

A planning application will be required in the following cases:

**a) Fences, walls, gates and other means of enclosure**

- The erection of, or alteration to, a fence, railing, wall or gate within the curtilage of a listed building.
- The erection of, or addition to, a fence, wall, gate or railing over 1 metre high next to a highway used by vehicles, or 2 metres high elsewhere.

- Conservation Area Consent will be required to demolish a fence, gate or wall or railing over 1 metre high next to a vehicle highway or public open space, or over 2 metres high elsewhere.

- Listed Building Consent will be required to demolish any historic means of enclosure to the curtilage of a listed building.

**b) Alterations, repairs, maintenance and decoration**

- Listed Building Consent will be required for any internal or external works to a listed building or for works to historic structures within the grounds of a listed building which would affect its character.
- Planning permission will be needed before cladding the outside of a building with stone, tiles, artificial stone, plastic or timber.

**c) Demolition of buildings**

- Listed Building Consent will be required to demolish all or part of a listed building and historic ancillary buildings within the curtilage of a listed building.
- Conservation Area Consent will be required to demolish a building with a volume of more than 115 cubic metres.

**Trees**

- The City Council's consent will be required to prune or fell trees protected by a tree preservation order.
- The City Council requires 6 weeks prior notification of any proposed works to other trees whose trunks are a minimum of 7.5 centimetres in diameter measured 1.5 metres above ground, or 10 centimetres in diameter if the work involves thinning to help the growth of other trees.



Unightly rendered boundary walls

### 2.3 ACTION PLAN (NOTTINGHAM PARK ESTATE LIMITED)

Developing a pro-active and educational role for the Park Estate Company by identifying conservation issues in which it could practically participate by the preparation and distribution of further information. Opportunities may include the following :

- a) The preparation of a simple leaflet that highlights the increasing problem of small scale but damaging change caused by unsympathetic alterations and repairs.
- b) The preparation of a landscape master plan for The Park to secure its long term future. This would highlight the potential for 'opening up' views over the Estate from Castle Rock and focus on the importance of the landscape setting and the topography on its character, revealing the vital contribution made by the specific features including trees, open spaces, green spaces, hedges and other natural or cultivated elements. The importance and distribution of trees as individuals or groups would be assessed as well as condition, lifespan and problems, (e.g. possible structural conflicts with boundary walls), so that a long term strategy for maintenance and replanting could be agreed and developed.
- c) A study which could examine ways in which the unsightly timber boarded enclosure of the 'Bowl' recreational areas might be improved. Security, safety and maintenance issues would need to be considered in conjunction with alternative designs for fencing, hedging or railings etc., which offer the opportunity of some transparency allowing views across the 'Bowl' area from Clare Valley, Tattershall Drive, Tennis Drive and Tunnel Road.
- d) The identification of unsightly elements in the street scene which are particularly conspicuous and contribute to a loss of character in the area. Problems may include prominent original brick boundary walls which have been rendered, obtrusive groups of garages or missing street trees etc. This identification together with suggested remedial measures may help building owners and occupants to recognise and address the problem.
- e) A review of street furniture to assess condition, appearance, performance, design consistency, impact on the landscape and possible improvements.
- f) Historical investigation identifying the range of paints and colours that were used on the original estate houses together with a study showing the unsightly impact of the contemporary use of some paints and colours particularly on post 1914 buildings.
- g) The preparation of sector plans which analyse the townscape values of smaller areas of The Park in further detail. This would involve a series of plans showing all parts of The Park at a larger scale and provide relevant conservation information related to individual plots. This could include the location of listed buildings; original estate houses and gardens; houses by prominent architects; original garden walls facing roads; archeological features; street trees; prominent landscaping in gardens; public spaces; streetlights; signs; road and pavement surfaces; important vistas and negative factors.
- h) An architectural 'directory' of all pre 1914 original estate houses summarising the particular styling and features of each house, its historical background plus a commentary on changes that may have compromised its architectural integrity or revealed opportunities for enhancement through restoration.
- i) To encourage the improvement of open spaces to promote use by residents and to improve general amenity.



Unsightly painted brickwork

# 3 : Appendices

## 3.1 SCHEDULE OF LISTINGS

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

**Barrack Lane**

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

**Castle Grove**

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

**Cavendish Crescent North**

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

**Cavendish Crescent South**

- No.13 and attached boundary wall

**Clumber Road East**

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

**Derby Road**

- Nos. 119 and 121 and attached boundary wall and railings
- Nos. 123 and 125 Nottingham First Spiritual National Church and attached wall and railings
- Nos. 126 and 128
- Nos. 145 and 147 and attached railings
- + Nos.149-157 (odd) and attached railings Derby Terrace

**Huntingdon Drive**

- Nos. 3 and 4 and attached external corridors

**Lenton Road**

- Nos. 1 and 3 Castle Rising (3) and attached area railings
- Nos. 5 and 5A Castle Bank and attached boundary wall
- Nos. 7A Park Estate Office

**Newcastle Circus**

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

**Newcastle Drive**

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

**North Road**

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

**Park Terrace**

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

**Park Tunnel**

- Park Tunnel

**Park Valley**

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



39 Newcastle Drive

- No.25 and attached coach house and boundary walls

#### **The Ropewalk**

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

#### **South Road**

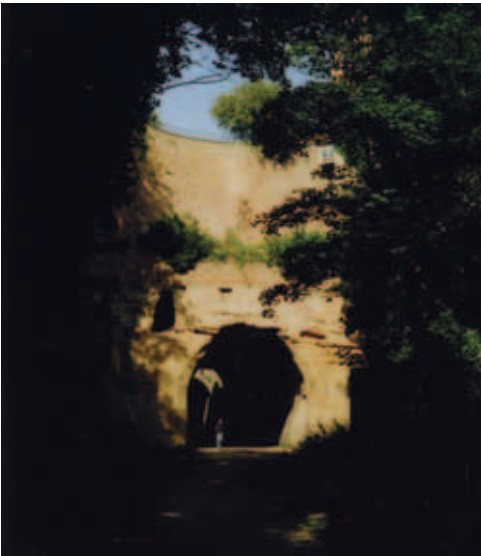
- No.1 and attached boundary
- No.3
- No.3 Garden wall and gateway at No.3

#### **Tunnel Road**

- Park Tunnel

#### **Western Terrace**

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



The Park Tunnel



The Ropewalk

### 3.2 SCHEDULE OF ORIGINAL ESTATE HOUSES

*(i.e. Houses built before 1914 and which continue to contribute positively to the character and appearance of the conservation area)*

**Albury Square**

5

**Barrack Lane**

2, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30

**Castle Grove**

4, 5, 6, 7

**Cavendish Crescent North**

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

**Cavendish Crescent South**

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

**Cavendish Road East**

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

**Clare Valley**

1, 2, 3, 4, 5

**Clifton Terrace**

1, 3, 4, Terrace House

**Clumber Crescent North**

3, 5, 7, Clumber House

**Clumber Crescent South**

5, 7

**Clumber Road East**

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

**Clumber Road West**

Linden House, Holly Lodge, Stowe House

**Derby Road**

117, 119, 121, 123, 125, Clinton Terrace (1-7), Derby Terrace (1-9)

**Duke William Mount**

1, 2, 3

**Fiennes Crescent**

The Coach House

**Fishpond Drive**

4, 6, 30, 32

**Hamilton Drive**

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

**Hardwick Road**

Weston Lodge

**Holles Crescent**

1, 3, 5

**Hope Drive**

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

**Huntingdon Drive**

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

**Kenilworth Road**

1, 2, 3, 5

**Lenton Avenue**

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

**Lenton Road**

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

**Lincoln Circus**

Gladstone House

**Newcastle Circus**

2, 7, Newcastle Court, Burton House, Castlethorpe

**Newcastle Drive**

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

**North Road**

1, 2, 3, 5, 6, 7, 8

**Park Drive**

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

**Park Terrace**

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

**Park Ravine**

2



Fine house compromised by 'repairs' to boundary wall



One of a number of houses by T.C. Hine Architect

**Park Valley**

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

**Pelham Crescent**

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

**Peveril Drive**

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

**The Ropewalk**

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

**South Road**

1, 2, 3, 4, 5, 6

**Tattershall Drive**

1, 2, 3, 4, 5

**Western Terrace**

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



A typical Park house, garden and boundary wall

### 3.3 ACKNOWLEDGMENTS

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- Title page photographic detail of stained glass window in a house on Cavendish Crescent South by Martin Hamilton-Knight.
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The Park Tunnel c1900; T.C.Hine; Watson Fothergill;

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

- Historical references and information sources include:
  - 'The Park Estate, Nottingham.' A Nottingham Civic Society publication by Ken Brand.
  - 'Thomas Chambers Hine. Architect of Victorian Nottingham.' A Nottingham Civic Society publication by Ken Brand. 2003.
  - 'The Park Estate Nottingham. The development of a 19th century fashionable suburb.' By Ken Brand. Reprinted from the Transactions of the Thoroton Society of Nottinghamshire 1984.
  - Publication by the Thoroton Society entitled 'Unhappy Reactionary : The diaries of the 4th Duke of Newcastle-under-Lyne 1822-50' by Richard Gaunt.
  - Nottingham Park Estate 'Landscape Conservation and Management Plan' 1987 by David Tyldesley and Associates
  - Nottingham Park Estate 'Tree Management Plan' 2001 by Andy Portlock
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