Mansfield District Council

Conservation Area Character Appraisal and Management Plan.

Mansfield Woodhouse Conservation Area

November 2011













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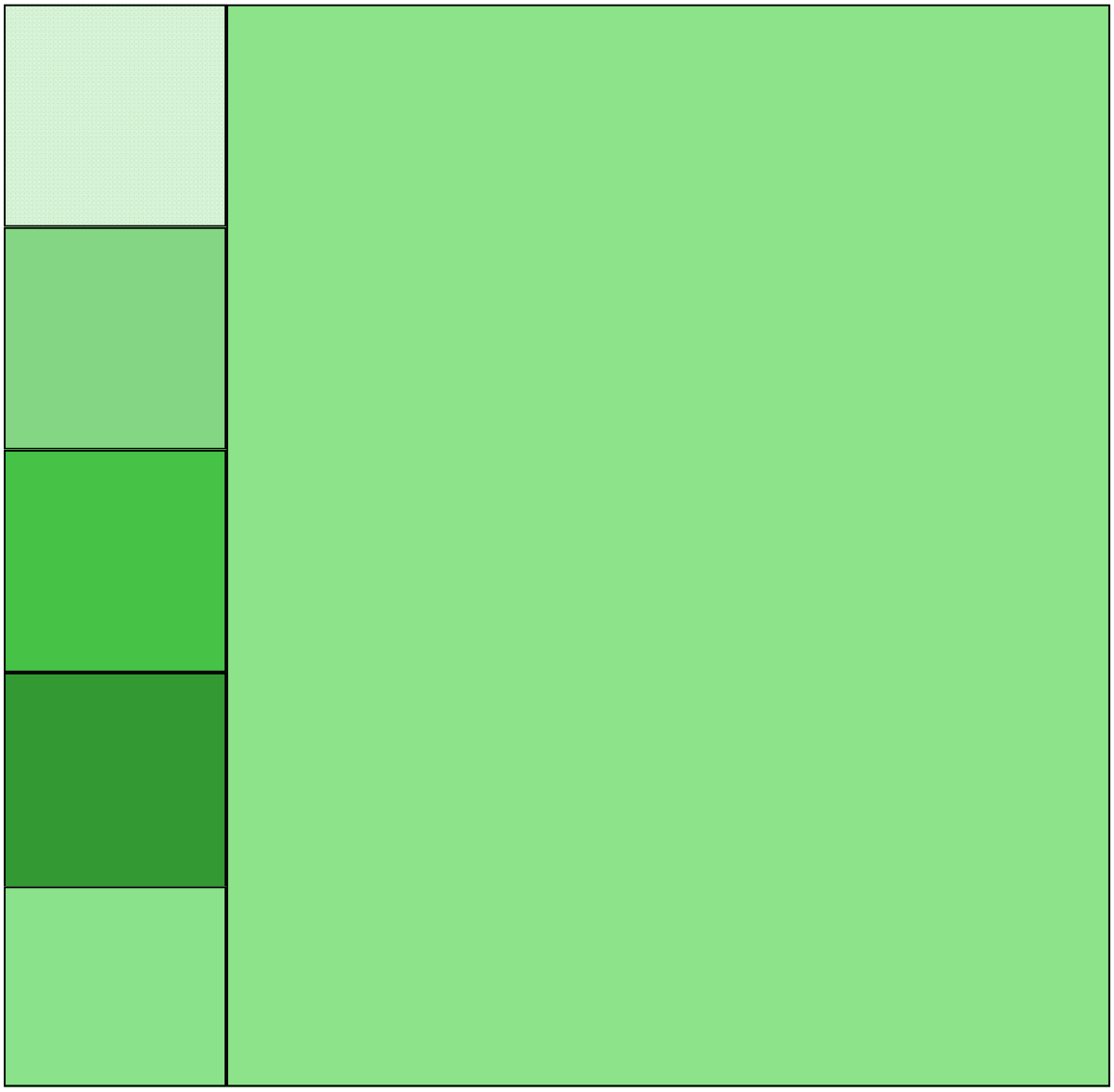
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Part 1

Conservation Area Character Appraisal



1.0 Introduction

1.1 Mansfield Woodhouse lies to the immediate north of Mansfield, 16 miles north of Nottingham. Mansfield Woodhouse Conservation Area was designated in 1972 and was extended in October 1994 to include open land to the south of Welbeck Road (including a burial ground) and land to the south of Ley Lane (including Pennine Close). This appraisal incorporates further extensions to the Conservation Area boundary as summarised in section 5.0 Boundary Review and that were adopted by Mansfield District Council on 1 November 2011.

1.2 The purpose of this appraisal is to provide a detailed appraisal of those townscape features, buildings and spaces that give Mansfield Woodhouse its distinctive character and interest, and is the first step in the process of preserving and enhancing the character of Mansfield Woodhouse Conservation Area. Its aims are -

- Outlining the social and economic development of Mansfield Woodhouse, evaluating and recording the built environment in terms of its historical development, design, traditional building patterns, materials and features which contribute to and define the historic character of the area.

- To provide a basis for making sustainable decisions about the future of the area through the development of a Management Plan.

- To guide the siting and design of development, and the determination of planning applications for development, through the development of design guidance.

- Providing guidance to residents and owners in the maintenance, repair and upkeep of their properties.

What is a Conservation Area?

1.3 A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 requires that every Local Planning Authority shall from time to time determine which parts of their area reflect these criteria.

1.4 Section 71 of the Act requires that the Local Planning Authority, in considering its Conservation Areas as areas of special architectural and historic interest, shall formulate and publish proposals for their preservation and enhancement. Planning Policy Statement 5; Policy HE7.5 ‘Planning for the Historic Environment’ requires that ‘Local Planning Authorities should take into account the desirability of new development making a positive contribution to the character and local

distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.'

1.5 The preparation of a management plan takes account of recommendations made in the appraisal. The plan will establish a strategy for preserving and enhancing Mansfield Woodhouse Conservation Area in the years to come.

Information Sources

1.6 This appraisal has been compiled through site surveys and with reference to the key sources outlined in Appendix E of this report.

Structure of Appraisal

1.7 The appraisal is structured to English Heritage guidance, as follows.

a. Planning policy context;
b. Summary of special interest;
c. Assessment of special interest; and
d. Suggested boundary changes

1.8 Appendices are attached, to cover:

a. District Council Policies;
b. Schedule of Important Buildings;
c. Schedule of Important Trees
d. Useful information

2.0 Planning Policy Context: National Policy

Introduction

2.1 Mansfield District Council has a duty under the Act to pay special attention to preserving and enhancing the character and appearance of Conservation Areas in exercising its planning powers. This appraisal will, therefore, provide a consistent and sound basis upon which to determine planning applications. It will also help in defending appeals against refusals of planning applications which could have had a detrimental impact on the Mansfield Woodhouse Conservation Area. This appraisal also identifies what contributes towards the special character of the Conservation Area and any negative or neutral features and so provides the basis from which to develop proposals for the preservation and enhancement of the Conservation Area.

2.2 Every effort has been taken to include or analyse those elements that are key to the special character of the Conservation Area. Where buildings, structures or features have not been specifically highlighted, it does not necessarily follow that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide, within which decisions can be made on a site-specific basis.

2.3 This appraisal should be read in conjunction with the following policy documents, which provide information on national and local policy relating to Conservation Areas:

a. National planning policy, including Planning Policy Statement 5: Planning and the Historic Environment.

b. Mansfield District Council's local policies including those saved policies of the Mansfield District Local plan (adopted 1998).

This document is prepared in the light of planning policy guidance and legislation relevant at the time of publishing (November 2011). You should be aware that legislation may change over time and therefore always check with the Planning Department prior to undertaking development work.

National Policy

2.4 The Appraisal has been produced in line with the following Acts and guidance.

Planning (Listed Buildings and Conservation Areas) Act 1990

i Section 69 of the Act imposes a duty on the Local Authority, to designate as Conservation Areas any "areas of special architectural or historic interest the character

and appearance of which it is desirable to preserve or enhance". The designation of a Conservation Area introduces additional planning controls that are intended to ensure that any alterations do not detract from an area's character or appearance but conserve or improve the "special interest" of the area.

ii. Section 71 of the Act places a statutory duty on the Local Planning Authority to "formulate and publish proposals to both preserve and enhance its Conservation Areas as areas of architectural and historic interest".

b. Planning Policy Statement 5 Planning for the Historic Environment (March 2010). Annex 2 of this national policy statement describes conservation as "The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance".

c. Guidance on Conservation Area Appraisals (English Heritage, 2006).

d. Guidance on the Management of Conservation Areas (English Heritage, 2006). English Heritage Guidance available from www.helm.org.uk.

Local Policy

2.5 There are a number of saved policies of the Mansfield District Council Local Plan (adopted 1998) relating to the historic environment and to the ten Conservation Areas within the District. The following policies are of relevance.

- BE2 to BE5 Listed Buildings
- **BE6 to BE10 Conservation Areas**
- BE11 to BE13 Archaeology
- BE14 and BE15 Advertisements

2.6 A summary of relevant policies is at Appendix C: District Council Conservation Policies.

2.7 Work is underway to prepare a Local Development Framework (LDF) for the District, which will replace the existing saved policies of the Mansfield District Local Plan. This appraisal will provide background information to support relevant policies in the LDF and will be a material consideration in the determination of planning applications.

2.8 The District Council has also published a range of Interim Planning Guidance which include ‘Shop fronts’‘, Community Safety by design’ and ‘Extensions to dwellings’. Further interim planning guidance is in the process of being adopted and published, notably on adverts.

2.9 Although not a statutory document the District Council has also published an ‘Urban Design Compendium’ which sets out the Councils vision and aspirations for urban design and is accessible on the Councils Website by following the link planning/Conservation and Heritage/ Mansfield Urban Design Compendium.

Planning Applications
Planning (General Permitted Development Order) 1995

2.10 Designation of a Conservation Area is not intended to prevent future development. Most historic areas have evolved over the centuries and must continue to do so in a sensitive manner. All development should ideally make a positive contribution to the area.

2.11 In normal circumstances, householders have certain permitted development rights to carry out certain minor works to their properties, such as the erection of garden buildings, front porches or satellite dishes. However, in a Conservation Area these rights are much reduced.

2.12 An extension or addition to your home will be considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- More than half the area of land around the “original house” would be covered by additions or other buildings.
- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension to be higher than the highest part of the roof.
- Maximum depth of a single-storey rear extension of three metres from an attached house and four metres for a detached house.
- Maximum height of a single-storey rear extension of four metres
- Maximum depth of a rear extension of more than one storey of three metres including ground floor.
- Maximum eaves height of an extension within two metres of the boundary of three metres.
- Maximum eaves of ridge height of extension no higher than existing house.

- Side extensions to be single storey with maximum height of four metres and width no more than half that of the original house.
- Two-storey extension no closer than seven metres to rear boundary.
- Roof pitch of extension higher than one storey to match existing house.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms.
- Upper-floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- On designated* land no permitted development for rear extensions of more than one storey.
- On designated * land no cladding of the exterior.
- On designated* land no side extensions.

* The term “original house” means the house as it was first built or as it stood on 1st July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

* Designated land includes National Parks and the Broads, Area of Outstanding Natural Beauty, **Conservation Areas** and World Heritage Sites.

2.13 Also in a Conservation Area planning permission must be sought for,

- Class A2 (a) The cladding of any part of the exterior of a dwelling house with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- Class A2 (b) The enlarged part of the dwelling house would extend beyond a wall forming a side elevation of the original dwelling house.
- Class A2 (c) The enlarged part of the dwelling house would have more than one storey and extend beyond the rear wall of the original dwelling house.
- Class E3 - The provision of any land within the curtilage of the dwelling house, development is not permitted if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwelling house and the boundary of the curtilage of the dwelling house.

- Class G1 (b) Development is not permitted on a dwelling house, if, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which -

  i) Fronts a highway, and

  ii) Forms either the principal elevation or a side elevation of the dwelling house.

- Class H1 (d) Installation of an antenna -

  i) On a chimney, wall or roof slope which faces onto, and is visible from, a highway.

  iii) On a building which exceeds 15 metres in height.

2.14 The pruning or felling of trees requires six weeks prior notification to the District Council. If you have any queries in relation to this matter contact the Council's Tree Officer 01623 463325.

2.15 Standards of advertising control are generally more exacting within a Conservation Area and applications for advertisement consent should be sympathetic in their use of colour and materials and not detract from the visual impact of the area.

2.16 The District Council may refuse to consider outline planning applications within the Conservation Area because of the lack of detailed information. Proposals for development within the Conservation Area must be accompanied by a Heritage Statement that outlines the significance of the location and assesses the impact of proposals upon the Conservation Area and /or other heritage assets affected. The Acceptability or otherwise of any proposed new buildings within the Conservation Area will, in many cases, depend on details of the siting, design, appearance and materials to be used in their construction. There is also a requirement for planning applications to include a Design and Access Statement. (Guidance on the contents of Design and Access Statements is published by CABE (2006)).

2.17 Any application that, in the opinion of the Council, is likely to affect the character of the Conservation Area will be advertised for public comment in the local press (the Chad) and by means of a site notice. There will be neighbour notification for those properties immediately adjoining the site and a 21 day period within which people can respond. Any comments made will be taken account of when reaching a decision. This applies not only to development in the Conservation Area, but also outside, on the fringes of the area, where such developments are likely to adversely affect the character or setting of the Conservation Area.

2.18 Applications for change of use will only be granted permission where it is considered that the proposed use will not detract from the appearance and character of the Conservation Area.

The Demolition or Alteration of Buildings

2.19 It should be noted that in addition to the provision made for controlling the demolition of Listed Buildings, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that within a Conservation Area, consent is obtained from the District Council before certain buildings are demolished. Permission from the District Council will also be required for demolition of any non-listed buildings with a cubic content exceeding 115 cubic metres. Consent will also be required for the demolition of any gate; wall, fence or railing which exceeds 1 metre in height adjoining a highway, waterway or public open space, or 2 metres in height in any other case.

2.20 Buildings and structures within the Conservation Area not only contribute to the character and appearance themselves, but their loss could also affect the setting of others. Planning consent for the demolition of a building or structure that makes a positive contribution to the character or appearance of the Conservation Area will only be likely to be granted if, in the opinion of the Council, it is beyond repair or falling into disrepair, with no acceptable alternative for its use. Due to enhancement of Conservation Areas being one of the goals of the District Council, redevelopment of the site of any demolished building should result in an improvement to the appearance and character of the area.

2.21 Where an unoccupied unlisted building that makes an important contribution to the character of the Conservation Area appears to the Secretary of State to be in urgent need of repairs to preserve it and the character of the Conservation Area, he may direct that an Urgent Works Notice can be served under section 54 of the Planning (Listed Buildings and Conservation Area) Act 1990.

2.22 If, in the opinion of the District Council, any proposed alteration to an unlisted building is likely to detract from its appearance or the appearance of the area, the Council will consider making a Building Preservation Notice. Such a notice applies for a six- month period and provides the same control to the building as if it were listed. This allows time for the Secretary of State to decide whether the building should be placed on the Statutory List of Buildings of Architectural or Historic Interest.

2.23 It is advisable that anyone wishing to undertake development proposals within the Conservation Area contacts the District Council's Development Control Department in the first instance.

2.24 Inappropriate alterations can harm the special character and interest of historic buildings. One of the most damaging is the introduction of unsympathetic materials to window and door apertures through permitted development. It is suggested that new replacements to these apertures should match in size, construction and detailing the age of the building or the window aperture where they will appear and be constructed from timber.

2.25 The District Council will consider the implementation of an Article 4 (2) Direction within the Conservation Area, under the Town and Country Planning (General Permitted Development) order 1995, which will remove permitted development rights. More details are given in the management plan.

3.0 Summary of Special Interest

Introduction

3.1 This section summarises the special interest of the Mansfield Woodhouse Conservation Area and defines its special character and appearance, which it is desirable to preserve or enhance.

General Character

3.2 The character of Mansfield Woodhouse has evolved over a number of centuries. To the north east of the main settlement a Roman Villa was discovered by major Hayman Rooke in 1786.The oldest standing building within the Conservation Area (The Church of St Edmund) has C14th origins and the main settlement has its roots in the mediaeval period where the influence of its agricultural based economy, has contributed to its current form of development. A combination of **buildings, streets and plots** provide for a distinctive urban character, which has developed in linear fashion along High Street and Station Street and between these streets and Welbeck Road and Priory Road to the south. In particular Mansfield Woodhouse has a number of old large distinctive stone built properties set within extensive grounds and there are many buildings that have or had large elongated plots, typical of mediaeval patterns, a number of which have since been built upon. Today, the settlement is urban in character, mainly residential but with a commercial core. Mansfield Woodhouse is particularly characterised by its yards and courts with hidden back lands, its stone buildings and boundary walls.

3.3 **Buildings -** Mansfield Woodhouse Conservation Area contains a variety of building types and uses stretching over seven centuries of human activity. From the grade II* listed St Edmunds Church c1304 to the grand manor houses of The grade II* listed C17th Priory and grade II listed C17th Clerkson's Hall, C17th farmhouses, to humble cottages and town houses of the C18 and C19th and C20th terraced houses

developed to house workers in response to the expanding coal mining industry of that time.

3.4 Mansfield Woodhouse Conservation Area is blessed with an extremely strong and character giving vernacular style of architecture, farm houses and buildings, large houses, town houses, terraced properties, artisans housing, church buildings, civic buildings and commercial buildings, many constructed of local magnesian limestone with slate or pan tile roofs with timber windows and doors providing a unifying blend of materials within the Conservation Area. While there are large stand alone houses, many buildings have group value such as the town houses along High Street and the variety of detailing, styles and periods in which they were built provides the character and appearance unique to Mansfield Woodhouse which is notable for the number of surviving examples of buildings from past generations where the influence of local industry is clearly seen.

3.5 **Streets** – High Street, Station Street and other principal streets within the Conservation Area are well defined and enclosed by buildings to the front edge of the pavement and where they are set back from the road, stone boundary walls are evident helping to maintain the sense of enclosure.

3.6 **Plots –** The Conservation Area covers the mediaeval core of Mansfield Woodhouse where long generally narrow plots run back from the principal roads of Station Street and High Street and that are sandwiched between these roads and Priory Road, providing the distinct character of Mansfield Woodhouse.

4.0 Assessment of Special Interest

Introduction

4.1 This section of the appraisal contains an assessment of the Market Warsop Conservation Area in terms of it's:

a. Location and setting;

b. Historic development and archaeology;

c. Layout and plan form; and

d. Architectural and townscape character.

A Location and Setting

Location and Context

4.2 Mansfield Woodhouse is situated within what was the Royal Forest of Sherwood and is located 1 ½ miles to the north of Mansfield on the

A60. Although within the Royal Forest the area was ostensibly a mixture of trees, heath and cultivated land in mediaeval times. Agriculture and Framework knitting played an important part in the development of the Village and helped it expand with further expansion in later years following the growth of coal mining.

General Character and Plan Form

4.3 Mansfield Woodhouse Conservation Area has a distinctive physical character formed as a result of its mediaeval layout, which is still clearly visible, and from the large number of buildings constructed using local materials during the late seventeenth, eighteenth and nineteenth centuries. Long narrow plots are the defining characteristic of its mediaeval layout.

4.4 The mediaeval plots run at right angles from the main route along Station Street and high Street that runs from Mansfield and connects to Worksop via the A60 and along which the settlement developed. Development in the mediaeval and post mediaeval periods gave Mansfield Woodhouse a distinct linear form. Twentieth century housing has expanded Mansfield Woodhouse to the north east and also south wards to form a contiguous urban development with Mansfield.

Landscape Setting

4.5 Mansfield Woodhouse is situated to the eastern edge of a narrow belt of magnesian limestone that runs from Nottingham in the south and north towards York before turning north east towards South Shields and in to the North Sea. The village has expanded in the twentieth century on to the lower mottled sandstone that lies to the east and south east. The mediaeval core of the village within the Conservation Area is situated on the magnesian limestone and it is from this relatively hard stone (compared to the softer sandstone of Mansfield) that most of the historic buildings are made from.

4.6 The village is set within an undulating landscape and the core of the village can be seen in views from higher ground to the south of Welbeck Road, emphasising the changes in the topography of the landscape that give it its special character. This character is again emphasised at the western end of the village where a property called the Priory stands above and looking down upon Station Street, providing interest and a contrast in landscape appearance throughout the Conservation Area.

B Historic Development

4.7 There is some evidence of prehistoric activity in the area and Stroud (2000) recorded in an archaeological assessment of the village various finds including:-

"to the south and south west of the town have come a Neolithic leaf-shaped flint point, possibly an arrow head (SMR 4041), an oval flint knife found on an allotment (SMR 4037) and a Neolithic stone axe found near Debdale Farm (SMR 5347-ouside the conservation area). Just to the east of the town, a flint knife,12cm long with a maximum width of 3 cm was found in c1960 (SMR 4042)."

4.8 Further recorded finds are also noted by Stroud including a leaf-shaped side-looped bronze spearhead of the middle Bronze Age found in 1956 on the bank of a small stream and bronze linchpin of the Iron Age found on a Roman occupation site.

4.9 To the north –east of the main settlement is the site of a Roman villa, excavated by Major Hayman Rooke (who lived at Woodhouse Place) in 1786 and re excavated in 1936-9 when remains of a 1st/2nd century AD occupation site was found beneath the villa including huts and a smelting furnace. The site is now a Scheduled Ancient Monument (SAM 43) and although outside of the main village, the significance of the find so close to Mansfield Woodhouse cannot be understated.

4.10 It is clear that Roman activity in the area was present with a Sestertius of Commodus c186-7 AD found on the site of Northfield Junior School, Cox's lane in 1960 (SMR 5340) and coins found in the Woodhouse area in various locations (Stroud 2000).

4.11 Mansfield Woodhouse was an area of trees, heath and cultivated land and within the Royal Forest of Sherwood. Not a mediaeval manor in its own right but Crown property, Mansfield Woodhouse was part of the Soke (district) of Mansfield that was mentioned in the Doomsday Book (1086) only later becoming an independent settlement.

4.12 The name "Woodhouse" was commonly used to describe a hamlet built following the clearance of woodland. The hamlet had three open arable fields called north, middle and south fields and beyond the River Maun to the east was forest while to the west were common pastures. Mansfield Woodhouse is first mentioned in Rufford charters when Walter of Mamesfeld Wd'hus was a witness at some time in the period 1186-1198 (Stroud 2000).

4.13 The mediaeval settlement was based along both sides of Station Street and High Street, spreading as far west as Priory Square and as far east as Albert Square. Long narrow plots on the south side of the street were bounded at the rear by a back lane, now Welbeck Road. Many plots are now built on including the library, health centre and the Turner Memorial Hall.

4.14 Plots on the north side of the street were more tightly constrained, due to a stream that ran broadly parallel to the main street. Grove Street and Park Road now follow the course of the stream. A building called The Old Hall stood at the western end of the area of the stream and was demolished in c1900, replaced by a small market place. Plots

were less tightly constrained to the east and existing boundaries here best represent the original mediaeval plot boundaries.

4.15 Mansfield Woodhouse was destroyed by fire in September 1304, including the church ‘and the kirk Stepull, with the belles of the same, for the stepull wes afore of tymber werke: and part of the kirk wes burned’ (Thoroton 1677)

4.16 The Church and the Kings tenant’s houses were rebuilt by permission of Edward 1 using oaks from Sherwood Forest to the east. There has been no significant archaeological investigation into this event and its impact on the settlement form but as buildings were timber framed the fire would have a devastating affect. The Church was rebuilt with local magnesian limestone and continued throughout the C14th while elsewhere the village was rebuilt in timber. The stone market cross on Church Street, of which only the stump remains, is also thought to date from C14th.

4.17 The history of Mansfield Woodhouse in the medieval period is bound up with the Royal forest of Sherwood. Records mention several disputes over land use rights in the C14th between the king as lord of the Manor and local inhabitants. One example cited as showing how the feudal system worked in the Royal Manor is that of Sir Robert Plumpton who, in the C14th held what was called Wolfhunt land by the “service of winding an horn and driving or frightening the wolves in the Forest of Sherwood”. In the C13th the wolf hunter for Sherwood Forest resided at Mansfield Woodhouse and a plaque (part of the Woodhouse Trail) marks the site of the Wolf hunter’s house, although the current house mainly dates from C18th.The land of the Royal Forest was owned by the King but held on his behalf by others including the Digby family who were responsible in the late C16th for the building of the Manor House on Priory Road. Also dating from the C16th is the Priory on Priory Road. Dendrochronology of the timber in the Priory undertaken in C20th gave a date of 1580-1600 (Laxton et al 1995).

4.18 There is no evidence of a medieval market at Mansfield Woodhouse although the area of the cross on Church Street may have served as this with evidence of stocks close by. Opposite the cross is the C17th Clerkson’s Hall built in 1631 by William Clerkson

4.19 In 1602 Mansfield ceased to be part of a Royal Manor when it was sold to the earl of Shrewsbury and in turn passed to William Cavendish, Earl of Newcastle in 1640. The manor remained with the earls of Newcastle until 1755 when it passed by marriage and decent in to the Portland family (Buxton 1987).There are a number of properties that date from the C17th that have timber frames and stonework including 15- 19 Station Street; and Winstanley’s farmhouse at 57, High Street, dating to C1650.

4.20 For much of its existence, Mansfield Woodhouse appears to have been a small but respectable village. Mediaeval documents reveal that an unusually large fraction of occupants earned taxable incomes; later, both Throsby (1790) and Harrod (1801) describe the village as 'respectable'. Harrod notes a number of elegant houses occupied by genteel families. The population remained largely stable well into the C19th.

4.21. Until the industrial revolution, the economy at Mansfield Woodhouse was based upon agriculture for the most part and several farmhouses within the village have been retained including the C17th Winstanley's farmhouse and a C17th farmhouse on Ley Lane, both listed for their architectural and historic interest.

4.22 A large number of C18th cottages and small houses remain in Mansfield Woodhouse as important examples of the local stone vernacular architecture of the area. By this time orange red pantiles were commonly used and together with the local stone these materials are characteristic of the village. Lime stone quarrying, was an important industry and employer in the area over a number of centuries. Other industries important to the settlement included iron working during the C18th, textiles and framework knitting late C18th and early C19th, brewing and coal mining in the early C20; all shared an influence upon the village and its growth.

4.23 The C19th saw the expansion of framework knitting as textiles were a dominant industry in Nottinghamshire during this time and a number of mills appeared along the Maun in Mansfield. A number of the larger houses built for wealthier families of earlier generations were converted and subdivided to house poorer families. This may be seen in the courtyard complex of buildings at 15-19 Station Street where smaller dwellings and shops have been incorporated in to earlier higher status buildings. Mansfield Woodhouse became a village of contrast with wealthier families remaining in larger older properties, while elsewhere artisans and workers were housed in cottages or yards in higher numbers. The 1851 Census records 56 households as framework knitters. The characteristic long windows lighting the knitter's workshops at first floor levels may be seen at 21 Station Street and in derelict buildings at Marlow's yard off the north side of High street.

4.24 Agriculture remained along with framework knitting the main employer for the village in the C19th and in 1880 Clerkson's Hall became the estate office for the Duke of Portland. Other industries including wheelwrights, lime burning for fertiliser and Malting. The former maltings at 27-31 Station Street is now converted for residential use.

4.25 It was not until 1854 that Mansfield Woodhouse became fully enclosed (see Fig 3.1854 enclosure map) and before this date the area was divided in to narrow field strips as can be seen by George Sanderson's

Maps of 1835 (Fig 1-Twenty Miles around Mansfield) and 1844 (Fig 2-1844 Tithe map) of Mansfield Woodhouse.

4.26 The population in 1864 was 2,263, however this expanded considerably when in 1903 Sherwood Colliery opened and within five years the population had doubled. The old Hall (now the site of District Council offices) was demolished to make way for terraced housing on Parkers Lane and Charles Street that were built using local stone and slate for roofs. Clerkson's hall was acquired in 1948 by the National Coal Board for offices and new buildings to house workers and has since been converted to flats. A blend of old and new buildings provides the distinctive character of Mansfield Woodhouse. In 2001 the population was 17,890 and in 2008 it was 17,532 showing a declining trend over the last decade.

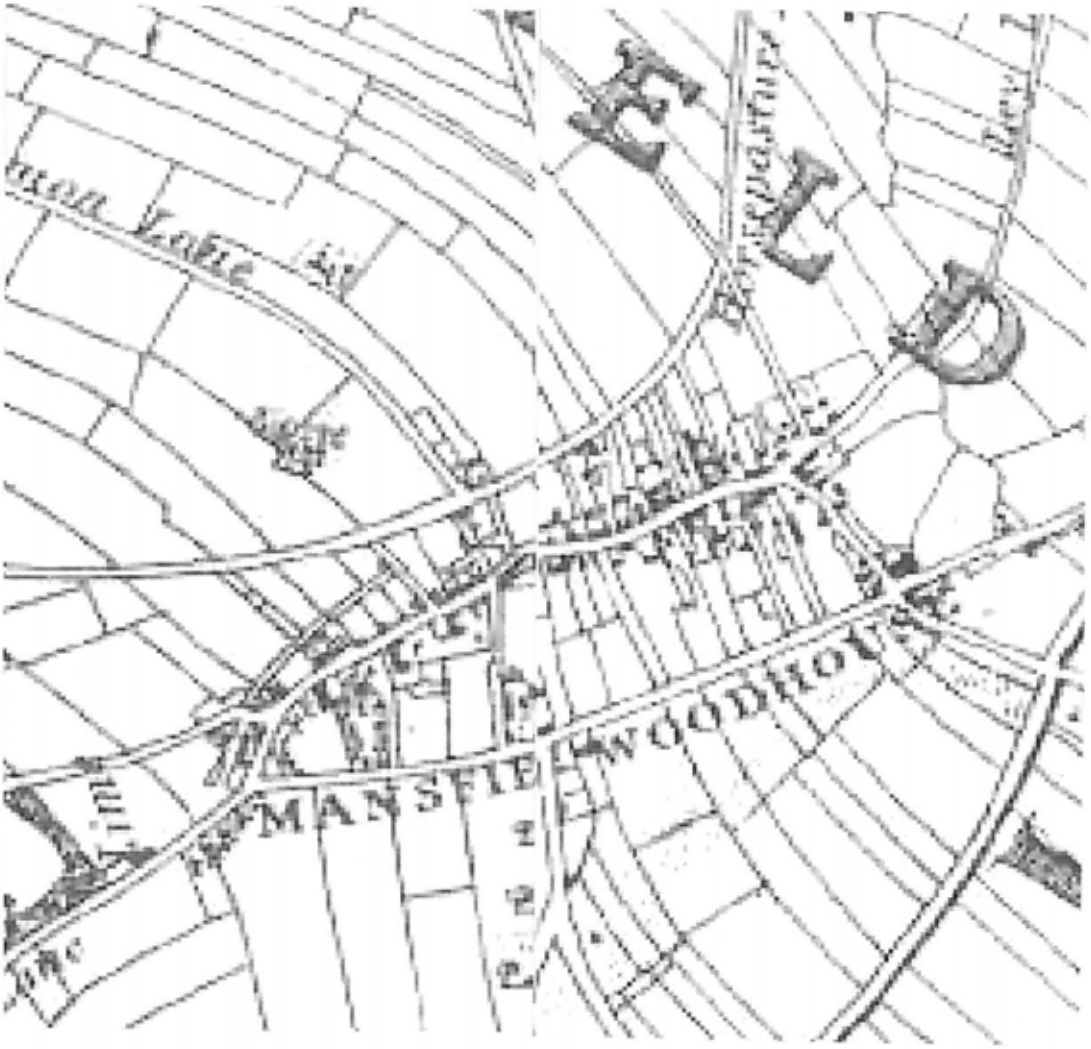


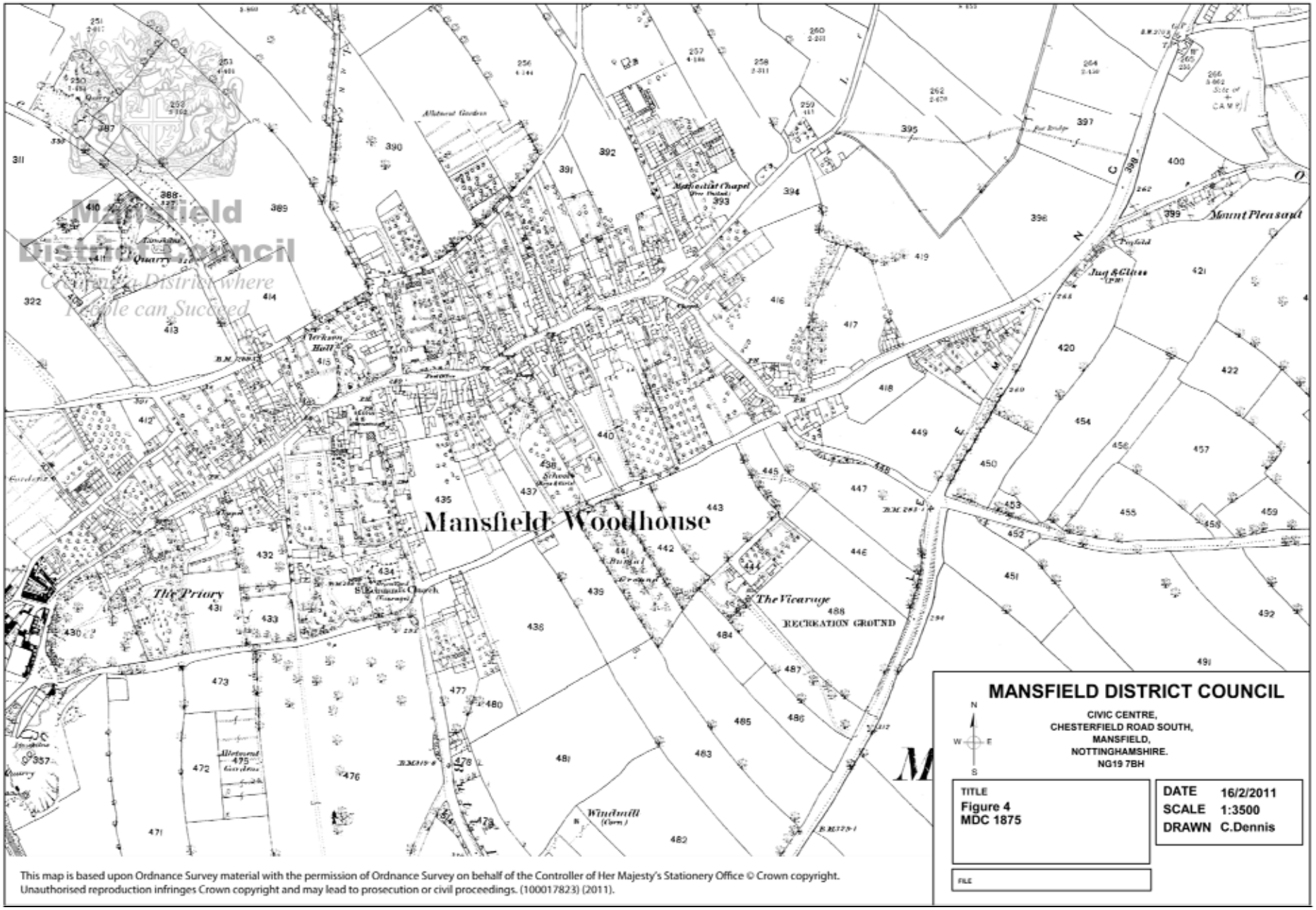
Figure 1 Mansfield Woodhouse in 1835
Extract taken from Sanderson's Map Twenty Miles around Mansfield
Published July 10th 1835

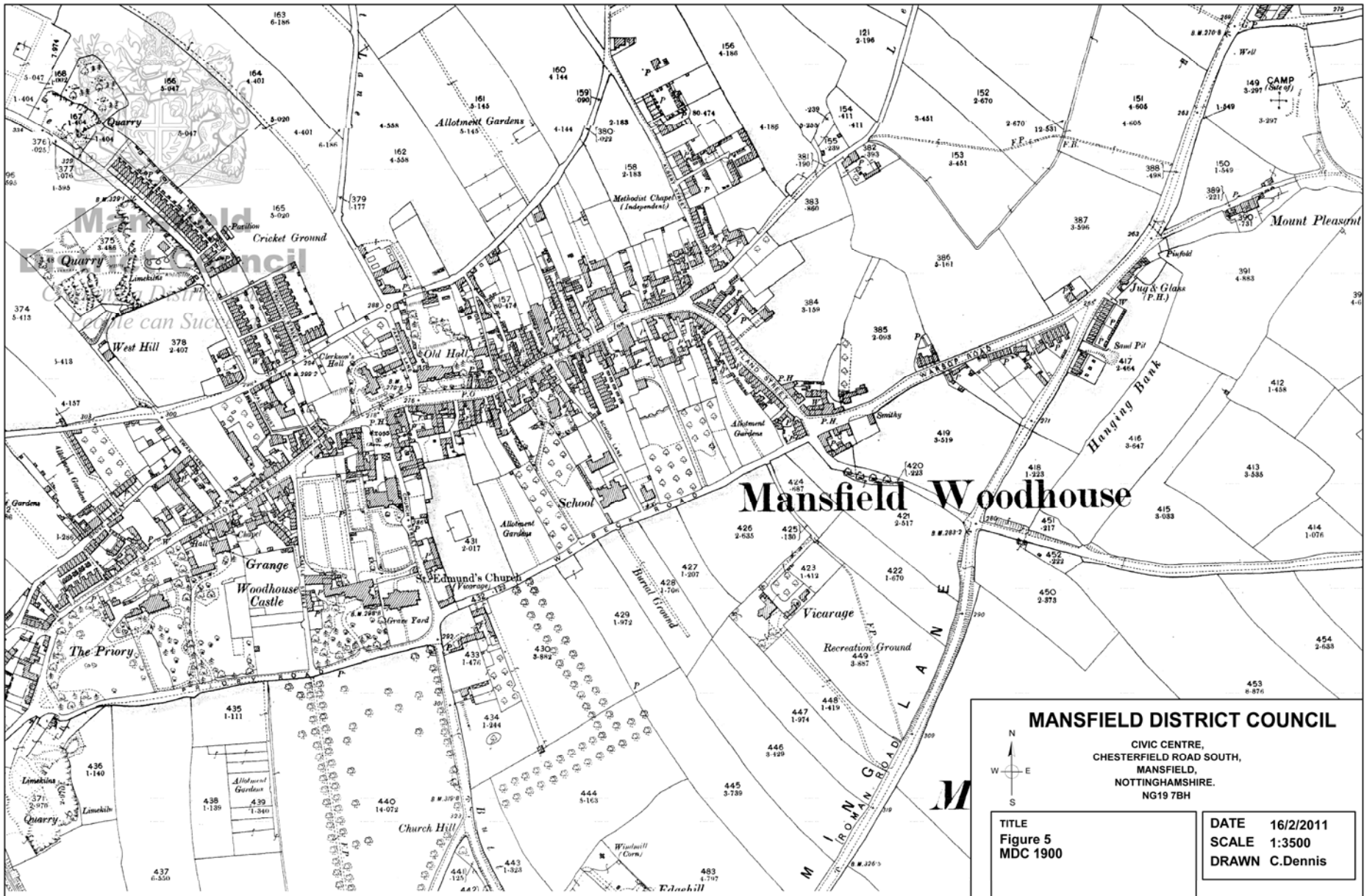


Figure 2 Mansfield Woodhouse Tithe Map - 1844
Nottinghamshire County Council: Nottinghamshire Archives: (Ref AT 84/1C)



Figure 3 Mansfield Woodhouse Enclosure Map - 1854
Nottinghamshire County Council: Nottinghamshire Archives: (Ref EA95/2)


Mansfield Woodhouse
The Priory
The Vicarage
RECREATION GROUND
Windmill
Mount Pleasant
Jug & Glass
Methodist Chapel
Quarry
Mansfield District Council
Creating a District where People can Succeed
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TITLE
Figure 4
MDC 1875
DATE 16/2/2011
SCALE 1:3500
DRAWN C.Dennis
FILE
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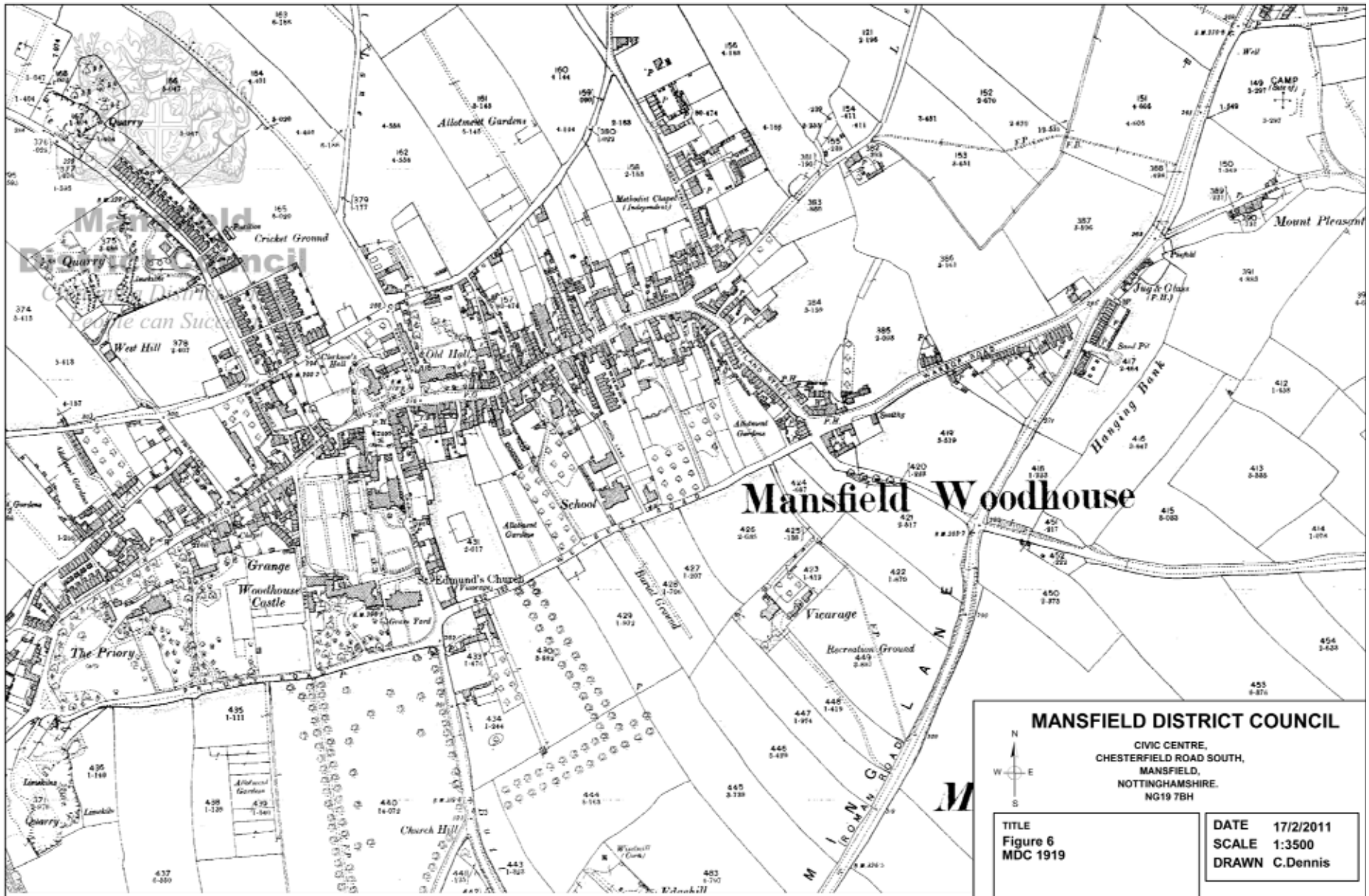
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Figure 5
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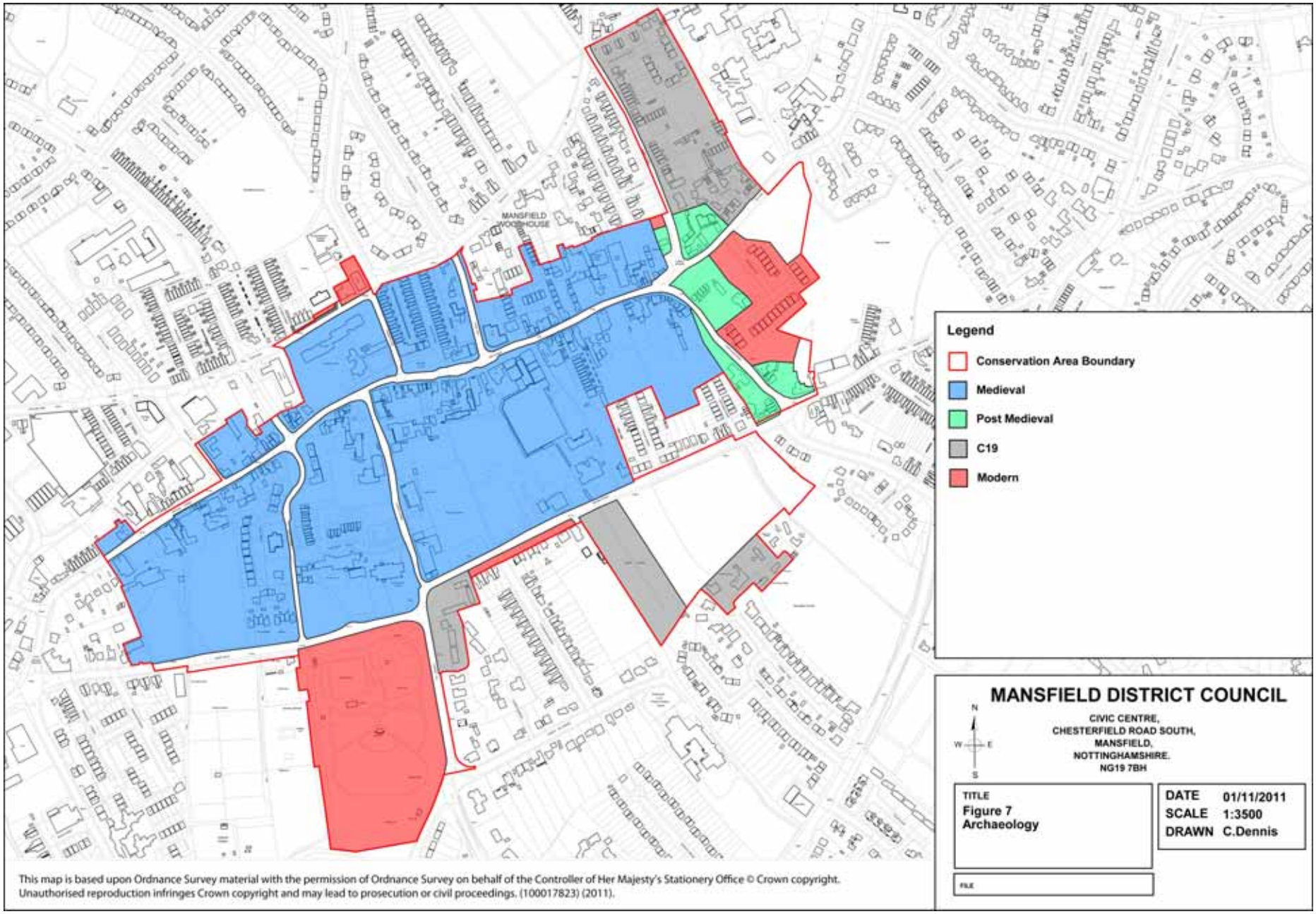


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Archaeology

4.27 A draft Archaeological Assessment Report was undertaken by Stroud in 2000 and documents the historical development of the village from its very early beginnings to its current plan form. Mansfield Woodhouse has developed with a rich history of mediaeval, post mediaeval, C19th and C20th components. Its distinctive mediaeval street and plot patterns remain. The site of the Roman Villa off common lane to the North is a Scheduled Ancient monument (although outside the Conservation Area) and was excavated by Major Hayman Rooke in 1786. it was excavated again in 1936-9. The Cross on Church Street is the other Scheduled Ancient monument (within the Conservation Area) in Mansfield Woodhouse.

4.28 A record of all known archaeology is held at the Sites and Monuments Records kept by Nottinghamshire County Council. However, such is the richness of historical evidence, below and above ground that any proposals for future development must consider and take the opportunity to understand more about the history of the area. Figure 7 ‘Archaeology’ indicates the phases of development.


MANSFIELD WOODHOUSE
Legend
Conservation Area Boundary
Medieval
Post Medieval
C19
Modern
MANSFIELD DISTRICT COUNCIL
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Figure 7
Archaeology
DATE 01/11/2011
SCALE 1:3500
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C Spatial Analysis

Layout and Plan Form

Origins and Street Plan

4.29 The original core of Mansfield woodhouse may have been along the line of Church Street with St Edmunds church at its south end and the market cross at the north end. Later development extended eastwards along high street. The west end of the village is marked by the large houses of the wealthier citizens with long and considerable grounds their gardens containing many mature trees of varying species that overhang the boundary walls providing a natural attractive landscape. The gardens are enclosed by high stone walls providing a unifying feature important to the character of the Conservation Area while to the east end of the settlement smaller houses and cottages prevailed set around a pattern of yards and courts.

4.30 The C19th saw a network of terraced houses and cottages develop along Albert Street and beyond the Conservation Area along Common Lane and Vallance Street. The West end of the village was mostly left alone in this period while to the east the area expanded rapidly. Only in the C20th was the west end encroached upon. Sanderson's map of 1835 at fig 1 indicates the scale of early C19 development, hugging the main roads running through the village. The original village core is now surrounded by later development yet remains identifiable by its building styles and use of local materials.

4.31 The Mansfield to Worksop road that runs to the east of Mansfield Woodhouse was turnpiked in 1822, it being one of the last roads in the county to be included in the turnpike system (Stroud 2000).

4.32 Mansfield Woodhouse is characterised by its different phases of development influenced by the changing local economy. The pattern of land division as shown on the 1844 Tithe map at Fig 2 shows how this shaped the village giving us the long narrow yards or courts with numerous cottages built in rows running back from the Main street, their fronts facing the yards. This bears a striking contrast to the south-western part of the village where larger plots incorporated the larger properties of the wealthier occupants. The pattern of yards and courts is significant in that much has survived and today makes an important contribution to the historic appearance of the settlement. The plot layout has directly influenced the spatial character of the High Street with tightly packed buildings constructed to the back edge of the pavement. Properties along Station Street also line it to the back edge of the pavement however the older properties of the Manor house, The Priory and The Grange could also be approached from the 'back roads' of Priory Road and Welbeck Road.

4.33 The expansion of the village saw a commercial core develop along High Street with numerous shops facing the 'new' market place (site of

the demolished old hall) and a number of the large plots that connected the main Streets to Welbeck and Priory Roads were in filled to accommodate C19/C20 housing such as along Castle Street and other services including a library and a supermarket. The C19 also saw the establishment of a railway station to the southwest as part of the Nottingham to Worksop railway line, now called the Robin Hood Line. The C20 has seen the greatest amount of new development and what was once a small village has become a small town its outer edges now linking up with Mansfield itself.

The Character and Interrelationship of spaces within the area

4.34 Station Street and High Street form the principle main Street running through the centre of the Conservation Area running in a north east-southwest direction. Buildings and walls providing a sense of enclosure butt the long narrow spaces of the Street. The back roads of Priory and Welbeck are separated from the main High Street by the long plots, some wider than others, stretching between the two and including garden lands as well as buildings. The main street and roads to the south are also connected to each other by the shorter narrower roads of Church Street and Castle Drive, both of which are enclosed either side by buildings. However, what makes a positive contribution to the character and appearance of Mansfield Woodhouse is its variety of spaces and their relationship to the buildings and wider landscape. For example, Church Street is punctuated by a green space on its western side, bounded by low stonewalls and planted with cherry and lime trees. This space allows longer views to the north and west over property boundaries.

4.35 Key larger spaces include the area of the Old Cross opposite Clerkson's Hall, the new market place and Albert Square. Green spaces also make a significant contribution to the character of the village with properties such as the Grange and the Priory retaining their long wide garden plots and with their mature trees provide a welcome soft landscape contrast to the environs along the High Street. Yeoman Hill Park and Mansfield Woodhouse Millennium Green bound priory Road and Welbeck Road to the south respectively. These two large green spaces are important to the setting and character of the area providing an opportunity for longer views across the town from higher ground. The formal Yeoman Hill Park was set out in the early C20th and retains its 1930's art deco bandstand (recently restored) as well as a war memorial and is unaltered in its design since it was originally laid out, an important set piece of its time its north border with Welbeck Road is lined with an attractive avenue of lime trees. It is thought that the park was named as Yeoman Hill Park because it was used as a training ground for the yeomanry army. The more informal Millennium Ground is essentially a field set on a steep slope, yet equally as important a green space affording impressive views across the town and to the hills beyond.

Key Views and Vistas

4.36 The Millennium ground to the south of the Conservation Area affords long views across the town and its rooftops.



4.37 St Edmund's Church Spire is seen in long views from the Millennium Green.



4.38 Views along Station Street and High Street in either direction are framed by the buildings that line them.



4.39 There are a number of glimpsed views in to and out of yards and under archways that provide interest and a sense of mystery that makes the area special. There are also views that terminate at key points such as the view north along Church Street towards Clerkson's Hall and the area of the old cross.





4.40 It is the topography and historical development of the Village that has helped contribute to the variety of views within and adjacent to the Conservation Area. Figure 10 shows the key views and vistas that help make the Conservation Area special.

D: Character Analysis

Architectural and Townscape Character

Character Components

4.41 Due to the size of the Mansfield Woodhouse Conservation Area it has been split on plan in to six component parts for the purpose of defining its architectural and historic character and appearance. These components are shown on the plan at Figure 8. Where individual buildings are identified as being important because they are listed or because they are of more local significance displaying some other special feature or historic interest they are highlighted and numbered on plan at Figure 9 to the back of the Appraisal and these numbers correspond to those quoted within the text below. Appendix A provides a more detailed description of each building with numbers corresponding to the plan at Figure 9 and text below. Important walls are also recorded at figure 9. Appendix B provides a more detailed description of important trees that together with important green spaces are shown at figure 11. Important views are shown at Figure 10.

Component 1- Medieval Core

Priory Road, Station Street, Swan Lane

4.42 Area Component 1 lies within the mediaeval core of Mansfield Woodhouse (see Figure 7- Archaeology)). On the approach towards the Conservation Area from Debdale Lane the road meets a junction with Sherwood Street which bears right, Priory Road, which goes

straight on and Station Street which bears left. The first building of interest seen on the approach along Priory Road from Mansfield is the red brick former chapel (1) which has retained its original features and has a double gabled central section with large cruciform stone mullioned windows and two light windows either side. This building stands adjacent to the western boundary wall of the Priory (2) and has a small courtyard to its front with entrance on to Priory Road. A red brick wall with gate piers marks its front boundary**.**

4.43 The area to the west end of the Conservation Area is marked by the large stone built properties of The Grange (6) and The Priory (2), both set within extensive grounds but to the north of their plots, closer to Station Street and with long back gardens that are accessed from Priory Road. These gardens are important green spaces and a surviving remnant of the earlier pattern of linear development with buildings lining Station Street and High Street but with long plots stretching back southwards towards Priory and Welbeck Roads as illustrated in the 1844 Tithe Map (Figure 2). Many of the rear plots shown on the 1844 tithe Map have now been developed.

4.44 Both the Grange and the Priory are constructed of Local Magnesian Limestone and are listed buildings. The grade II* listed Priory (2) dates from C15 and stands impressively as a mark of grandeur befitting the status of its residents at the time it was built. The Priory is one of two mediaeval buildings that remain standing to this day, the other being St Edmunds Church. The back of the Priory can be seen from Station Road by views across a small rectangular piece of ground bounded by a poor quality solid panelled timber fence with interspersed brick pillars, heavily populated with self sown and planted sycamore, hawthorn and cherry trees. Here three rear gabled elevations stand tall on higher ground to the north, peaking through the trees and providing a commanding presence over the area below. The rear boundary of the Priory is marked by a tall coursed stonewall.

4.45 Impressive high stonewalls form the boundary either side along Priory Road, framing the view along it. A variety of tall mature sycamore, poplar and lime trees that sit behind the walls bounding the Priory and the Grange overhang the footpath and are an important feature for views along Priory Road. Access to the Priory and the Grange are via gated entrances off Priory Road, each entrance has double timber gates with stone gate pillars, with two entrances to the Priory one at each end and one to the Grange.

4.46 Upon entrance in to the Conservation Area from the West along Station Street the New Inn (3) a three storey stone building stands adjacent to the footpath on the north side of the road. The location of this building to the back edge of the footpath together with walls and other buildings along Station Street provide a sense of enclosure and restricted views that are important to the character and appearance of the Conservation Area. The views open out to each side of the road at a few points along

the Street including the car park to the New Inn and land adjacent to the brick former chapel (Holly Blinds) where larger spaces afford longer views. The New Inn dates from the early C19 and is a grade II listed building that makes a commanding presence in this part of the Conservation Area.

4.47 Opposite the New Inn is the C20 key learning centres building. A two storey pitched face stone building with a slate roof and adjacent to this is a narrow stepped footway leading to a gate at the rear of the Priory. A small heavily wooded area of land adjacent to Station Road to the rear of the Priory provides a green interlude along Station Street. Historic mapping of this area of land and adjacent lands suggests this area was all within the grounds of the Priory and may have been of a more formal garden layout. The wooded land comprises a number of self set trees which could be thinned to provide a more controlled and better managed environment.

4.48 To the immediate south of this wooded area is a single storey red brick building of the early to mid C20th and which appears by its design to have been used as a chapel. A solid brick wall that detracts from the building behind and the street scene in longer views obscures the front of this building. A long fascia sign detracts from the appearance on its western elevation by obscuring the long narrow windows that appear on this elevation.

4.49 Further along Station Street is a pair of cottages and adjoining maltings, 27,29 and 31 Station Street (4), a grade II listed single storey stone building now converted to residential use (2007). Attached and running at a right angle to the rear of the former maltings is a range of smaller outbuildings that form the western boundary to the yard at its rear and that historically belonged to the Grange. These buildings are now converted and form part of the former maltings residential development. Standing opposite on the north side of the road just outside the Conservation Area is a row of flat roofed mid C20 buildings, part brick, part painted render, some with ground floor shops. Adjacent is a two storey brick building displaying a Dutch style gable and with a much altered façade incorporating a modern shop front. All these building are in need of restoration and currently detract from the appearance of the street scene.

4.50 A former chapel and Sunday school building (5) 23-25 Station Road Stands to the immediate south of 27, 29, 31 Station Street. The Grange (6) is located immediately to the rear. The former Chapel and Sunday School building is constructed of local ashlar and dressed stone with a double gabled frontage. The former Chapel is slightly wider in size than the Sunday school to which it is attached and is emphasised by its grander entrance door with stone pillars either side of a stone canopy over. The stone paved forecourt to the front enhances the setting of the building and the consistent use of local magnesian limestone in buildings and walls along Station Street and in the buildings to the rear

provide consistency and cohesion to the appearance and architecture of the Street. The stone footpaths also make a positive contribution to the character of the area.

4.51 21, Station Street (7) are grade II listed former framework knitters cottages, like numbers 27, 29 and 31 (former maltings) a reminder of past economic activity in the village and again constructed from local stone and having a clay pantile roof. The framework knitters cottages are characterised by their elongated windows at first floor level that were designed to allow more light to upper rooms to help the workers see more clearly while working.

4.52 To the rear of the former Sunday School is the Grange (6) a grade II listed large detached house of the mid C17 and constructed of squared stone rubble and with a slate roof. The grange has a double gabled roof and a south facing front looking towards Priory Road and with a large elongated garden plot stretching to meet its boundary wall with Priory Road. Historic mapping indicates that the original more formal garden was limited to a smaller area at the northern end of the plot with the land beyond likely to have been used for agriculture, the whole plot becoming garden land in the very late C19.

4.53 Immediately to the east of number 21 Station Street lies school yard bounded at its front to Station Street by a stone wall. Numbers 15, 15a -17 and 19 Station Street (8) form a row of shops fronting Station Street of stone and red brick with pan tile roofs.1-5 School yard runs at right angles and to the rear of 17 Station Street together forming a ‘T’ shaped building of two storeys and is of similar materials. These buildings were originally a house with adjoining cottages dating from C17 and with C18 and C19 alterations.

4.54 The rear red brick elevation of 11 and rear stone elevation of 12 Castle Mews (9) form the boundary to the rear of School Yard and also may be viewed from Castle Mews to the south. Along Station Street at this point the space narrows with buildings situated to the edge of the footpath on either side of the road providing long but restricted views. Numbers 9, 11 and 13 Station Street (10) is one building but divided in to three and dating from the early C18 with C19 alterations and C20 shop fronts. This grade II listed building is of coursed square rubble stone, partly rendered and colour washed with a small rear yard. Its façade appears to be in need of enhancement.

4.55 On the opposite side of the road and to the west is number 32 Station Street (11). This two storey C19 corner building is constructed of coursed limestone with pantile roof and stands on the corner of Swan Lane and Station Street, marking the point at which the road and space narrows and as a line of buildings impose themselves either side of the road. The former early C20 police Station building (12) has its frontage on to Swan Lane and is now used as a day nursery. This building has an impressive façade of coursed stone with stone mullioned windows

and slate roof with rear two storey red brick extensions. It was extended very sympathetically at its rear and to the south in early C21 to accommodate its new use.

4.56 The area around Swan Lane and at its junction with Station Street is characterised by two storey stone buildings and York stone footpaths. A number of buildings are listed and collectively provide a high quality townscape in this part of the Conservation Area. 21 Station Street terminates views south looking from Swan Lane towards Station Street.

4.57 Number 28 Station Street (13) is attached at first floor level to 22 and 24 Station Street a grade II listed mid C19 coursed stone town house (14). A carriageway arch providing access to the rear separates these buildings at ground floor level and a shop front marks the corner of the building in to the carriageway. The timber glazing bar sash windows and six panelled timber front door with its glazing bar fanlight over provide a visual architectural historic elegance to the buildings of 22-24 Station Street and to the street scene. These buildings, together with the mid C19 3 storey red brick building (the clock shop) (15) and the single storey C19 building incorporating a range of three shop fronts(16) form a line of properties at the back edge of the footpath and that make an important contribution to the character and appearance of this part of Mansfield Woodhouse. The restricted views open out in the area of the road junction between Station Street and Vale Road.

4.58 To the South and fronting Priory Road are the prominent Hardstaff Homes Almshouses (17 &18), built 1914. The grade II listed homes comprise two blocks of 4 attached two-storey houses built as retirement homes for miners. These buildings are constructed of red brick with slate roofs with a series of stone coped gables and wonderfully accentuated tall chimneys that provide functional character, interest and a vertical emphasis that is reinforced by large tall brick piers to the front wall that bounds Priory Road. The buildings are noted by their stone detailing with stone mullioned windows and the grade II listed front wall (19) has a grand entrance (now blocked) with stone ball finials set on brick piers and ramped stone copings.

Component 2 – Mediaeval Core, Nineteenth and Twentieth Century

Castle Street, Yeoman Hill Park, Church Hill, Church Street, Station Street, Park Road

4.59 Castle Street is a narrow road that runs in a north /south direction bounded by high stonewalls that enclose the space. This access road links Priory Road with Station Street and its alignment has been altered in the past as indicated by the freestanding section of stonewall close to the junction of Castle Street and Station Street. Opposite here a late C20 development of two storey terrace properties, stone with pan tile roofs steps down Castle Street at its north end and on its east side in

tune with the land form until it meets Station Street. One of the most important and attractive views in Mansfield Woodhouse is that looking towards Yeoman Hill Park from Castle Street at its south end. This long straight view provides a visual link looking along the road southwards to the Park entrance gates across Priory Road and the track beyond. Here lime trees within the Park take over from stonewalls to frame the view and the park track as the land rises in the distance. The entrance in to the park is formalised by stone entrance piers. Here, the contribution of stone boundary walls to the character and appearance of Mansfield Woodhouse deserves special mention. Their height, materials and continuity throughout parts of the Conservation Area contribute significantly to the townscape and should be preserved



4.60 The majority of Yeoman Hill Park was previously excluded from the Conservation Area however it is apparent that the Park makes a significant contribution to the character and appearance of Mansfield Woodhouse and is a designed landscape of the early C20th that deserves greater recognition. The Park extends to the south of Priory Road bounded with it by a long stone wall with half round copings behind which is an avenue of lime trees that stand impressively adding considerable visual quality to the landscape. Priory Road is lined by mature trees either side of the road creating a natural and leafy character which contrasts with other parts of the Conservation Area.



At the centre of the Park stands the art deco bandstand (20) that has recently been restored and in the north east corner is the Services War memorial (21) and Park entrance with cast iron gates and arch over inscribed “To the memory of the fallen 1939-1945”.





4.61 The rest of the Park is laid out with a series of footpaths and large green/grassed areas, bowling green and tennis court. The eastern boundary to Church Hill is bounded by a long stonewall that follows the incline of the land down to the road junction where priory road ends and Welbeck Road begins. Stonewalls bounding church Hill provide visual cohesion, enclosing the space and affording attractive views northwards towards St Edmunds Church.

4.62 Opposite Yeoman Hill Park is the grade II listed early C17 Manor house (22) built by the Digby Family and which has undergone a number of alterations and additions over the years. The Manor, now divided in to apartments is noticeable for its crenulated parapets and is constructed of coursed stone, with roughcast and pebbledash walls. Set within large grounds the Manor is bounded along Priory Road by grade II listed stonewalls (23) with mature yew and cherry trees behind and which arch over Priory Road to meet the limes of Yeoman Hill Park on the opposite side of the road. The main entrance is marked by stone gate pillars.

4.63 The imposing grade II* listed parish church of St Edmund (24) commands the corner of Church Street at its junction with Priory Road, Welbeck Road and Church Hill, its prominence accentuated by its elevated position above the road.



4.64 The stone Spire of St Edmunds is a landmark feature seen from many different views within the Conservation Area. The Church which originates in the C14 is surrounded on all sides by a grade II listed stone wall (25) which bounds the road to the south and encloses the green space of the graveyard whose various headstones and monuments are visible from Church Street and other adjacent roads. The Churchyard has a number of grade II Listed structures including a mid C18 sarcophagus (26), headstone (1694) to John Eare Senior and chest tomb (1772) to Edward Willey (27), headstone to Arthur Caulton Senior (died 1682) (28) and headstone to Jane Witworth (1665) (29).

4.65 On the opposite corner to the south and at the foot of Church Hill is located 2 Welbeck Road currently a funeral directors. A two storey stone built former house now used for the business faces on to Welbeck Road and to the rear is a former cattle shelter converted to garaging (with a large clock to its gable) and a barn now used as a chapel and both constructed from local stone with tile roofs.

4.66 There are special views in this area including views through the arch entrance to Yeoman Hill Park and looking along Church Street in both directions where the views are restricted by buildings built to the back edge of the pavement and by mature trees that overhang the road. Church Street is a long narrow space connecting Welbeck Road to the High Street at its western end. The corner of Welbeck Road and Church Street is marked by a group of single and two storey buildings of high townscape value, constructed of local stone with slate roofs. These include 1a Welbeck Road (30), 1 Welbeck Road (31) The Turner Memorial Hall (32) and the Stable (33) now used as a café.

4.67 Views along Church Street take in some of the most attractive buildings and townscape in the district. The soft tones and colours of the stonework on buildings and walls are attractive in their appearance. The long narrow space of Church Street is framed by buildings and walls either side, punctuated by Old Manor Road and the green space adjacent and to the north which provides soft landscape as a contrast to the buildings and walls with lawns, fruit and sycamore trees.



Historic mapping indicates that this grassed space is a remnant of formally laid out orchards and a network of footpaths that connected to other similar plots close by but which have since been built upon.

4.68 Old Manor Road gently rises to the west, to the rear of St Edmunds Church and further where views of the rear of the Manor House buildings can be seen. The green spaces of the churchyard and the area north of Old Manor Road provide an important and attractive contrast to harder urban forms making this area a special place. It is important that these spaces are preserved for the contribution they make to the Conservation Area. Low stone coped walls provide the boundary to this rectangular shaped piece of land and also contribute to the consistency and cohesion of materials used in the area. Opposite here is the Health Centre and further north the County library, constructed as a single storey pre fabricated steel framed CLASP (Consortium of Local Authorities Special Programme) building. The Library is notable for its hanging tiles to the upper section of its front façade facing Church Street, something it has in common with the health centre. The Health centre and public Library to the east side of Church Street are later C20 buildings, both of a similar style, being of two storeys with flat roofs and set back from the road. The set back position of the library opens up the space and views towards Station Street.

4.69 A high coursed stonewall marks the boundary between the grassed space and 11, Church Street known as Saville House School (34) an C18 house now used as a school. The house together with the late C17 stable block (35) to its rear and 12 Church Street (36) the C18 Burnaby House are all built from coursed squared stone and together with adjoining stone boundary walls (37) (38) are all grade II Listed.

4.70 Long views north along Church Street are terminated in their view.



4.71 To the north of Burnaby house stands 15 Church Street (Cross Hill cottage) (39) and the adjoining 17 Church Street (40) both grade II listed buildings set back from the Street and bounded by a stone coped stone wall with gardens behind. In front of here at the north end of Church Street the space widens where there is a hard landscaped area

of York stone paving with a number of small black metal bollards marking entrances to properties together with limestone sets laid in a stretcher bond to driveways. Most significantly in this area stands an Old Market Cross upon a rectangle of stone steps (41) this being one of only four Scheduled Monuments in the District of Mansfield and dating back to the early C14. A mature London Plane towers over the cross and provides shade and leaf fall in autumn. This part of the Conservation Area is quite special and of high quality townscape, where there is a consistency of the use of stone in buildings, walls and pavements that combines with the detailing and period architecture seen in town houses and other buildings.



4.72 The Parliament Oak (42), a public house currently standing vacant is a fine early C20 building built in the Arts and Crafts style using red brick at its ground floor with stone surrounds to solid timber doors and black and white timber work to the upper storey over which is a clay tiled roof. Its neighbour (2, High Street) and adjoining building is no less fine and is the former Portland Hotel (43), a grand red brick building with stone detailing to windows and that marks the corner of Church Street at its junction with Station Street and High Street. A metal highway railing that runs along the pavement edge in front of this building is of poor visual quality and detracts from the character and appearance of the area.

4.73 Views west along Station Street from the junction with Church Street are enclosed by buildings predominantly made of stone with pan tile roofs and that hug the back edge of pavements.1 Station Street is one of a row of single storey shops on its south side and has a rendered façade with C19 shop front and sash window to its coursed stone west side elevation (44). Adjacent is 3 Station Street (45) a three storey late C19 stone building. The buildings as a group contribute positively to the character of the Conservation Area.

4.74 Number 10 Station Street (46) is a C19 building with traditional timber shop front, constructed of stone and that makes a positive contribution to the Conservation Area. Adjacent to this and forming the corner plot with Vale Road stands 2 Vale Road, a rendered building with red brick second storey and flat roof. This building is in the early C20 Art Deco

style but is run down in its appearance. Close by and to the right of 4 Station Street a blocked hole in a wall is where a stream (now culverted) used to gush from and run down High Street, fed by springs on Spring Hill to the north. Opposite, on the south side of the Street the space widens where an area marked with a low stone boundary wall abuts the pavement and incorporates shrubs behind which is a high stonewall, perhaps a remnant of earlier buildings. Beyond here the space narrows in to High Street to the east.

4.75 Clerkson's Hall (47) is an impressive grade II listed large gabled three - storey town house of the early C17. Constructed of coursed square rubble dressed stone with stone mullioned windows it is set within large mature grounds bounded by a stone wall (48) with grand stepped gated entrance facing south towards Church Street. Clerkson's Hall commands views from the Streets around it where its presence is keenly felt and was the town house of the Clerkson family who were related to the Digby family of The Manor House. The pavement abutting the southern walled boundary is of riven stone and complements the wall and grand house behind. A grade II listed K6 public telephone box (49) of the type designed by Giles Gilbert Scott c1935 stands abutting the wall at the entrance to the High Street. The hall is a sprawling building with a number of wings. To its rear is an C18 two storey block (50) of coursed stone rubble with timber horizontal sliding sashes and which is used as flats. The rear of the Hall is accessed off Parker's Lane where stone pillars mark its entrance. A tarmac car park at the rear of the Hall is bounded on its north side by a stonewall beyond which is a late C20 housing development, an area that once was part of the grounds of Clerkson's Hall. A stonewall bounds The Hall grounds to the west side of Parker's Lane where views north are terminated. C19 terraced housing along Parkers Lane steps and responds to the landform as it rises to the north.

4.76 Park Road to the north runs parallel to the High Street and Church Street. Here at the junction of Slant Lane is the Church of the Brothers and Sisters of Christ (51), its gabled pitch faced stone front and large mullioned window facing south. The church has a date stone of 1905 and is bounded by a stone wall. Its side and rear elevations are constructed of red brick. Adjacent is The Park Road Resource Centre (52), originally the Mansfield Woodhouse adult school and institute, an early C20 Arts and Crafts style building. Together these buildings, the stone boundary walls along the north side of Park Road and mature trees behind them make a positive contribution to the character and appearance of the area and complement the stone walls on the south side of the road.

Component 3 – Medieval Core and Post Medieval

High Street, Parkers Lane, Charles Street, Rose Lane, Welbeck Road, Portland Street

4.77 Mansfield Woodhouse market place is located on the High Street in the centre of the town. The modern day market place is the site of where once stood an Old Hall, demolished in 1900 and from which stone was used to build the houses on Parkers Lane (Formerly Sykes Lane) and Charles Street in readiness for the boom years of coal mining and the need to supply housing for its workers. The terraced housing on Parkers Lane and Charles Street represents a period of early C20 economic growth for Mansfield Woodhouse when the population doubled within five years. The terrace houses are built on the north side of the market place in rows on a north/south axis, responding to the landform that rises towards Park Road. It is unfortunate that many original architectural features including timber sash windows and timber-panelled doors have been lost and replaced with inappropriate modern equivalents in UPVC; however they retain their overall form and character and are an important element of the expansion of the town in the early part of the C20.

4.78 The market place is a wide approximately rectangular space bordered on all sides by buildings and through which runs the High Street on its south side. The space was created following the demolition of the Old Hall that once stood on this site. Clerkson's Hall commands the western corner of the market place and there is a the large C20 stone building, which incorporates Mansfield District Council housing offices and other commercial uses, overlooking the market place on its north side. Charles Street lies to the west and to the south of the main road is a continuous row of three and two storey buildings with C19 shop fronts facing on to the market place. These include the red brick 4-6, High Street with its recently restored shop front and which has two gabled dormer windows at its third floor (53). Adjacent is 8 High Street (54), with a C20 timber shop front and of three storeys in height constructed of coursed rubble stone. Adjoining these is 12 High Street (55) a grade II listed early C19 house now shop with C20 shop front and impressive sash windows to upper storeys. Like 4 -6 High Street number 12 has a welsh slate roof. Adjoining number 12 is a later and lower two storey building 14 -14a High Street (56-57) which in turn adjoins number 16 High Street (58) a grade II listed early C19 house. The end building of this row is the C18, 18 High Street (59), known as Wolfhunt house. The house is a taller three-storey building of coursed stone, which has a C20 shop front with decorative tiled fascia. Although mainly of the C18 the building incorporates fragments of an earlier phase including a C17 window to its gable and it is thought that the land on which the house stands belonged to the person employed to frighten wolves away in Sherwood Forest. As a group these buildings are extremely important to the character and appearance of the market place and the common use of stone, clay pan tiles and slate, together

with the variation in heights of the buildings provide special townscape interest.

4.79 To the rear of the buildings that front the High Street and between buildings are the yards set at right angles to the street and although many have gone over the years there are remnants of these that refer back to the historic development of the settlement and make Mansfield Woodhouse special. Wolfhunt cottage (60) is a small two-storey stone cottage standing to the rear of 18 High Street, down an un-adopted track between 18 and 26 High Street. Adjacent are 20-22 High Street (61) a pair of Victorian houses converted from a barn, displaying a rendered and painted façade incorporating bay sash windows in the Victorian style. 24 High Street (62) stands to the rear of 20 High Street and dates from C19 with its original sash windows and welsh slate roof intact.

4.80 The grade II Listed 26 High Street (63) is a low double gabled stone house with C19 shop front. Adjoining is number 28 and 30 High Street (64), a late C19 tall three storey building with a hipped slate roof. The large first floor display windows are an unusual feature today but were more common in late C19 and early C20 shops. A ground floor alley is gated with metal gates incorporating the name G. Betts and son and leads to a rear yard.

4.81 Number 32-34 High Street (65) is another listed building dating to the C18 and was originally a house. Constructed of coursed square stone with a steeply pitched pan tiled roof this building is notable for its raised stone window surrounds. A bus shelter stands in front and detracts from the setting of the building. To the rear is a yard area (gardener's Court) now developed for housing and beyond here to the south is the superstore car park that connects to Welbeck Road to the south.

4.82 Number 36 High Street is a detached C20 building with timber recessed shop front and has a flat roof. Also detached is number 38 (66), which is notable because its gable faces the main road. This building has a steeply pitched pantile roof and timber shop front and its east side elevation, together with the Angel Public House (67) marks the entrance to the alley that leads to the superstore to the rear. The Angel Inn is a grade II listed building of the early C19 and like so many other buildings of coursed stone.

4.83 On the north side of High Street, Charles Street marks the eastern end of the modern day market place and is lined either side by terraced housing of the early C20. The market place has a large two storey building along its north side, built with Derbyshire stone and with a pan tile hipped roof it overlooks a raised rectangular piece of public space, surfaced by York stone upon and adjacent to which stand a number of seats, bins, bollards, small trees and traffic signs. This wide space allows views of the High Street buildings in both directions. A number of late C20 buildings in this vicinity use pitched face stone to

complement the area and incorporate architectural detailing. Perhaps the best of these is 42 High Street (68) next to the Angel Inn and which has used sash windows and stone detailing to its plinth and window surrounds. Opposite the Angel Inn is Rose Lane to the north. On the corner of the High Street and Rose Lane is the newly built Police Station, an attractively built building in ashlar stone that curves in line with the corner junction of High Street and Rose Lane. Rose Lane rises to the north and on its west side is 5, Rose Lane (69), a Grade II Listed mid C18 house. Views south from the top of Rose Lane show how the new police station blends with the setting of the surrounding area in terms of its height and design. The stone wall on the east side of Rose Lane at its north end makes a positive contribution to the setting, views and townscape along the lane.

4.84 High Street narrows where the new Police Station has been erected and then starts its gentle slope to the east. The Street is lined by stone buildings of the C18 and C19 including shops, cottages and flats that contribute to the special character and appearance of the Conservation Area. On the north side is the C19 17-19 High Street (70), 21 High Street (71) formerly the Royal Hotel now used as flats and dating from Mid C18 and that is also grade II Listed and then 23 High Street (72), C19 with ground floor shop. All of coursed stone, two or three storeys in height they hug the back edge of the pavement. On the south side of the High Street is the Trinity Methodist Chapel (73) designed by Arthur Marshall and built 1883 as the Methodist Free Church. This building is of pitched face stone and set within a small site, bounded by a stone wall with iron railings. A narrow lane (school Lane) runs to the south adjacent to the Chapel on its west side towards Welbeck Road.

4.85 School Lane leads to the former St Edmunds Church Of England School, teachers' house and boundary wall (74), a grade II Listed building c1845 and 1883 built in dressed stone with a slate roof and coped gables. Now used as a day nursery the former school is visually prominent in more open views along Welbeck Road to the east and west.



The school is bounded by a dressed stone wall with gabled copings that adds to the consistency of stonewalls along Welbeck and other roads. To the rear of the former school stands the Foundation Hall of the School (75) an early C20 single storey red brick building with gabled projecting wings at either end, welsh slate roof and bounded on

its front by a stonewall. Unfortunately, the large superstore building detracts from the setting of the older buildings and area at this point due to its size, mass and use of materials. The narrow lane restricts views along it and that are terminated on High Street at its north end but which open on to Welbeck Road at its south end towards the Cemetery and memorial ground opposite. The lane is bounded by attractive stonewalls either side towards Welbeck Road and a red brick wall at the rear of the Foundation Hall opposite which a stone wall has been systematically vandalised.

4.86 The lands to the rear of those buildings fronting market place, including the superstore car park and grassed field to the east and rear of the Turner Memorial Hall follow the north south alignment which lie in the mediaeval core of the settlement and relate also to the layout of plots on the 1845 Tithe Award map (Figure 2). These spaces were once garden allotments and C19 maps indicate a number of long narrow plots to the rear of the properties that front the High Street. They are therefore important to the character of the Conservation Area, as they afford views towards High Street and Church Street across the rear of properties and are a remnant of an age more influenced by agriculture where plots included a building facing the main street with garden and open lands to the rear. These larger spaces are enclosed by stonewalls abutting Welbeck Road and on the south side of Welbeck Road at its east end the road meets up at its junction with Church Street and Church Hill. Welbeck Road is a long straight road on level ground with stonewalls either side of the road along its length framing the view. The exception to stone walls are those red brick boundary walls to the front gardens of 1930's housing at the east end of Welbeck Road. These are not unattractive in their appearance and are important for the contribution they make to the continuity of walls along Welbeck Road. The front boundary walls and gardens behind numbers 4 to 12 Welbeck Road are important to the character of the Conservation Area for their contribution to the character and appearance of views along Welbeck Road.

4.87 The stone walls on the north side of Welbeck Road at numbers 7 to 27 Welbeck Road also contribute to the character and appearance of the Conservation Area and to views along Welbeck Road for the same reason.

4.88 Returning to the High Street, its linear development is punctuated by access to a number of yards through archways adding considerable interest to the character and appearance of the High Street.





4.89 The High Street continues its gentle slope east towards Albert Square where the road levels out. The two and three storey buildings either side of the street enclose the space. On the south side of the High Street is Number 50 (76) a C19 two- storey building with shop front and the adjoining but taller 72-78 High Street (77) possibly of the early C18 and with four separate C19 shop fronts. Number 78 has an adjoining but later southern two storey range set at right angles to the front building and with a plain clay tiled roof.

4.90 On the north side of the High Street numbers 41(78) 41a and 43-47(79) are part of a row of early and late C19 dwellings, number 41 having a hipped slate roof while 41a adjoining to the rear has pantiles to its roof and 43-47 has a slate roof. Number 41a has recently been restored. The cottages align in a north south direction to the main street forming yards that were within a more densely populated area in the C18 and C19 and which stand in marked contrast to the west end of the Conservation Area with its large properties set in mature large gardens. A stone single storey former smithy (80) is located at the north end of one yard.



4.91 The views open out as more space appears between buildings towards Albert Square. A row of three early C19 cottages (81) made from dressed stone form the east side of one of the yards and are grade II listed buildings. Also listed grade II is the early C17 former Winstanley's farmhouse (82) at 57 High Street, an impressive two storey building with stone mullioned windows that faces the High Street and with a large front garden bounded by a stone wall on its street frontage. Behind the wall is a leylandii hedgerow, which is not of a native species and uncharacteristic in this location to the detriment of the appearance of the Conservation Area. To its rear are mid C19 grade II listed stables (83) adjoining 49 High Street. Also part of a group of farm buildings in this location showing Mansfield Woodhouse's strong agricultural roots are a grand three storey farmhouse at 59 High Street (84) now converted to the Beeches residential care home and which adjoins number 57 High Street as well as stables (partially converted as part of the Beeches)) a threshing barn and hay barn of the mid C18 and late C19 (85), all grade II listed buildings constructed from local stone. The threshing barn and hay barn buildings have planning permission to be converted to residential

use. A stonewall forms the boundary of the Beeches with High Street and incorporates a tall stone stepped arched and gated entrance in to the garden of number 59 High Street.

4.92 The Greyhound public house (86) has C18 origins however it has been much altered from its original form which incorporated stone mullioned windows and had a stone slate roof. Now, with a welsh slate roof and altered mullion windows, the west section is of painted render. Views looking west up the High Street show a high quality townscape where stone buildings and walls line the road, which curves gently as the road rises and where building step in response to the land form adding interest to its character and appearance.



4.93 On the same side of the road to the east of the Greyhound Public House is a row of stone cottages with pan tiled roofs at 86-92 High Street (87) orientated in a north/south direction and gable fronting the High Street.

4.94 Another of Mansfield Woodhouse's Churches is the Primitive Methodist Church c1902, thus inscribed over the south facing arched window; now Bethel Pentecostal Church (88) the church is constructed of pitch faced coursed stone, with slate roof and timber double entrance doors to its front.

4.95 To the east of Bethel church is a C19 barn (89) of coursed stone with pantile roof, hidden away to the rear of 65-69 High Street (90) a late C19 building of coursed stone with slate roof and long C20 shop front having a slanted timber fascia. The final buildings abutting the north side of the High Street are numbers 75-77 (91) of coursed stone with hipped and gabled pantiled roofs respectively. To their rear is a two storey converted stone barn (92) now in residential use.

4.96 The High Street merges in to Portland Street at its southern end. On the south and west side of the Road is a line of C19 two storey red brick commercial buildings that follow the curve of the road at the back edge of the pavement. A number of yards accessed via arch ways beneath first floors of buildings run to the rear and follow plot boundaries seen on the 1845 tithe map of Mansfield Woodhouse. The long narrow plots of the Tithe map extend further in to a large area of

open and overgrown ground located to the rear of the buildings that front Portland Street and can be accessed off Portland Street. The original plot boundaries have long since merged in to one large piece of land. This Land has planning permission for housing development for 31 dwellings (MDC Ref: 2010/548/NT) and which involves the demolition of a single storey range of stone built but dilapidated stables. In addition, there is planning permission for the erection of 3 town houses (MDC Ref: 2010/396/NT) abutting Portland Street and that will stand in the same location where a row of C19 houses once stood.

4.97 The post medieval strip of land that abuts Portland Street along its length has at the corner of Welbeck Road and Portland Street a C19 two storey stone building with a welsh slate roof; 36-39 Portland Street (93). This building is thought to have been a former butchers shop with slaughterhouse at its rear and is a focal point upon entry in to the Conservation Area from the west.

Component 4 – Nineteenth Century

Welbeck Road

4.98 The Mansfield Woodhouse Millennium Green is a large field set on a sandstone outcrop to the south of Welbeck Road rising steeply from its border with the road behind a long coursed stone wall and mature hedgerow. The field is accessed from points along Welbeck Road including a long flight of steps at its east end and is used for grazing horses. Individual mature sycamore, horse chestnut and ash trees are dotted within it. An unmade track leads from its northwest corner and a metal gateway to its southeast corner at the top of the incline. A pair of gates to the boundary with Welbeck Road contains the initials MWMG (Mansfield Woodhouse Millennium Green). The field is an important green space on the higher ground to the south affording views of the settlement to the north and west across rooftops. To the west a stonewall provides a boundary along its border with a C19 cemetery beyond, a long rectangular piece of land with a central pathway leading from its entrance to Welbeck Road and marked by a pair of stone pillars with elongated pyramidal copings.





Like the Millennium Green adjacent, the landform where the cemetery is located rises to the south of the main settlement and stands opposite the former St Edmunds Church School (74) located on the north side of the road. The cemetery contains a number of mature trees including sycamore, lime, cherry and hawthorn. Together, the cemetery and adjacent Millennium Green provide important green and open spaces on the hillside to the south that contrasts to the more developed settlement core to the north.

4.99 The Old Vicarage (94) stands on the bough of the hill commanding views to the north and is associated with St Edmunds Church. A gate in to the field allowed access from the Old Vicarage down to Welbeck Road and the path is seen on the 1875 plan. This building and adjacent properties are relevant to the C19 expansion of the settlement and the Old Vicarage has qualities of style and architecture that make a positive contribution to the area.

Component 5 – Post Medieval, Nineteenth and Twentieth Century

4.100 The Star Inn (95) is a two- storey timber framed post mediaeval building constructed with coursed limestone walling, stone mullion windows a steep pitched pan tile roof and with lower two- storey addition to its east gable. The Star Inn is possibly the oldest Inn in Mansfield Woodhouse and its visual prominence on the corner of Portland Street provides a significant contribution to the character and appearance of this part of the Conservation Area.

4.101 To the north of the Star Inn stand numbers 47-48 Portland Street (96) and the Anvil Public House (97) to the back edge of the pavement on the east side of the street. Both are C19, but have been altered with 47-48 having an early C20 Arts and Crafts style façade with timber shop front and double gabled projecting first floor bay windows.

4.102 Buildings are punctuated by large spaces between them along Portland Street on both sides of the road. On the east side beyond a row of four C20 houses that abut the road is a row of C19 houses, numbers 64-68 Portland Street (98) built on an east/west axis with the gable of number 64 facing Portland Street. This limestone terrace of houses is visually prominent from Albert Square, Ley Lane and Albert Street. A commercial building to the immediate south of the houses and set back from the road was once a C19 house with private garden. The company that occupy the building are building an extension to its south using stone that matches the original house.

4.103 Views north along Portland Street are terminated by 75-77 High Street (91). At its north end Portland Street meets Albert Square where the road curves to meet High Street from the west. Albert Square is the junction of Portland Street, Ley Lane, High Street and Albert Street and is a large space with high quality townscape. Ley Lane extends to the

east and on its corner with Albert Square are Numbers 1 and 2 Ley Lane (99), with C19 shop front and being of coursed limestone rubble with hipped pan tiled roof. Part of the same building is 4 Albert Street (100) facing on to Albert Street. Number 3 Ley Lane (101) is a grade II listed early C17 farmhouse with adjoining barn with C19 alterations constructed of coursed squared limestone rubble and C20 pantiled roof. At its front the garden is enclosed by a high stonewall which bounds Ley Lane.

4.104 Albert Square has a large stone paved pedestrian space on the south side adjoining Ley Lane, with seating; trees and high stonewall to its back. This landscaped area provides a visually high quality setting for the stone buildings and walls in the vicinity, complementing these with its stone paving. Behind the stone wall which bounds numbers 64-68 Portland Street are allotments belonging to said buildings. Pennine Close lies to the east, a late C20 residential development of bungalows that display a consistency in their design and materials. Beyond to the east is an area of open ground where the boundary of the Conservation Area eastwards ends before extending north. This ground provides a break between the older central core and later development on the edges of the settlement.

4.105 Albert Street curves gently north and is lined on its east side by a number of stone built properties. 6-8 Albert Street is a pair of mid C19 stone cottages and which are grade II listed buildings with their gable facing west to the road. Development expanded during the C19 along Albert Street and in particular along its east side within the Conservation Area are a number of listed C19 two storey terraced and semi-detached houses built using local stone and in the Victorian period style. These include numbers 20,22,24 Albert Street (103), 28-38 Albert Street (104), 40-42 Albert Street (105), 44-46 Albert street (106), 48-50 Albert Street (107), 52-56 Albert Street (108), 58-62 Albert Street (109), 64-80 Albert Street (110) and 82-92 Albert Street (111); all grade II listed, these properties helped house the expanding population of Mansfield Woodhouse. Numbers 28-50 Albert Street are accessed via Black Gate Yard, a narrow alley bounded by a flat, stone coped high stone wall which also incorporates a timber door with stone jambs and lintel over and is situated to the rear of number 24 Albert Street.

4.106 Another of the yards, Parmenter’s Yard that leads to the rear of 64-80 Albert Street is accessed through an arch between the two properties with first floor building over. Here, lime stone sets beneath the arched entrance to the yard complement the stone buildings and pavements. The timber-panelled doors to numbers 64 and 80 have stone surrounds with keystones and glazed fanlights over.

The consistent use of stone along the east side of Albert Street contributes to the special character and appearance of the Conservation Area and views along it. The yards provide interest and glimpses of views hidden until they are occasioned upon.



4.107 The very north end of Albert Street incorporates C20 development of stone built bungalows. The boundary of the Conservation Area runs in a north/south direction along the centre of the road including up to the pavement edge and early C20 housing occupies the west side of the Street. It is not proposed to extend the Conservation Area to include this housing as it is much altered from its original appearance.

Architectural and Historic Qualities of the Buildings

4.108 **Listed Buildings**

A listed building is a building of special architectural or historic interest and because there are so many in Mansfield Woodhouse Conservation Area this shows the special quality of the buildings. There are 52 listed buildings or structures within the Conservation Area, including 8 boundary walls, Yeoman Hill Park war memorial, 4 graves at St Edmund's Church and a telephone Kiosk. All are listed as grade II except the Priory and St Edmund's Church which are grade II* listed. In addition, the stone cross on Church Street is a Scheduled Ancient Monument of National Importance. All listed buildings are highlighted at Figure 9 and recorded at appendix A.

4.109 **Types of Buildings**

The Conservation Area contains a variety of building types from the large residences of the Priory, The Grange and Clerkson's Hall to the west, to the terraced properties of Parker's Lane and cottages in lower High Street. Shops and other commercial properties line the market place and lower High Street has a mixture of farm buildings, houses shops and a public house. Two storey-terraced buildings principally occupy Albert Street. There are also a number of churches for different denominations located along the main streets.

4.110 **Stone Walls**

Important to the buildings and character of the Conservation Area are also the high stone walls bounding many a property and providing a unifying force to the townscape. Walls are occasionally punctuated by gate piers with stone copings at the entrance to properties and are built from local limestone. Important walls are highlighted on the plan at Figure 9.

4.111 **Periods of buildings**

The oldest standing building is St Edmunds Church c1310. Mansfield Woodhouse has a number of C17 and C18 buildings that remain today, but buildings of the C19 and C20 mostly occupy the town.

4.112 **Architectural styles and Characteristics**

Historic buildings are of a domestic scale being two or three storeys at most. The architecture of seven centuries of development can be seen in the Conservation Area with many buildings using locally quarried stone for walling and having ridge or hipped pantiled or slate roofs with stone or brick chimneys. In particular early C17 buildings will have stone mullioned windows such as Clerkson's Hall or 57 High Street (Winstanley's farmhouse) or buildings with later frontages may have earlier origins and display C17 window styles at the side or rear such as Wolfhunt House on the High Street. Georgian and Victorian houses had their traditional plan forms; Georgian houses commonly displaying their symmetrical arrangement of vertical sliding sash windows and panelled timber doors with stone surrounds and stone steps. Many terraced properties such as those on Albert Street were built to a consistent pattern or style typical of Georgian or Victorian style architecture that collectively gives them immense architectural quality and interest. Other architectural styles seen within the Conservation Area include the Arts and Crafts style of the early C20 seen in the Parliament Oak public house on Church Street, a style that effectively copied other styles and put them together in one building.

4.113 **Topography**

The topography of the Conservation Area is such that some buildings such as the Priory stand on higher ground than others and appear larger and more dominant from the surrounding streets. There are numerous changes in levels throughout the Conservation Area affording views of buildings from both level and higher ground that add special interest to the character and appearance of the area. In particular higher land to the south on the Millennium Green provides key views as does land to the north on Park Road and Rose Lane while the High Street gently slopes to the east.

4.114 The Contribution of Key Unlisted Buildings

The Conservation Area contains numerous buildings that although not statutorily listed; nevertheless make a positive contribution to the Conservation Area for reasons of architectural or historic interest, appearance or as a reminder of the historic development of Mansfield Woodhouse. These buildings are of local historic interest and are identified at Figure 9 and in the list at appendix A.

4.115 Local Details

Two and three storey buildings constructed with limestone quarried locally and having pan tiles or slate roofs give Mansfield Woodhouse its special architectural and distinctive character. Mansfield Woodhouse has a rich variety of buildings from different periods with period architectural styles and features described in the text to this document. Also of note are the numerous stone boundary walls to properties throughout the Conservation Area with a variety of gate piers and copings. These are all recorded within the text to this document.

Prevalent and Traditional Building Materials

4.116 Building materials

Magnesian limestone has been consistently used in buildings throughout the Conservation Area. However, the use of red brick became more common in C19, for example on those buildings on Portland Street facing Albert Square and at Hardstaff Homes on priory Road. Despite this, it is the predominance of local limestone used in the buildings and walls that give Mansfield Woodhouse its distinctive character. Welsh slate or pan tiles are used on steeply pitched roofs to older properties although concrete tiles have been used as replacements to some buildings. C20 and C21 buildings have sought to continue the traditions set by their predecessors by using stone and other natural materials. However, the stone of today's buildings comes from further afield due to the lack of local stone available. For example, Derbyshire grit stone has been used to the Council Offices in the Market Place and the new Police Station at the bottom of Rose Lane. Although a different type of stone it has similar colour tones to that of the Mansfield Stone. Other materials used within the Conservation Area include the roughcast at The Manor House and the mock Tudor timber and panelling at the Parliament Oak. The Library and Health centre on Church Street incorporate hanging tiles helping to add interest to these otherwise unremarkable buildings. C17 buildings have stone mullioned windows while, C18 and C19 buildings display timber sash windows with some replaced by modern equivalents in UPVC. In addition limestone walls are a feature of Mansfield woodhouse

4.117 **Street Surfaces**

Like the buildings, there is a consistent use of stone paving materials on Station Street and High Street with riven stone particularly prominent in the area of the old cross on Church Street and the pavements near Clerkson's Hall and High street. York stone paving is also used extensively in the area of Albert square and Kerb edges are also of stone. Limestone sets have been used under archway entrances to the yards off High Street and Albert Street.





4.118 **Street Furniture**

The majority of street furniture is modern in its style, using cast metal for bollards, bins and seating with swan neck lamp columns and standard highway columns also used. Colours are in green with gold detailing as in the market place or black as around the old cross and Albert Square.

The Contribution made by Greenery and Green Spaces

4.119 Mansfield Woodhouse is blessed with a variety of green spaces that provide a soft and natural contrast to the buildings and streets. It is the quality of buildings and green spaces and the relationship and balance between them that makes the settlement special.

4.120 Individually, the large garden plots of properties, planted with mature trees and hedgerows make a significant contribution to the character of the Conservation Area. The large green spaces on Church Street, Priory Road and Welbeck Road are too important to lose and should be protected from development that would cause them harm. These green spaces make a special contribution to the character and appearance of the Mansfield Woodhouse Conservation Area and they are plotted on plan at figure 11.





4.121 Mansfield Woodhouse Conservation Area has numerous mature trees, many planted in private gardens but that can be seen in street views, often overhanging stone walls along Priory Road, Church Street, Station Street, High Street and other areas. These include sycamore, yew, beech and lime trees. Their contribution to the appearance and character of the area is significant for they provide natural beauty in their colours affecting changes in the sunlight through shade. Those trees protected by Tree Preservation Orders (T.P.O) are plotted on plan at Figure11 and at appendix B.

Negative Factors: The Extent of Loss, Intrusion or Damage

Loss

4.122 While many older buildings have retained much of their original character, many have lost original features and in particular original sash windows, timber doors and cast iron guttering have been replaced with UPVC equivalents while natural slate roof tiles have been replaced with concrete tiles. This is particularly evident along Parkers Lane for example, and also on C19 buildings on the corner of High Street with Portland Street. Such replacements on older buildings harm their historic integrity and appearance eroding their architectural quality. The sections and profiles of UPVC windows are not characteristic of those achieved by original timber sash windows being flat and chunky in their appearance and the fine moulding of timber glazing bars cannot be re-created in UPVC.

4.123 There is evidence of inappropriate replacement pointing. Local vernacular buildings were originally flush pointed with lime mortar, but there are cases where this has been replaced with hard cement using raised strap pointing, which damages the softer stone causing trapped moisture to egress through the face of the stone rather than through the mortar joints. In view of the type of stone found in Mansfield Woodhouse hydraulic lime mortar should be used for pointing using local sand that is similar in colour to the stone and is brushed back to slightly reveal the edges of the stone. Nottinghamshire County Council has produced a guide to the repointing of stone and brickwork.

4.124 While many shops have retained their original shop fronts there are those that have had unsympathetic alterations such as the addition of large box signs to fascia boards.

4.125 Over the years a number of buildings have been demolished in Mansfield Woodhouse, making way for new development. For example derelict framework knitter's buildings in Marlow's Yard were demolished to make way for new housing on the north side of High Street.

4.126 Backland development has harmed historic plot layouts within the mediaeval core. One such example is the superstore car park accessed of Welbeck Road. There remains an ongoing threat to loss of backland plots and development that results in loss of stonewalls.

Damage and Intrusion

4.127 There are a number of buildings/structures identified as being at Risk in the 2011 Buildings At Risk survey, all risk category 4 to be watched; including 46, Station Street; an C18 boundary wall at the Manor House, boundary wall and gates, Chest tomb and Headstone at St Edmunds Church, Stable adjoining 49 high Street, 57 High Street, Outbuildings at 57 and 59 High Street, 18 High Street, 32-34 High Street, 11-13 Station Street and 23-25 Station Street, Mansfield Woodhouse.

4.128 There are examples where poor quality new buildings harm the special interest of the Conservation Area. Most notably the superstore off High street and stretching back towards Welbeck Road is harmful to the Conservation Area due to its oversize, massing, form and use of materials, which do not enhance the area or complement neighboring buildings in its architecture. New buildings should harmonize with their surroundings and townscape context in terms of height, size, massing, form and materials. There are new buildings within the Conservation Area that have used stone and slate but then have used UPVC for windows and doors, thus detracting from any benefit gained with the use of high quality natural materials and their attempt to harmonize, sustain and enhance the character and appearance of the Conservation Area. The newly erected two storey office building off Portland Street is a prime example of this.

4.129 Boundary treatments within the Conservation Area should respect the historic plan form of the settlement where stonewalling is consistently used. The concrete and timber fencing to the wooded copse on Station Street, close to the Priory, which stands to the South on higher ground, is unsympathetic in its appearance.

Quality of the Public Realm

4.130 Mansfield Woodhouse is fortunate to have a good number of areas that have retained their York stone riven paving and natural kerbs. There are also entrances in to yards and properties that have retained their stone sets. However, some footpaths have tarmac surfacing with concrete kerbs and stone sets are rarely seen except on Church Street and yard entrances on High street and Albert Street. Even here, once further in to a yard the surface returns to tarmac. Where original surface paving is present this should be retained and traditional paving reintroduced when the opportunity arises.

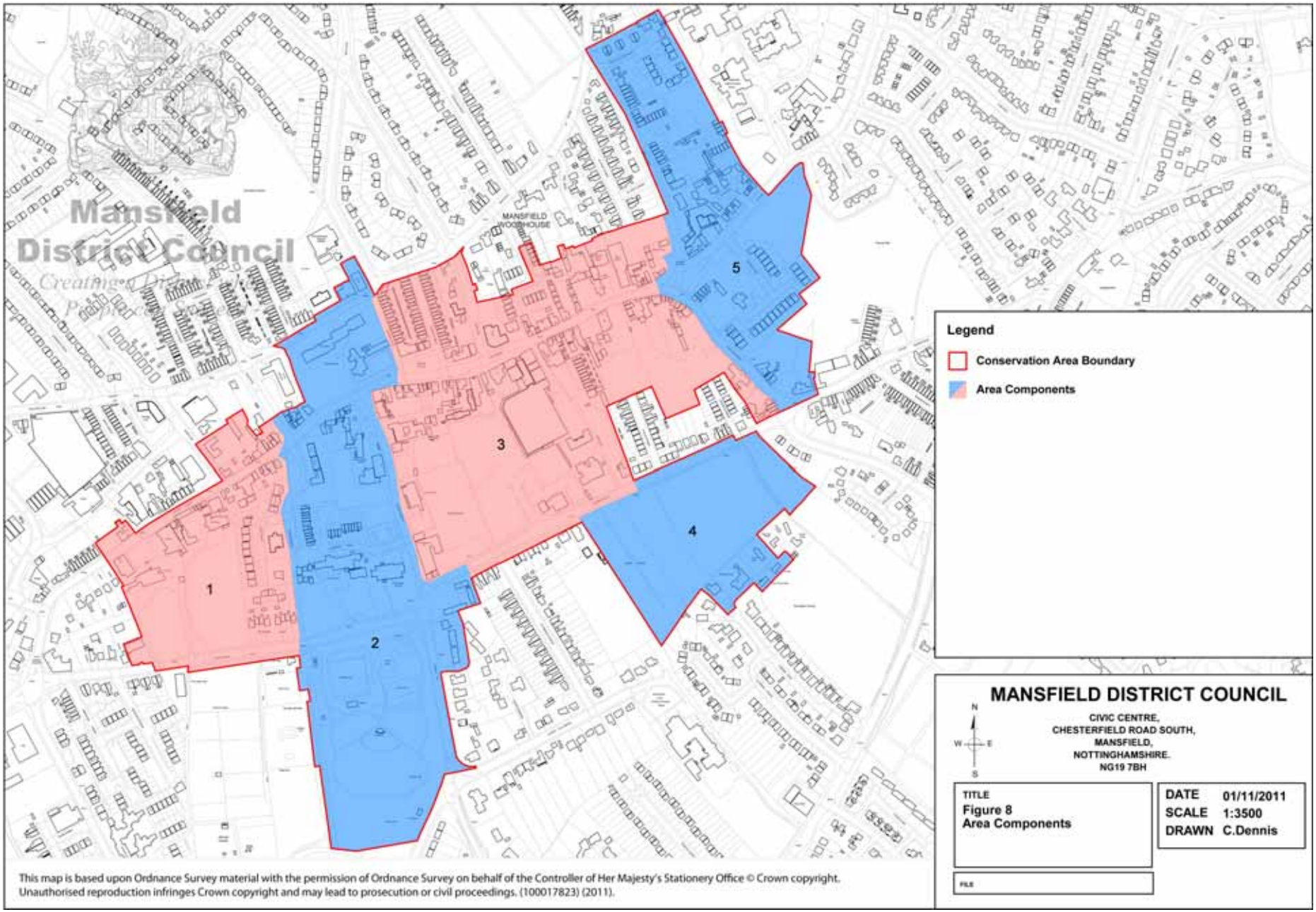
4.131 Excessive or unnecessary road markings can harm the appearance of the Conservation Area. Road markings should generally be avoided unless there is no alternative solution to be found. Road markings should only be implemented where there is a statutory requirement to do so and then only to the minimum required to achieve compliance. The District Council and Nottinghamshire County Council should seek ways to reduce the visually negative impact of road markings within the Conservation Area. For example, 50mm wide double no parking lines could be used in a rosemary colour rather than standard 100mm double yellow lines. There is a lack of consistency in the use of highway lighting columns with some standard off the shelf style columns and some of a more traditional style. The use of standard ‘off the shelf’ lighting columns, excessive traffic signage and pedestrian guard rails detracts from the visual quality of the Conservation Area. For example, pedestrian guard railing on the corner of Church Street and High Street adjacent to the former Portland Hotel detracts from the visual quality of this area. There is similar guard railing outside the grade II listed Burnaby house that detracts from its setting.

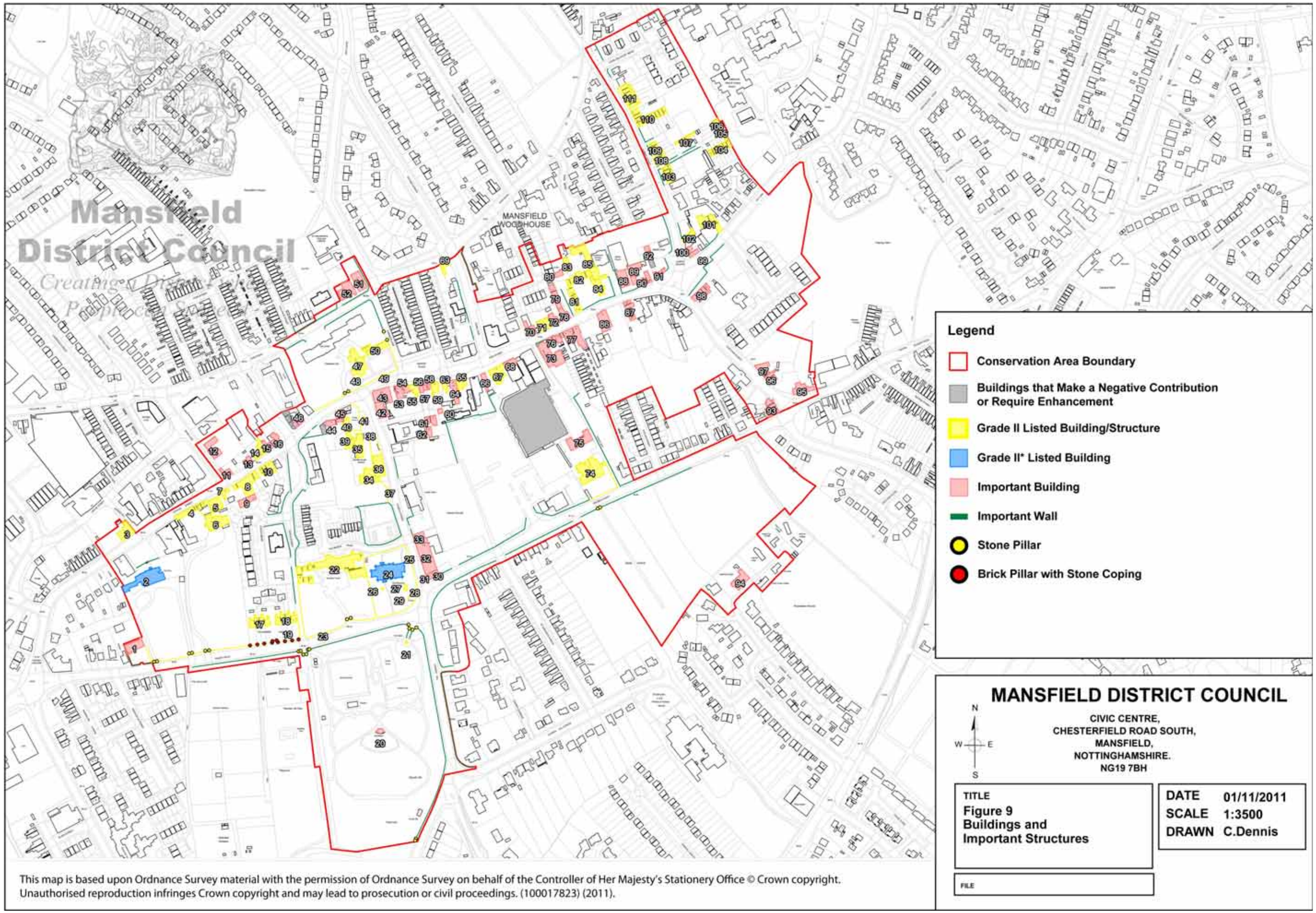




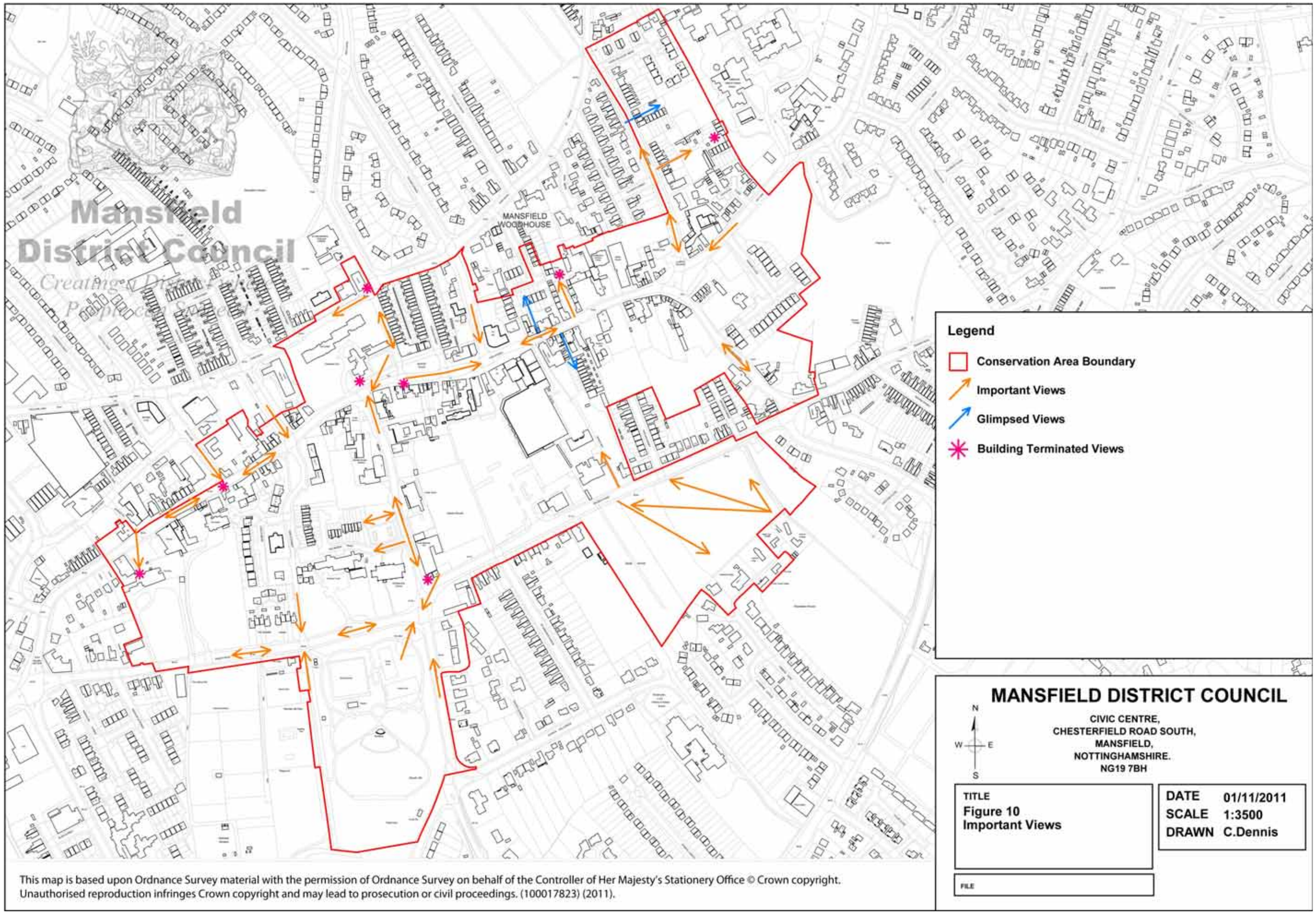
Street furniture including bollards, bins and seating, together with traffic signs should be rationalised to avoid clutter and use a uniform high quality design and finish. The duplication of traffic signs harms the appearance of the Conservation Area.

4.132 Mansfield Woodhouse is characterised by its yards which historically have names although these are not always indicated by signs. It is intended that yards signs are erected to name each yard using a traditional design.

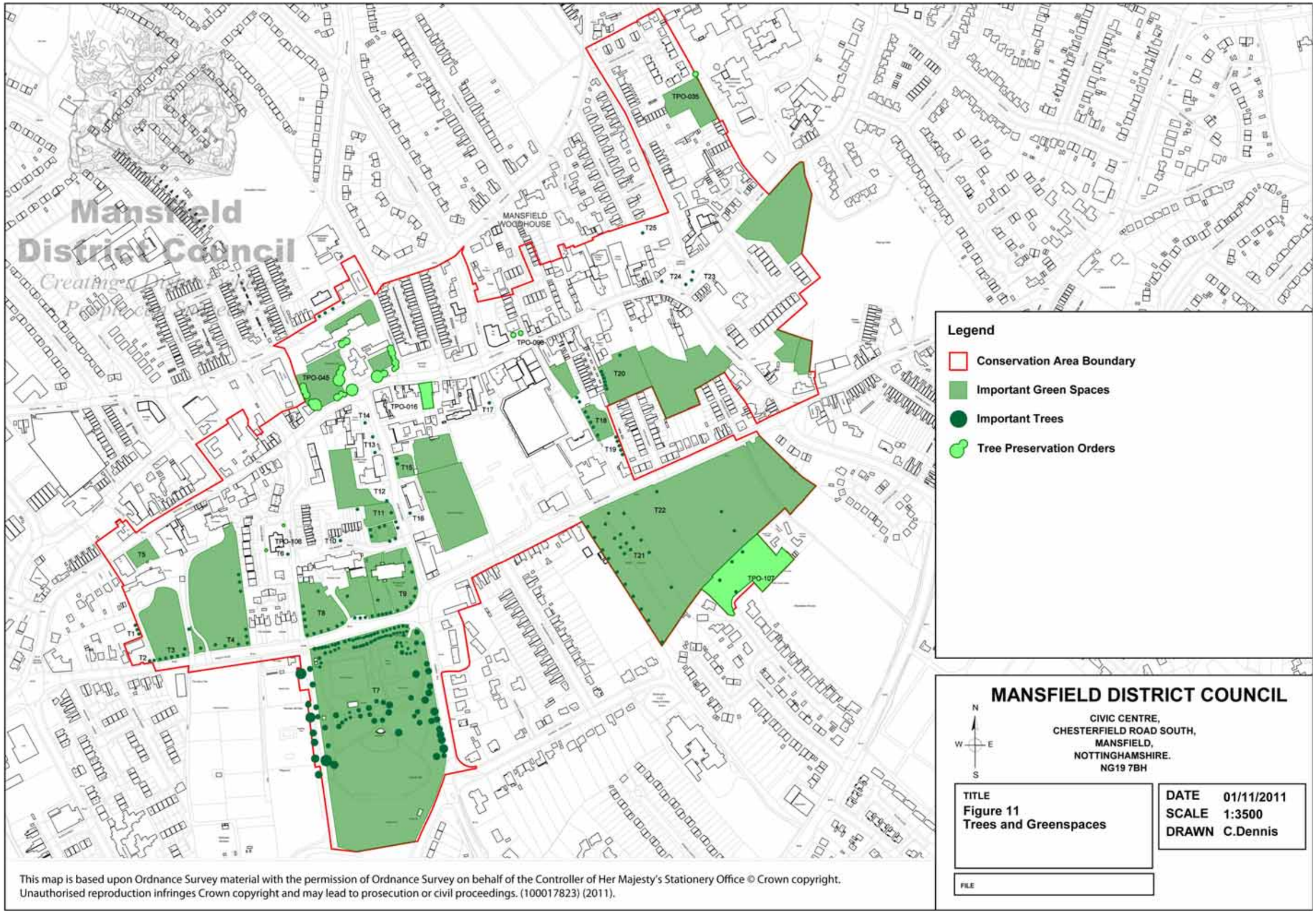

Mansfield
District Council
1
2
3
4
5
Legend
Conservation Area Boundary
Area Components
MANSFIELD DISTRICT COUNCIL
CIVIC CENTRE,
CHESTERFIELD ROAD SOUTH,
MANSFIELD,
NOTTINGHAMSHIRE.
NG19 7BH
TITLE
Figure 8
Area Components
DATE 01/11/2011
SCALE 1:3500
DRAWN C.Dennis
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5.0 Boundary Review

Introduction

5.1 Conservation Areas are required to be clearly delineated. Usually there will be obvious physical features along which a boundary line may be drawn. Elsewhere, there may be a 'grey area', but the general rule is to include land, buildings, walls, trees, hedges and spaces if they would enhance or could be made to enhance the character or appearance of the Conservation Area and remove land, buildings and spaces that detract from the character or appearance of the Conservation Area.

5.2 The Mansfield Woodhouse Conservation Area and its boundary have been reviewed and a revised conservation area boundary was designated by Mansfield District Council on 1 November 2011. The reasons for the changes to the boundary indicated at figure 12 are as follows:

Boundary Revisions

5.3 **Area A -** The Conservation Area boundary has been extended to include land marked A on figure 12.This land includes a former late C19 chapel of red brick with welsh slate roof and which is of considerable architectural quality in the Arts and Crafts style, incorporating large stone cross-mullioned windows. This building makes a positive contribution to the character of the area upon its entrance from Mansfield. The land lies adjacent to the grade II* listed Priory and is within the mediaeval core of Mansfield Woodhouse.

5.4 **Area B –** The Conservation Area boundary has been extended to include land and structures within Yeoman Hill Park and land and walls on Church Hill, marked B on figure 12.Yeoman Hill Park is a designed landscape of the early C20 and retains its 1930's art deco bandstand (recently restored). Unaltered in its design since it was originally laid out, this park is an important green space and set piece of its time and while the war memorial and lime trees that are close to Priory Road are already within the Conservation Area it is recommended that the Conservation Area be extended to include the rest of the Park which has a number of mature trees that make a significant contribution to the character of the area. Church Hill is enclosed by high stone boundary walls either side of the road which combined with the views towards St Edmunds Church to the north make a significant contribution to the character and appearance of the area,

5.5 **Area C –** The Conservation Area boundary has been extended to include land and buildings marked C on figure 12. The Church of the Brothers and Sisters of Christ on Park Road terminates the view north along Parker's Lane and relates to the immediate area in this respect.

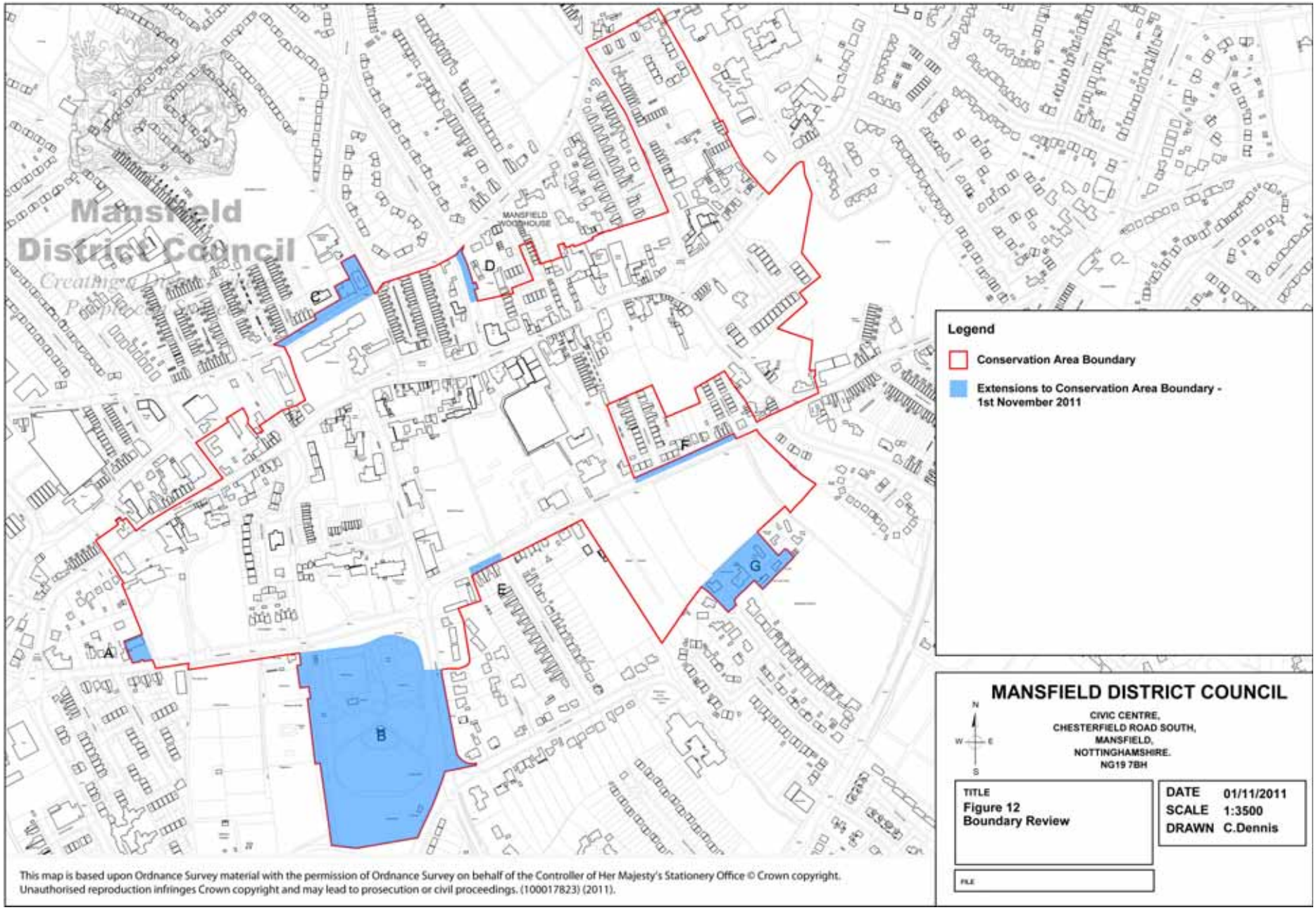
This building is dated 1905 and was built in the same period as those terraced properties along Parker's Lane at the time of the expansion of coal mining in the area. The south front of the church is in pitch-faced stone with side and rear elevation in red brick. A stonewall provides its boundary with Slant lane and Park Road and together they make an important contribution to the overall character and appearance of this area. In addition, Park Road Resource Centre (Formally Mansfield Woodhouse Adult School and Institute) is an early C20 Arts and Crafts building of architectural merit displaying features such as sash windows, a large first floor semi- circular (diocletion) window with keystone, large brick chimney stacks and clay roof tiles. The walls along both sides of Park Road are important to the framing of views in this part of the Conservation Area and contribute positively to the character and appearance of the area

5.6 **Area D –** The Conservation Area boundary has been extended to include the stone wall to the east side of Rose Lane at its north end marked E on figure 12 as the wall complements the stone wall on the west side of Road, encloses the space and positively contributes to views along Rose Lane.

5.7 **Area E –** The Conservation Area boundary has been extended to include the front boundary walls and gardens of numbers 4 to12 Welbeck Road marked D on figure 12. These red brick walls while being of a different material to the more commonly found stone boundary walls in Mansfield Woodhouse are in them selves attractive in their appearance and help maintain continual and consistent high quality boundary walls on both sides of Welbeck Road, defining the space and protecting important views. Further, for consistency on the ground and on plan the inclusion of this land and buildings alignes the boundary of the Conservation Area to the existing boundary to the east that also includes walls and front gardens of properties at 14 to 26 Welbeck Road.

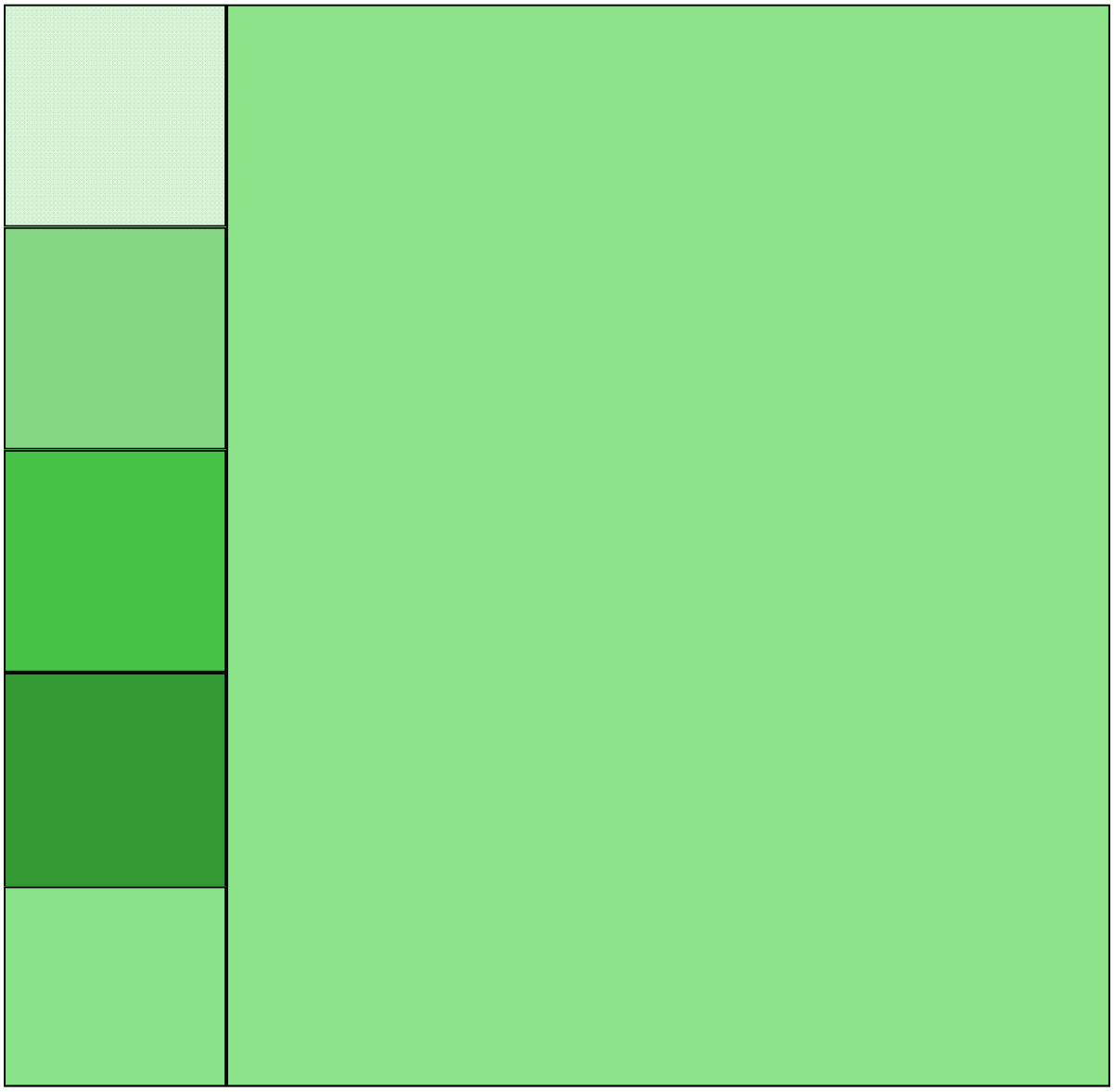
5.8 **Area F –** The Conservation Area boundary has been extended to include the stone walls to front gardens of numbers 7- 27 Welbeck Road as they make a positive contribution to the views, character and appearance of Welbeck Road at its east end; Land marked E at figure 12.

5.9 **Area G –** The Conservation Area boundary has been extended to include land and buildings at Leeming Park within the Conservation Area on land marked F at Figure 12. This includes the C19 Old Vicarage and adjacent properties; the Old Vicarage is an architecturally grand Arts and Crafts gothic style stone building standing on the bough of the hill above Millennium Green commanding views to the north and is historically associated with St Edmunds Church. A gate in to the field allowed access from the Old Vicarage down to Welbeck Road. This building and adjacent properties are relevant to the C19 expansion of the Settlement.


Mansfield
District Council
MANSFIELD WOODHOUSE
A
B
C
D
E
F
G
Legend
Conservation Area Boundary
Extensions to Conservation Area Boundary - 1st November 2011
MANSFIELD DISTRICT COUNCIL
CIVIC CENTRE,
CHESTERFIELD ROAD SOUTH,
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NOTTINGHAMSHIRE.
NG19 7BH
TITLE
Figure 12
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Part 2

Management Plan



6.0 Introduction

6.1 The purpose of this Management Plan is to identify actions and policies which will preserve and enhance the character and appearance of the Mansfield Woodhouse Conservation Area. It should be read in conjunction with Part I, the Conservation Area Character Appraisal, which outlines the historic development of Mansfield Woodhouse and defines the special architectural, historic interest, character and appearance of the built and natural environment within and adjacent to the Conservation Area.

6.2 This Management Plan fulfils the general duty placed upon local authorities under Section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of their Conservation Areas. The policies contained in this draft Management Plan accord with PPS 1: Delivering Sustainable Development (2005); PPS5: Planning For the Historic Environment (2010): and Guidance on the Management of Conservation Areas (English Heritage, 2006). This Management Plan also relates to saved policies of the Saved Mansfield District Local Plan (adopted 1998), which contains a comprehensive set of conservation policies relating to Conservation Areas within the District. The plan was presented to a public meeting held at Park Road Resource Centre, Park Road, Mansfield Woodhouse on 18th August 2011.

6.3 Section 7 sets out Mansfield District Council's policies on protecting the special character and historic interest of the Mansfield Woodhouse Conservation Area and highlights the mechanisms through which these policies will be delivered. Section 8 sets out design guidance for both infill development and alterations to existing buildings. Section 9 sets out the opportunities for enhancing the Mansfield Woodhouse Conservation Area.

6.4 The Management Plan for Mansfield Woodhouse Conservation Area seeks to ensure that change is managed in ways that maintain and reinforce the special qualities and character of the area.

7.0 Protecting the Existing Historic Environment

Introduction

7.1 This section sets out Mansfield District Council's policies on protecting the character and historic interest of Mansfield Woodhouse Conservation Area and highlights the mechanisms through which these policies will be delivered.

7.2 The Management Plan must address a number of issues which are currently having an adverse affect on the special character of the Conservation Area. These are:

- Insensitive infill and downgrading of spaces.
- Inappropriate alterations and materials
- Building vacancy, buildings at risk.
- Public realm

7.3 In order to tackle the above issues, there are a number of Management Plan objectives which are to:

- Protect from loss important local vernacular buildings.
- Encourage the redevelopment of vacant/derelict sites and buildings in an appropriate manner.
- Encourage the repair/restoration of vacant buildings to encourage occupancy.
- Protect important green spaces and views. These are defined in the Character Appraisal (paragraph 4.119 and 4.121). Refer to figures 10 and 11: Townscape Appraisal.
- Seek (through the planning process or by encouragement and advice) the reinstatement of appropriate architectural features to buildings and boundaries where they have been lost or altered inappropriately.
- Explore the possibility of introducing an Article 4 (2) Direction under the Town and Country Planning (General Permitted Development) Order 1995.
- Seek the rationalisation of signage, improvements in street furniture and street surfaces and seek consistency in design, appearance, materials and maintenance of the public realm.

Alterations

7.4 The Character Appraisal for Mansfield Woodhouse Conservation Area highlights inappropriate alterations, which have resulted in the loss of traditional building features such as sash windows and timber panelled doors. Together with some new infill developments that lack the quality expected within a Conservation Area, this is having an accumulative detrimental impact on the appearance of the Conservation Area. Mansfield District Council encourages the removal/replacement of inappropriate alterations with work sensitive to its context. Design guidance contained within the following section provides advice on appropriate alterations.

7.5 The use of UPVC for windows and doors in historic buildings is not appropriate because the proportions, detailing, material and design of these openings establish the character of the building elevation, and UPVC cannot accurately replicate these features so the character and appearance of the building would be harmed. Further, such materials would harm the integrity of older buildings because UPVC was not invented when old buildings were constructed.

7.6 There is a general presumption against alterations to important buildings, and boundaries, which adversely affect their character and appearance or that of the Conservation Area. In an effort to prevent further loss of local detailing, inappropriate alterations and where planning permission is not required the Council will consider implementing an Article 4 (2) Direction, which removes permitted development rights under the Town and Country Planning (General Permitted Development) order 1995.

Shop Fronts

7.7 Shop fronts are predominately of the nineteenth and later twentieth centuries, some inserted in to buildings of an earlier age but that have become an important element of the character of Mansfield Woodhouse most especially within the market place. The quality of shop front design varies throughout the Conservation Area but most have one fascia advertisement with a traditionally designed timber shop front. Hanging signs on a metal bracket are also seen within the Conservation Area. Signs are illuminated predominately by trough lighting although swan neck cowl lights have also been employed in some cases and which dominates a fascia to its detriment.

7.8 Shop fronts and advertisements go hand in hand and play an important role in contributing to the special character of the area. Many shop fronts have retained their overall traditional appearance; some have been altered but it will be important to sustain and enhance the Conservation Area by taking advantage of the opportunities that arise from time to time to encourage sympathetic design and advertising. The use of trade signs using a traditional approach is encouraged and can cumulatively greatly enhance the character of an area. A good example is the hanging sign at 23, High Street.



Traditional style hanging signs that more uniquely advertise a business activity can provide interest and character to the appearance of shop fronts.

7.9 Mansfield District Council has Interim Planning Guidance on the design of shop fronts and advertisements – Shop front Design and Security – IPG Note 4: which should be referred to. Mansfield District Council promotes good design across the District and its policies on shop front design apply to all shop fronts, old and new, in all areas. Mansfield District Council will seek to improve shop fronts within the Mansfield Woodhouse Conservation Area through grant funding.

Change Of use

7.10 Within the Conservation Area, retail, offices and other central area facilities will be approved where they would sustain and enhance the vitality and viability of the area.

Buildings at Risk

7.11 Mansfield District Council maintains a Listed Buildings at Risk Register, including buildings and structures within the Conservation Area. The Council seeks the repair (and re-use where relevant) of listed buildings at risk to sustain and enhance the Conservation Area. Within Mansfield Woodhouse Conservation Area a number of buildings have been identified in the 2010/11 survey all of which are risk category 4 or 4A (structures) to be watched. These include boundary walls at the Priory, St Edmunds Church and 11-12 Church Street, Monuments within the graveyard at St Edmunds Church, and eight vacant buildings.

Repairs and Maintenance

7.12 Repairs to older buildings should use traditional building methods and techniques in order to ensure the character and appearance of buildings are maintained. For example the use of lime mortar for pointing stone or brickwork and the care and repair of timber windows to keep them in good working condition rather than replacing them with non traditional modern equivalents. Where traditional features are retained and maintained these will preserve the character and value of traditional buildings which in turn will contribute to preserving the character of the

Conservation Area. Further advice on this subject can be sought from Mansfield District Council Conservation Team.

Enforcement

7.13 In the first instance Mansfield District Council will negotiate with owners to secure the appropriate repair of buildings. However, when necessary the following powers will be used.

i) Urgent Works Notices - Mansfield District Council may serve Urgent Work Notices under section 54 of the Planning (Listed Building and Conservation Areas) Act 1990 upon owners of unoccupied parts of listed and unlisted buildings (under section 76 of the Act) in Mansfield Woodhouse Conservation Area to arrest deterioration and secure emergency or immediate repairs.

ii) Repairs Notices – Mansfield District Council may serve Repairs Notices under section 48 of the Planning (Listed Building and Conservation Areas) Act 1990 on owners of statutorily listed buildings in the conservation area requiring works reasonably necessary for the proper preservation of the building. Such a notice could be a pre-cursor and as a last resort to the Compulsory acquisition of a listed building in need of repair under Section 47 of the Act.

iii) Proper Maintenance of Land - Mansfield District Council may serve a Notice under section 215 of the Town and Country Planning Act 1990 upon an owner or occupier of land where it appears that the amenity of a part of the Conservation Area or adjoining area is adversely affected by the condition of that land.

Archaeology

7.14 Significant areas of excavation relating to new development will require a watching brief.

Funding

7.15 The availability of funding will change from time to time. The Council has in the past operated Conservation Area Grant Schemes in Partnership with English Heritage and Nottinghamshire County Council and these have proven successful in the regeneration and enhancement of Conservation Areas. The District Council will continue to take advantage of funding opportunities when they arise.

Review of Appraisal

7.16 The District Council will, in line with English Heritage Guidance seek to review its Conservation Areas every five years depending upon the resources available at the time.

7.17 The review process should attempt to quantify improvements made in the Mansfield Woodhouse Conservation Area by assessing change against a number of agreed targets. The review should, for example, quantify:

- The number of vacant buildings brought back into productive use
- The number of buildings or structures identified as being at risk, in need of repair and that appear on the Councils Listed Buildings at Risk Register.
- The number of traditional windows and doors that have been replaced with inappropriate modern equivalents.

8.0 Design Guidance

Introduction

8.1 This section sets out the design guidance for both infill developments and alterations to existing buildings. The aim of the guidance is to sustain and enhance the special architectural and historic interest of the Mansfield Woodhouse Conservation Area. Guidance covers

- Suitable development sites
- The relationship of new development with existing patterns of development, building lines and spacing of buildings
- Scale, height, massing and form
- Materials
- Design and Detailing

Permission for new development and alterations to existing development will normally only be granted where it respects the form, scale, height, massing, alignment, materials, use and detailing of the historic pattern of development and the setting of the Conservation Area.

In addition to the above and when considering proposals for new development Mansfield District Council will also have regard to archaeology, the maintenance of historic plot boundaries, important trees and green spaces, landscaping, car parking and highway requirements.

Guiding Principles

General Guidance

8.2 The District Council will take account of the desirability of sustaining and enhancing the Mansfield Woodhouse Conservation Area. The emphasis will generally need to be on controlled and positive management of change. Saved policies of the Mansfield District Local Plan (Appendix C) and the guidance set out in this document is designed to allow the area to remain alive and prosperous, but at the same time to ensure that any new development accords with the area's special architectural and historic interest.

8.3 **Applications for Planning Permission within the Conservation Area must be accompanied by a Heritage Statement** that sets out the significance of heritage assets involved (Including the Conservation Area and any listed buildings or unlisted building identified as important at appendix A and figure 9 to this document) and the impact that development will have upon these heritage asset/s in order for a full assessment and understanding of the impact that proposals will have. Heritage Statements may draw upon the descriptions and guidance within this document and should in their length and level of detail be appropriate to the nature of the development proposed. Normally a design and access statement will also be required and permission for new development will normally only be granted where it respects the special character of the Mansfield Woodhouse Conservation Area. New development should sustain and enhance the Conservation Area's special architectural and historic interest as defined in the Conservation Area Appraisal and should be informed by that form, character and detailing in its context.

8.4 Proposals that seek the demolition of a structure or building will normally require Conservation Area Consent. The Planning Authority will have special regard to the desirability of sustaining and enhancing the character or appearance of the Mansfield Woodhouse Conservation Area and the part played in the architectural or historic interest of the area by the building for which demolition is proposed. Consent will not be given unless there are acceptable and detailed plans for the redevelopment or after use of a site and applications must be accompanied by a statement justifying the proposals.

8.5 Upon granting consent for demolition, the Local Planning Authority will often impose a condition to provide that demolition shall not take place until a contract for the carrying out of works of redevelopment has been let and planning permission for those works granted.

8.6 There is a general presumption in favour of the preservation of listed buildings and buildings that make a positive contribution to the special character and appearance of the Conservation Area. Proposals for the demolition of buildings or structures that make a positive contribution to

the special character of the Mansfield Woodhouse Conservation Area will be assessed against the same broad criteria as proposals to demolish a listed building.

Reinstatement Works

8.7 Mansfield District Council will encourage the reinstatement of traditional materials and detailing on the historic buildings appearing within Mansfield Woodhouse Conservation Area. In carrying out alterations and development that requires permission or where an Article 4 Direction is in place (see paragraph 7.6) it will be required that traditional materials and detailing are re-instated in order to reinforce and protect the character and appearance of the Conservation Area as defined in the character appraisal. The planning authority will seek to make grants available as and when resources allow encouraging this. Photographic evidence of traditional features that have since been removed can inform this process.

8.8 In carrying out maintenance or alterations to historic buildings of interest within the Conservation Area, Building Regulations will where appropriate, be applied flexibly and with care to ensure the special character of those buildings is not diminished. Where Building Regulations allow for exceptions relating to historic buildings, conservation of the historic character will be paramount.

New Design and Development

8.9 Mansfield District Council actively encourages imaginative, high quality design which has respect for its context. Within the Conservation Area where the replacement of a building that makes no positive contribution is planned its replacement should be a stimulus to imaginative, high quality design that enhances the area. For buildings that make a negative contribution to the Conservation Area, and a list of buildings which make a positive contribution to the special architectural or historic interest of the Conservation Area please refer to figure 9: Townscape Appraisal page 57 and Appendix A: Important Building Descriptions.

8.10 The Local Planning Authority will require detailed plans and drawings with planning applications for proposed new developments within the Conservation Area, including elevations that show the new development in its setting. Special regard should be had for such matters as scale, height, form and massing with respect for the traditional pattern of frontages as well as the spacing of buildings, vertical or horizontal emphasis and detailed design (e.g. the scale and spacing of window openings and the nature and quality of materials).

8.11 Planning Permission will be granted for developments within the Conservation Area provided that they would not spoil or destroy

attractive, important, views or vistas into, within or out of the Conservation Area. Important views and vistas are identified on figure 10: Townscape Appraisal in the Character Appraisal.

8.12 Planning permission will be granted for new developments within the Conservation Area provided they would use materials that are of good quality and that reflect the design of the building(s) as a whole. Extensions or alterations to buildings should use materials that match or are compatible with the original building.

8.13 New development should reinforce the historic character of the Conservation Area through the use of locally distinctive building materials, respecting local details, and buildings styles indicative to the character and appearance of Mansfield Woodhouse Conservation Area. Typically this would involve the use of stone or brick for walling materials and slate or clay pantiles for roofs.

8.14 The detailing of new development should respect local character:

- Windows – emphasis is on the vertical with various configurations of traditional sash and mullioned windows and casements. Dormer windows are also seen often as later intrusions in to earlier roofs. Framework Knitters windows at first floor level are also evident within some buildings. All windows should be constructed from timber and painted, using styles seen elsewhere in the Conservation Area and UPVC windows should be avoided.

- Doors – various configurations of four or two panelled doors are evident within the Conservation Area and are either completely constructed from timber, or have glazing to upper panels. Rectangular or semi-circular over lights and projecting door hoods are also architectural features seen within the Conservation Area. All doors should be constructed from timber and painted, using styles seen elsewhere in the Conservation Area. UPVC doors should be avoided.

- Gutters and down pipes – Traditionally, buildings used cast iron for gutters and down pipes and painted them in black. New development should incorporate cast metal gutters and down pipes within their design which should also be painted in black. UPVC versions should be avoided.

8.15 A number of buildings in the Mansfield Woodhouse Conservation Area date from the late C19 and early C20, constructed in the Arts and Crafts style incorporating an eclectic mix of styles from earlier periods including decorative ridge tiles, prominent detailed chimneys, timber ‘Mock Tudor’ decorated door surrounds decoration to upper walls and decorated door surrounds. New development could choose to reflect

some of these elements as a way of enriching the character of the Conservation Area.

8.16 The Council will seek to protect existing historic features to important buildings by using Article 4 (2) Directions.

Scale and Height

8.17 New developments should respect the scale and height of adjacent buildings, the wider streetscape and the scale of the Conservation Area as a whole. The eaves height and ridge height of any new building should respect those of traditional buildings in the vicinity.

8.18 Existing buildings within the Conservation Area are 2-3 storeys with the heights of buildings responding to the landform.

Form, Massing and Alignment

8.19 New buildings should respect the form, massing and alignments of adjacent buildings and the wider streetscape. The roof pitch of any new building should respect the roof pitches of traditional buildings in the vicinity.

8.20 Roof lights have been introduced within the Conservation Area, to a number of traditional properties through permitted development rights. However, in order to control the impact that such windows can have on traditional properties the Council will explore the possibility of removing permitted development rights through the introduction of an article 4 (2) direction. Past alterations to traditional buildings has resulted in these features appearing randomly within the area, with inappropriate and over sized versions that harm their special character and interest. Generally, dormer windows should be avoided and only in special circumstances where they can be justified should they be allowed.

Traditional Pattern of Frontages

8.21 Original field and plot boundaries are still evident within the Conservation Area and any new development should maintain and respect these features as far as possible. Mansfield Woodhouse is notable for its impressive stone walls and gate entrance piers. These should be protected, repaired where required and replaced where stone copings and stones are missing helping to maintain their consistency and contribution to the Conservation Area.

8.22 Mansfield Woodhouse Conservation Area is characterised by buildings set within large mature garden plots at its west end including the Grange, the Priory and The Manor House and by more compact development in its commercial core and to the east. Here lines of uninterrupted buildings with narrow frontages line streets, occasionally punctuated by archway entrances and gaps where buildings extend back in the form of yards. These patterns of development should be maintained and respected when new development is being considered.

8.23 The widths of buildings in the core of the village often relate to mediaeval plot widths that to an extent can still be discerned. Buildings in the commercial core are usually placed directly to the back edge of the pavement, giving a strongly defined street line.

Vertical Emphasis

8.24 Proposals for new buildings should respect the vertical emphasis of buildings in the area and the rhythm and pattern of prevalent architectural styles and form in its context.

The Nature and Quality of Materials

8.25 The use of locally quarried magnesian limestone in buildings and walls is prevalent throughout the Conservation Area with also the occasional use of Mansfield ‘red’ stone. Stone is used for detailing around windows and doors on older buildings. The scarcity of local stone has lead to the use of stone from further afield for newer buildings and this should be carefully chosen to match as close as possible the characteristics of the Mansfield stones. The mid to late C19 saw a more common use of red brick appearing on the edges of the earlier core but also infiltrating it for example on the corner of High Street and Portland Street.

8.26 Roof materials are a mixture of slate and pan tiles with different ridge tiles. Chimneys are constructed of ashlar or pitch faced stone or red brick utilising clay chimney pots. Arts and Crafts style buildings are relatively few in the village however they do appear and most notably on lower Church Street identified by black and white mock Tudor timber detailing and massive decorated red brick chimneys. Traditional windows and doors are of painted timber and rainwater goods are of black painted cast metal.

8.27 Timber should be used for windows and doors for reasons of architecture and historic integrity. For older buildings the insertion of factory made standard windows whether in timber, metal or plastic is damaging to the character and appearance of historic buildings and the wider Conservation Area. The frame members of plastic and aluminium tends to be greater and thicker than timber ones. In older buildings it is not possible to replicate fine timber mouldings in plastic or metal and their use will harm the

visual appearance of traditional buildings where they are used to replace earlier timber designs. The repair of an existing timber window retains the original character and appearance of an old building and is preferable to unnecessary replacement. When properly maintained timber windows can last for many years.

For clarity, reference to UPVC should be taken as referring to any other form of extruded plastic window/door system.

8.28 With regard to the use of timber as opposed to UPVC there are also environmental considerations to be taken in to account. These can be summarised as follows:-

8.29 Timber is a sustainable resource. As long as the timber is sourced from properly managed forests and care is taken in the choice of preservatives, paints and stains, timber windows are by far the best environmental choice. Modern, high performance timber windows need minimal maintenance and potentially have a significantly longer life than UPVC if properly maintained. One of the great benefits of timber windows is that they can be maintained and repaired. If necessary, rotten sections can be taken out and replaced whereas this can not be done with UPVC.

8.30 All materials, UPVC included, degrade over time. If UPVC window frames are not cleaned they quickly become discoloured by dirt retention. Sunlight causes UPVC to go brittle, turn yellow and it can develop hairline cracks. UPVC windows are also much more susceptible than timber windows to impact damage, especially in cold weather.

8.31 Within new buildings, high performance, double-glazed, timber windows need not cost more than UPVC equivalents. In fact the National Housing Federation and some local authorities have found UPVC window frames to be more expensive in terms of initial capital cost and more expensive or equal to timber over the lifetime of the windows.

8.32 The production and disposal of UPVC windows leads to the release of highly poisonous chemicals which threaten the environment and human health.

(Source: Greenpeace briefing number 1 – Installing new windows – extract from paper by AA Taylor Ltd 2002 entitled timber versus UPVC)

8.33 To summarise, to reinforce historic integrity and appearance traditional sash windows and panelled doors should be retained and repaired using matching materials when required. When beyond repair they should be replaced with exact copies. Windows and doors within new buildings should be of painted

timber and the use of UPVC should be avoided within the Mansfield Woodhouse Conservation Area.

Trees and Green spaces

8.34 The trees and green spaces within Mansfield Woodhouse Conservation Area make a significant contribution to its special character and appearance. Figure 11 records those that contribute most strongly to the area although many more also make a contribution. The long term maintenance for trees in public highways rests with Nottinghamshire County Council although the District Council employs a tree officer who is responsible for all applications for works to trees within the Conservation Area. Mansfield District Council also maintains all trees within Yeoman Hill Park.

8.35 The infill of large grounds with new development represents an erosion of larger spaces that may harm the special character, appearance and historic interest of the Conservation Area. Proposals for new development should be carefully considered in their context having regard to the historic pattern of development, historical significance of the land and prevalent buildings and structures in the vicinity. The impact of proposals upon these factors and the ability of proposals to sustain and enhance the Conservation Area will be of paramount importance in the planning decision making process. Mansfield Woodhouse has a number of open green spaces that are highly important for the positive contribution they make to the Conservation Area and as defined in Figure 11 of the appraisal. Mansfield District Council will seek to preserve the special character of the green landscape and the views afforded from and in to these areas as well as the more urban elements of the Conservation Area including walls, boundaries and buildings.

The Public Realm

8.36 The District Council, in conjunction with Nottinghamshire County Council, will explore opportunities that seek visual improvements to the highway and the relief of traffic congestion in Mansfield Woodhouse.

8.37 Sign rationalization will help improve the appearance of the area and reduce street clutter to leave unfettered views of the historic area. In particular, the majority of signage is for parking restrictions including directional signs and these consist of numerous grey posts with small parking signs attached. The Council will explore opportunities to reduce the number and seek better location of traffic and other signs in a way that enhances the appearance of the Conservation Area.

8.38 There are different street light column designs within the Conservation Area and the aim will be to seek a consistent design throughout the area.

8.39 In relation to surface treatments and street furniture there is currently no overall strategy in place as such the following principles should be followed. Standard, off-the-shelf design solutions do not normally add local distinctiveness or the creation of a sense of place. Indeed obtrusive pedestrian guard rails and poorly positioned highway signs can detract from the visual quality of the Conservation Area. Attempts to improve the public realm need to focus on: -

- The removal of unnecessary signs and reduction in street clutter
- Improved location of existing signage
- Improvements to surface treatments with for example the introduction of natural riven stone paving to footways and stone kerbs as opposed to tarmac surfaces and concrete kerbs.
- Only implement road markings that there is a statutory requirement for and only the minimum required to achieve compliance. Seek ways to reduce the visually negative impact of road markings within the Conservation Area such as 50mm rosemary coloured double no parking lines.
- One standard design and colour for bins, seating, bollards and street lighting with all street furniture to be in black

8.40 The ability to undertake improvements to the public realm will depend upon the availability of funding. There are no current funding sources identified for such work, however this does not mean that there won't be any in the future and so it is important to establish a set of principles in anticipation of future funding. The Council will continue to take advantage of funding steams as and when they become available.

8.41 The most attractive townscapes contain the minimum amount of street clutter. Limiting clutter not only helps create attractive streetscapes, it also ensures a more user-friendly public realm. English Heritage has published guidance on the management of public streets entitled 'Streets For All' with a national version and an east Midlands version (The latter launched in Mansfield in 2004). These documents should act as the inspiration and guide for improvements to the streets and public spaces within Mansfield Woodhouse and can be found at www.english-heritage.org.uk. The initiative of English Heritage is supported and paralleled by other bodies including the English Historic Towns Forum and English Partnerships.

9.0 Opportunities for Enhancement

Introduction

9.1 In addition to the above guidance explaining general principles for the improvement of the Conservation Area, a number of specific opportunities for enhancing the Conservation Area are set out below, these being identified and recorded in Figure 13: These are also in addition to the general requirements mentioned above in relation to imposing an Article 4 (2) Direction to control the loss of traditional building features. Where there is a project involving statutory Council functions this will take priority. This list is not exhaustive and new projects will be considered and implemented at review depending upon the resources available at the time.

1. **Tree management and fence improvements- Land off Station Road**

   An area of land to the rear of The Priory bordering Station Street and heavily overgrown with self set trees and some possibly planted. The trees and land require appropriate management to ensure only healthy specimens are retained. The fence bordering the footpath is of poor quality consisting of brick piers with close boarded timber fencing, some of which is dilapidated and discoloured. There is potential for better quality material such as a stone wall with half round copings to match the traditional pattern of walls within the Conservation Area.

2. **Buildings to front and rear of factory adjacent to 37 Station Street**

   The flat roofed brick extensions to the front and rear of the former chapel detract from the building behind and the appearance of the Conservation Area. They are unsympathetic in their architecture and detailing to the surrounding area, with the front building having a blank ‘dead’ elevation facing Station Street. If in the future there are proposals for the redevelopment of the building the opportunity should be taken to improve and enhance the architecture of the building and to re-expose the original building behind.

3. **9,11, 13 Station Street**

   This is one building and the render requires repair and then repainting in one appropriate colour using appropriate methods to enhance the building. Pan tiles should be reinstated to the roof.

4. **2 - 6 Vale Road**

   This building has been in need of repair and enhancement for some years. There is potential to reinstate a traditional shop corner front, repair windows, insert a new well designed door and to repair and repaint the building façade. The shop fascia sign to number 6 is oversized and could be redesigned to be more sympathetic in its use of materials and to the scale of the building.

5. **1, Station Street**

   This building displays a corrugated metal roof which is unsightly; the opportunity to use a more sympathetic material such as slate or tiles should be explored.

6. **Paving on Church Street and Manor Road**

   While most of Station Street and High Street has natural stone paving, only part of Church Street around the Old Cross and Saville House School has natural stone paving with rest being tarmac. The opportunity should be taken as and when funding becomes available to extend the use of riven stone paving on both sides of Church Street to its junction with Welbeck Road and along both sides of Manor Road including the larger area adjacent to the Manor house. Church Street lies within the historic core of Mansfield Woodhouse and is key to the setting of a number of important buildings and spaces that deserve a better quality of paving material that is able to complement and enhance their appearance.

7. **Wall along Manor Road**

   Missing coping stones to the wall on the north side of Manor Road adjacent to the open land require reinstating.

8. **Boundary Wall to the Priory, Priory Road**

   Repairs and repointing to the stone boundary wall at the Priory are required. It will be important to ensure the correct mortar type is used to protect the character, appearance and physical performance of the wall. Softer lime based mortars are preferable to hard cement mortar that can harm the structure causing damage to stonework.

9. Boundary Wall to The Manor House, Priory Road

There are extensive areas of missing mortar, missing or weathered stones and vegetation growth threatening the appearance and physical structure of the wall that abuts Castle Street and Priory Road. The finial to the left hand (West) stone entrance pier appears to have suffered impact damage and been moved from its central position. The wall should be repointed using a lime based mortar, missing stones replaced, the finial re-fixed to its original position and vegetation growth removed

10. Boundary Wall to St Edmund's Church

Repointing areas of missing mortar is required; vegetation growth should be carefully removed. The stone in the area of the old gate where metal fixings are embedded has cracked and requires repairs.

11. Railing at the corner of Church Street and High Street

The highway safety railing at the corner of Church Street and High Street, adjacent to 2 High Street is unsightly, harms the character and appearance of the Conservation Area and clutters views towards the Old Cross from High Street. At the very least the railing should be painted a dark colour consistent with other colours used within the Conservation Area.

12. Superstore, Welbeck Road

This building is a large flat roofed modern superstore out of scale with its surroundings due to its size and massing and dominates the buildings and area immediately adjacent to it. Architecturally it is poor and lacks the distinctiveness that could relate the building better to the character and appearance of the area. Should the opportunity arise in the future the enhancement of the existing building or its replacement with a more sympathetic structure that better respects the area's townscape should be taken.

13. Land on School Lane to the immediate South of the Trinity Methodist Church

An area of overgrown grass and brambles with shrubs and self set trees that requires clearing and re landscaping followed by ongoing management and maintenance.

14. Land to the rear of 5, Welbeck Road, School Lane

While there is Planning Permission for the erection of housing on this site it is yet to be implemented. The stone wall abutting School Lane is being systematically dismantled and the land is overgrown and unkempt. Reinstate stone boundary wall bordering School Lane and manage land to ensure it is kept in a tidy condition.

15. Land off Portland Street, Mansfield Woodhouse

This land currently has planning permission for 31 dwellings but has yet to be implemented. A large area of overgrown grass land sandwiched between buildings facing High street to the north, Portland Street to the east and buildings to the south on Poplar Street and Crookes Avenue. Should this land remain undeveloped an alternative management approach will be required that seeks the enhancement and maintenance of the land in a way that complements the Conservation Area and ensures the land does not remain overgrown and unkempt. New development should respect the Conservation Area in terms of layout, design and materials.

16. Wall to the car park at the rear of the Grey hound public house And extending south

This stone wall requires repointing and rebuilding using lime based mortar as there are missing stones.

17. Builders Yard including remains of buildings to rear of 78 High Street

A builder's yard that appears to be only used for dumping scrap material and is unsightly when viewed from close up. There are remains of severely dilapidated buildings which have no roofs and require consolidation and repair. Walls bounding the yard also require repointing. The yard requires enhancing by the removal of unwanted material and landscaping improvements.

18.100 and 100A High Street

Improvements to this C20 shop front would enhance the appearance of the building. Guidance on the design of shop fronts can be found in the MDC Interim Guidance Note 4. Enhancements could include a new fascia and relocation of an extractor fan currently incorporated within the shop window.

19. Land adjacent to 36-39 Portland Street

An overgrown area of land with brambles and self set trees; there is planning permission for housing on this land, however should this remain undeveloped an alternative management approach will be required that seeks the enhancement and landscape maintenance of the land to complements the Conservation Area ensuring the land does not remain overgrown.

20. 36-39 Portland Street and building to rear.

The preferred option for this building is its re-use for housing. A sensitive re-use would seek to repair or reinstate original features such as timber sash windows on a like for like basis to ensure historic architectural integrity is maintained. Such a re-use would considerably enhance this part of the Conservation Area. In the short term work is required to repair missing slates and chimney flashings and windows. The single storey brick building to the rear was the slaughterhouse to the butchers shop (Number 39) and is overgrown with Ivy. Its condition should be assessed as part of the future management opportunity of the site.

21. Land off Ley Lane

This land previously had trees and natural vegetation growing on it. The land now has a concrete screed, trees have been removed and a container is located on the site. This activity detracts from the appearance of the Conservation Area. The land should be returned to its natural state and maintained thereafter.

22. Outbuilding to the rear of numbers 75-77 High Street

Single storey brick double garages with corrugated metal roof partially covered in vegetation. The timber doors appear unsightly and the whole structure is in need of enhancement. The structure could be re-roofed using better quality material or a replacement building using appropriate natural materials for walls and roof should be considered.

23. Signage at 94 Albert Street

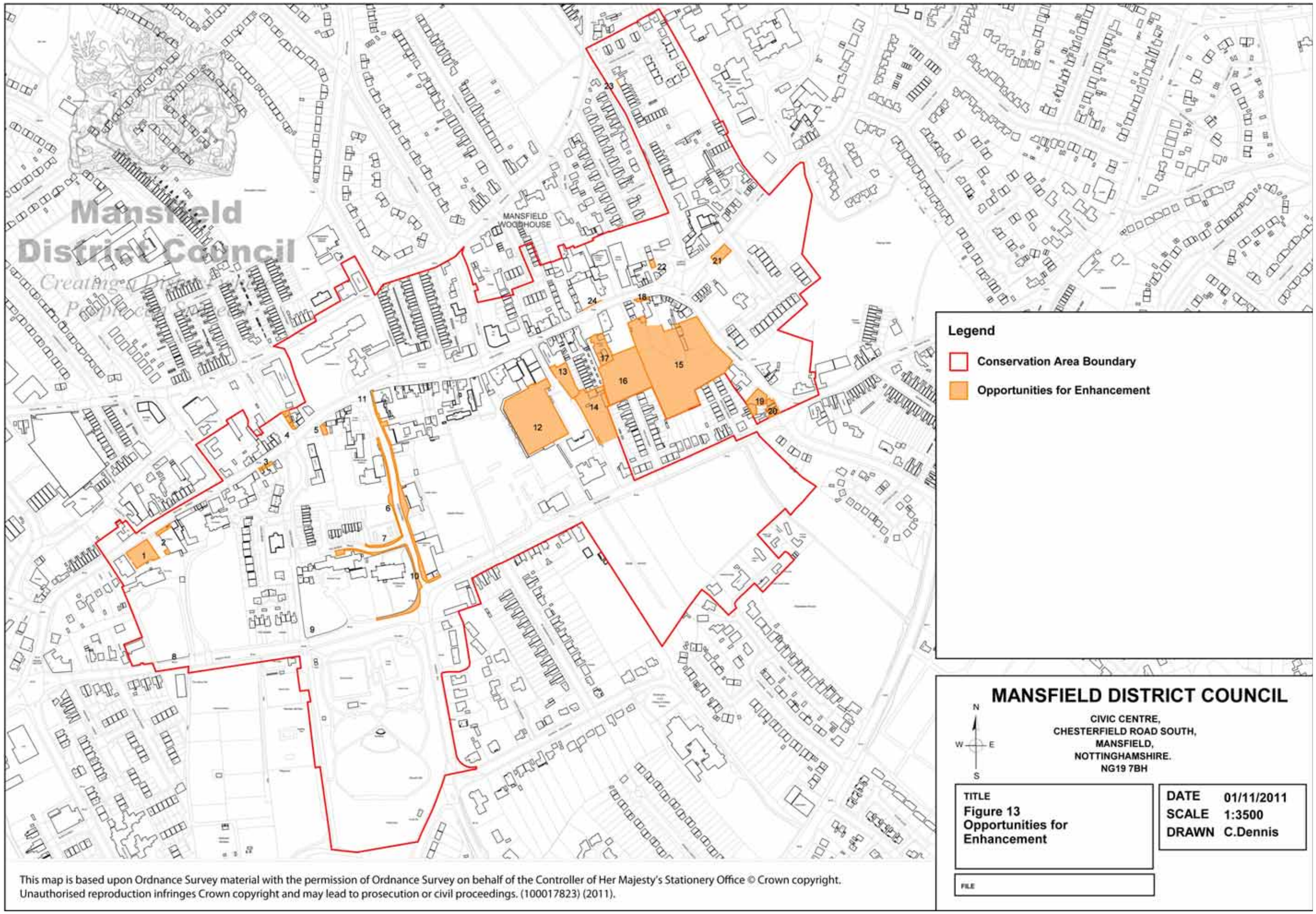
The Internally illuminated box sign at 94 Albert Street detracts from the appearance of the Conservation Area and the setting of the row of grade II Listed cottages at 82-92 Albert Street. A more traditional hanging sign utilising a black metal bracket would be an improvement that would complement the Conservation Area.

24. Hedgerow at 57, High Street

The opportunity should be taken to replace the Non native leylandii hedgerow with a more traditional native species such as beech.

9.2 Generally, there are a number of historic buildings where historic window patterns have been altered for modern equivalents. Opportunities for the reinstatement of historically correct window styles should be taken as and when they arise. The same is also true for historic doors and other features that have been altered and harm the character of historic buildings.

9.3 There are numerous traffic signs within the Conservation Area that provide clutter. In particular the market place appears to suffer in this respect. The principle of ‘less is more’ should be employed. Where signs are required they should be located sensitively as possible and duplication avoided. There are specific examples along Church Street, Castle Street and Parkers Lane for example where improvements should be made. Road markings should be rationalised to the minimum required to meet highway standards and ways sought to reduce their visual impact on the Conservation Area such as using 50mm double no parking lines in rosemary.



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10.0 Monitoring the Conservation Area

Buildings at Risk Survey and Register

10.1 A condition survey of all listed buildings in the District is conducted every five years and the information put in to a "Buildings at Risk Register". The latest Buildings at Risk Register is due to be published in February 2011.

10.2 Future surveys and registers should include all unlisted buildings that make a positive contribution to the Conservation Area. Buildings at Risk thus identified should be targets for future grant aid.

10.3 Nottinghamshire County Council intends to provide six-monthly updates of Buildings at Risk on its website and it is proposed that unlisted buildings that make a positive contribution to the Conservation Area should be included on this. See www.nottinghamshire.gov.uk/buildingsatrisk.

Monitoring of permitted and unauthorised changes

10.4 Reviews of historic buildings within Conservation Areas are undertaken every five years or sooner if a particular situation required it and is dependant upon the resources available at the time.

Article 4 Directions

10.5 Under Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, a general planning permission is granted for a range of minor developments. An Article IV Direction would enable the Local Planning Authority to make certain directions withdrawing the permitted development rights within the Conservation Area under the Order.

10.6 The District Council will assess the Conservation Area and the quality of permitted developments to determine whether or not an 'Article IV Direction' is appropriate.

Monitoring indicators

10.7 In order to assess the impact of the protection of the special character and appearance of the Mansfield Woodhouse Conservation Area brought by designation of the Conservation Area Appraisal and Management Plan, it is considered necessary to develop a range of appropriate monitoring indicators that can be used to provide empirical analysis of the condition of the area.

10.8 The monitoring indicators set out below seek to follow those contained in the English Heritage published State of the Historic Environment reports. These reports have been produced each year since 2002 and represent annual surveys of the state of England's and each region's historic environment.

10.9 It is intended that each indicator will be monitored through an Annual Monitoring Report and the monitoring of each will begin on 1st April 2012. The first set of results and thus the evidence of change will be reported in the Annual Monitoring Report 2012. Monitoring will be dependant upon the availability of resources and Council priorities at the time.

Indicator	Ref	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Listed Buildings and Boundary Walls	57	First Year
	A2	Number of Unlisted buildings of Merit	54	First Year
	A3	Number of listed /unlisted historic parks of merit	1	First Year
	A4	Number of Scheduled Ancient Monuments	4	First Year
	A5	Number of entries on the Sites and monuments Record	4	First Year
	A6	Number of tree Preservation orders made covering trees within the Conservation Area	4	First Year

Indicator	Ref	Measurement	Value	Change
Heritage at Risk	B1	Number of Listed buildings, boundary Walls or unlisted buildings of merit identified as needing urgent or non urgent works	11	First Year
	B2	Number of monitoring surveys not carried out by stated key date	0	First Year

Indicator	Ref	Measurement	Value	Change
Managing Positively	C1	Number of applications for planning permission determined in accordance with conservation advice where Conservation area is a statutory consideration	0	First Year
	C2	Number of applications for Listed building consent determined in accordance with conservation advice	0	First Year
	C3	Number of applications for conservation area Consent determined in accordance with Conservation area advice where Conservation area is a statutory consideration	0	First Year
	C4	Number of decisions on tree notifications made in accordance with Local Authority advice	0	First Year

Indicator	Ref	Measurement	Value	Change
Heritage at Risk	D1	Number of buildings receiving grant assistance for repair or reinstatement of historic fabric	0	First Year
	D2	Number of enhancement schemes completed	0	First Year
	D3	Number of replacement trees planted	0	First Year

Appendix A: Schedule of Buildings with Special Interest

This list includes all those buildings that by virtue of their design and materials Contribute most strongly to the character and appearance of the Conservation Area and are **referenced by number to the plan at figure 9 indicating important buildings and structures**. The exclusion of any building from this list does not indicate that it has no contribution to make but rather that it is either of modern materials or has been so altered that its original style has been changed.

1. Former Chapel, Priory Road
Single storey red brick with welsh slate roof: four bays; central double gabled front; large stone cross-mullioned windows. Late C19th.Altered red brick front boundary wall with double gated entrance.

2. The Priory, Priory Road (Listed Grade II*)
Two storey house plus garrets, C15, C16, re-fronted C19. Coursed square rubble and dressed stone; steep pitched and hipped stone slate and artificial slate roofs. Chamfered plinth, stone gutter brackets coped gables with kneelers. Eight bays. Windows are cross casements with projecting architraves, those to ground floor having moulded hoods. South front has two panelled doors with moulded and chamfered reveal, mullioned over lights and hood. Adjoining C16 outbuildings to west, altered in C19 and C20.

3. The New Inn, 60, Station Street (Listed Grade II)
Early C19 public house; dressed stone with gabled and hipped concrete tiled roof, three Storeys with three bays, L-Plan. Windows are C20 casements, glazing bar, plain and Yorkshire sashes. South front has door to left flanked by single casements. Blocked doorway to right

4. 27, 29, 31 Station Street, Former malting (Listed Grade II)
Pair of cottages and adjoining malt house (now converted to residential use); Late C18, coursed square rubble and dressed stone, two storeys with slate roof and two gable stacks.

5. 23-25 Station Street (Listed Grade II)
Former Chapel and Sunday school: C1800 and C1820 Ashlar and dressed stone; gabled slate (and concrete) and flat parapet roofs over Two Storeys. Classical style Chapel which has to left a central door with over light and three sashes above. Sunday school to right has a sash on each floor.

6. The Grange and adjoining boundary wall (Listed Grade II)
Farmhouse mid C17 and altered C19; Two storeys and garret with four bays: squared rubble in unequal courses, ashlar dressings, slate roof with coped gables and kneelers. Double range square plan. Windows

are mainly C19 plain sashes and early C20 leaded casements. South front has an off centre C20 hipped porch with rock faced plinth with C19 bay window to left. Also to south front an adjoining cross-gabled C19 conservatory. Adjoining boundary wall is of coursed rubble with flat stone coping.

7. 21, Station Street (Listed Grade II)

Former framework knitters' cottages, now offices: Early C19, restored c1978. Tow storeys and four bays, L-Plan; squared dressed stone with pantile roof. Main north front has a central door flanked by C20 large single windows and three Yorkshire sashes above. South front has a door to left and three Yorkshire sashes above.

8. 15, 15a, 17, 19 Station Street and adjoining outbuildings (Listed Grade II) and 1-5 School Yard

House with adjoining cottages and outbuildings: Early and mid C17 with C18 alterations and C19 additions. Coursed square rubble and brick, partly rendered, partly timber framed. Steep pitched pantile and concrete tile roofs. Two storeys and garret: Irregular Z Plan. Street front has a door flanked by shop windows and to right another shop window with further shop windows along Street front. Windows above are Yorkshire sashes. Early C17 strutted principal rafter roof with double purlins and collars.

9. 11 and 12 Castle Mews

Number 12 is of 2 storeys and has half coursed rubble and half brick front with first and second floor casements, C20 door, slate roof and brick gable stack. Number 11 is single storey south front of coursed stone rubble with slate roof and brick gable stack and has 2 over 2 sashes and recessed door entrance.

10. 9, 11, 13 Station Street (Listed Grade II)

House now shops and store. Early C18.Coursed squared rubble, partly rendered and colour washed. Two storeys, four bays, L-Plan; Concrete tile roof with two gable and single ridge stacks. No 9 has C20 shop window with door to right. Again, to right shop window and blocked door; No 11 has flush mullioned casement and panelled door with over light to right. To right again shop front with modillioned hood on gable brackets and shop window to right: C19 addition to rear.

11. 32, Station Street

C19 two -storey L-shaped corner building: Coursed stone rubble, hipped pan tile roof with rear central brick stack. First floor front elevation has 2 over 2 sashes with horns and ground floor C20 timber shop front. West elevation has Yorkshire sashes to ground floor and first floor casement.

12. Former County Police Station, Now Day Nursery, Swan Lane
Early C20; Two storeys five bay front with central gabled projecting bay with ground floor glazed timber entrance door and further door to right. Stone mullioned windows to ground and first floor, slate roof with stone central and gable stacks; Rear two storey brick north wing with vertical sashes, exposed stack and also with slate roof; C21 side and rear extensions.

13. 28, Station Street
Two storey C19 house of coursed stone rubble, L-Plan with pantile roofs with brick gable stacks. South front has central timber door with fan light flanked by C20 casements with similar above.

14. 22-24 Station Street (Listed Grade II)
House and shop; Mid C19 Ashlar with Roman Tile roof, two storeys, four bays. L- Plan. Windows are glazing bar sashes. South front has carriageway entrance to left. To its right C20 shop window with two 8 over 8 sashes beyond and timber 6 panelled door with fan light to right again having ashlar imposts; 8 over 8 sash to right of door and three 4 over 8 sashes at first floor level. Lean – to rear wing.

15. 20, Station Street
Three storey late C19 or early C20; Shop front to ground floor and red brick upper storeys having pair of sashes to centre with central carved stone mullion on each floor.

16. 14-18 Station Street
Single and two Storey range of three C19 shops with shop fronts. Coursed stone rubble with concrete tiled roof and gable stack; Number 14 has a first floor C20 picture window and taller three storey range to rear with C20 ground floor glazed extension to side.

17. Hardstaff Homes Nos. 1- 4 (Listed Grade II)
Retirement homes for miners, now elderly people's homes; c1914 For Miss E Hardstaff. Stripped Jacobean revival style; Brick with ashlar dressings, hipped and gabled Westmoreland slate roofs having coped gables with kneelers. 2 external side wall stacks. C – Plan. Windows are metal casements with moulded ashlar mullions and reveals with hood moulds. South front has projecting gabled wing at each end.

18. Hardstaff Homes Nos. 5 – 8 (Listed grade II)
Retirement homes for miners, now elderly people's homes. C.1914 for Miss E Hardstaff. Stripped Jacobean revival style; Brick with ashlar dressings, hipped and gabled Westmoreland slate roofs having coped gables with kneelers. 2 external side wall stacks. C – Plan. Windows are metal casements with moulded ashlar mullions and reveals with hood moulds. South front has projecting gabled wing at each end.

19. Boundary Wall at Hardstaff Homes (Listed Grade II)
1914. Front boundary wall. Brick with ramped moulded ashlar coping. 6 minor square piers with moulded square caps; Dwarf wall carrying paling fence in place of railing. Pair of larger piers to blocked central gateway with larger caps and ball finials, Approx 50m long. Adjoining boundary wall to east to Castle Street of coursed squared rubble.

20. Bandstand at Yeoman Hill Park
Early C20 Art Deco bandstand; Brick plinth with steps at each end, projecting curved canopy off rear wall over stage area.

21. War Memorial at Yeoman Hill Park (Listed Grade II)
War Memorial c1923. Ashlar and polished Cornish granite. Square plinth of 2 steps, coved and rebated square base; to east bronze tablet with wreath. Dedicatory inscription above, other sides have bronze plaques with lists of names, tapered shaft with coved and rebated foot.

22. The Manor house, Priory Road (Listed grade II)
Early C17; C18 and early C19: Late C20 alterations and c1987 additions. Now in residential use. Gothic style; coursed rubble, roughcast and pebbledash; hipped and gabled graduated slate roof. Ashlar dressing, projecting quoins, moulded eaves band, crenellated and plain coped parapets, coped gables. 2 gable and 3 ridge stacks. Two and three storeys plus garrets, 15 bays, H-Plan with additions. Windows are mostly C19 glazing bar sashes

23. Adjoining Boundary Wall at the Manor House (Listed grade II)
C18 and C19 boundary walls of coursed square rubble with fragments of ashlar. Flat gabled and moulded stone copings. Castle Street wall has 2 blocked openings and 3 quatrefoil openings, one blocked. Priory road wall has incurve to central gateway which has square piers and moulded caps with ball finials and pair of C20 iron gates. Approx 88M long.

24. Church of St Edmund (Listed Grade II*)
Parish Church c1310, Spire 1304. Restored 1847 by Sir George Gilbert Scott with further restoration in 1859. Chantry Chapel 1920 and Clergy vestry 1930. Dressed and ashlar stone; slate and concrete gabled and lean to roofs. West Tower with spire, nave, north and south aisles, chancel, vestry, chantry chapel, north and south porches.4 pairs of corner buttresses. Octagonal broach spire with finial and weather cock; South- facing clock. The north aisle was restored in C19 but in C15 style.

25. Boundary Wall at St Edmunds Church (Listed Grade II)
C18 and C19 boundary wall of coursed and dressed stone with gabled ashlar coping.

26. Sarcophagus, Church of St Edmund (Listed Grade II)
Mid C18 Sarcophagus of ashlar stone with rectangular base of 4 steps. Inscribed panels on 3 sides. West side has wreathed cartouche with arms.

27. Headstone and Chest tomb, 10m south of Chancel at Church of St Edmund (Listed Grade II)
Headstone of 1694 and Chest tomb of 1772. Ashlar. Headstone to John Eare Senior has scrolled shaped top. Chest tomb has inscribed panel to Edward Willey.

28. Headstone 3 m south of Lady Chapel at Church of St Edmund (Listed Grade II)
Headstone of 1682. Ashlar with shouldered arched top. Inscribed 'Here lieth the body of Arthur Caulton Senior who died 8 ? 1682.

29. Headstone 28 M South of Chancel at Church of St Edmund (Listed Grade II)
Headstone of 1665: Ashlar with chamfered top. Inscribed '1665 Jane Whitworth buryed November 14'.

30. 1a, Welbeck Road
Two storey house: C19; coursed stone rubble, Pantile roof with brick gable stacks, C20 timber windows.

31. 1, Welbeck Road
Two Storeys C19 corner building used as Parish Office; coursed stone rubble with slate roof and stone stack to rear. Ground floor has partially glazed timber door and sash windows with horns, three to left of door are 3 over 3 sashes and one to right is 2 over 2. First floor has C20 windows. Door has stone drip mould over ashlar segmental pointed arch.

32. Turner Memorial Hall
C19 single storey Memorial Hall: coursed stone rubble with slate roof. Two Ranges, that to adjoining 1 Welbeck road has four large cross timber mullion windows and timber panelled door to left with heavily chamfered ashlar surround with pointed arch and drip mould over. To left, second lower range has slate roof and pointed arched entrance with panelled timber door and chamfered surrounds with drip mould over. To right of door are four large concrete cross mullioned windows each having 3 small lights over 3 larger lights with protruding square stone pilasters between each window. To left of door another similar window and to far left a 3 light concrete mullioned window. Inscription to second pilaster to the right of the door reads' In Memory of Emily Cunynghame Turner'

33. The Stable

C19 former barn converted for use as a coffee shop; two storey gabled pan tile roof with gable end facing Church Street. Coursed stone with large recessed double timber and glazed doors and glazed side panels beneath arched stone entrance.

34. 11, Church Street, Saville House School (Listed Grade II)

House now School. early C18. Coursed squared stone rubble, partly rendered; slate roof, coped gable with kneelers, single ridge and rear wall, 2 gables and 2 side wall stacks; 3 storeys, 4 bays T-Plan. South front has central projecting gabled bay with flanking wings. Windows are glazing bar and plain sashes

35. Stable Block at Rear of 11 Church Street (Listed Grade II)

Stable range; Late C17 and late C19 Coursed square stone rubble and brick; Steep pitched gabled and lean-to roofs, slate and concrete tile; single gable stack; Single and two storeys; 5 unequal bays. L-Plan Windows are mostly C19 plain sashesC19 addition to east front with door in heavy stone jambs. Lean to has pair of carriage doors with timber lintel. Main range has recessed chamfered opening: single storey C19 addition to west.

36. 12, Church Street and adjoining boundary wall -Burnaby House (Listed Grade II)

Early C18 House of coursed stone square rubble; partly rendered. Graduated stone slate roof; 2 storeys and 4 bays. Projecting ashlar quoins moulded coved eaves. Windows are glazing bar sashes. East front has to left casement in blocked doorway flanked by single sashes. To right projecting moulded ashlar door case with hood and fanlight containing C18 timber panelled door. South gable has a door with round headed opening. North gable has gabled 2 storey addition. Dwarf boundary wall with half round coping.

37. Boundary wall adjoining 11 & 12 Church Street to South (Listed Grade II)

Boundary wall and gateways C18 Coursed square stone rubble and dressed stone; flat stone coping. To left incurve to pair of square rustic gate piers with plinths and concave domed caps; pair of plain C20 timber gates. To right classical style gateway with pilasters, open pediment and rubble filled tympanum; pair of C19 wire and fretwork doors with to right plain ashlar doorway. To west similar adjoining wall and ramped ashlar coping: Approx 50m long.

38. Boundary wall adjoining 11 & 12 Church Street to North (Listed Grade II)

Mid C18, Irregularly coursed stone square rubble with ramped flat stone coping. East side has 2 plain gate piers; rounded corner to north with square pier and flat cap. West side has chamfered blocked doorway: Approx 65M long.

39. 15, Church Street - Cross Hill Cottage (Listed Grade II)

Mid C18 house of dressed stone and partly rendered**.** Steep pitched pantile roof. Lean- to addition with slate roof; 2 Storeys and 3 bays; Windows are plain sashes. East front has to left 2 storey addition Blocked central doorway flanked by single sashes. Door to right with timber jambs and C20 iron gate; adjoining outbuildings to south – west of 2 storeys, dressed stone with pantile roof.

40. 17, Church Street and adjoining wall (Listed Grade II) and 17a Church Street

Mid C18 house of coursed square stone rubble and dressed stone: Welsh slate roof. Stone plinth. Single ridge and gable stacks; 2 storeys and 3 bays. Windows are C19 and C20 glazing bar sashes. East front has central pedimented door case with Gibbs surround and chamfered rustication. Panelled door flanked by small single sashes with large sashes beyond; 3 large sashes above.17a, at right angles to rear. Adjoining boundary wall of dressed stone and coursed square rubble with ramped segmental ashlar coping. Approx 50m long.

41. Market Cross, Church Street (Scheduled Ancient Monument and Listed Grade II)

Early C14 market cross; dressed stone, square plinth of 4 steps. Moulded square base carrying stump of chamfered, broached octagonal shaft.

42. The Parliament Oak Public House (Now Chemist)

Early C20 public house in the Arts and Crafts style: 2 storeys, main range with gable to far right front and lower 2 storey recessed range to right with gable to front. Brick ground floor with stone detailing to plinth and 3 door surrounds with quoins and Tudor style arch over. Far right door is solid timber with small light to centre, door to left and far left is fully glazed. Windows are C20 casements and have tiled drip moulds over. Upper storey is timber black and white Tudor style with canted oriel bay window to right of main range beneath pediment and smaller pediment to far right. Roof has projecting eaves, 3 brick stacks and clay tiled roof.

43. 2, High Street, Former Portland Hotel

2 storey corner building c1900: Brick with slate roof and fancy terracotta ridge tiles and 3 brick stacks. Projecting end bays. Continuous stone string courses beneath ground and first floor windows and corbelled brick string course beneath first floor stone string course. Elevation to Church Street has 2, 3 light large cross casements with triangular stone pediments each with broken apex and raking cornice over and stone quoins to jambs: above two cross casements with pediment and quoins. The far right bay has gabled roof with stone copings and scrolled square stone finial with date reading 1900. Corner range has 2 light recessed casement to ground floor set within arched stone surround with key stone and quoins to jambs with broken arched pediment over. Above inscribed in stone between string

courses is the name ‘Portland Hotel’ and above again is blocked window with stone surround and canted arched solid plain stone feature. Elevation to High Street is of 4 bays. Ground floor has glazed recessed door with stone jambs with arch over and broken arched stone pediment over again. Window to right has a 3 light large cross casement with stone surround with quoins and broken triangular pediment over; 2 similar windows to left of door. Above are 3, 2 light cross casements with arched pediment over and triangular pediments over the other 2; far right window to projecting bay is blocked. This bay has a gabled roof at right angles to main ridge roof and with stone coped gables.

44. 1, Station Street

One of a row of single storey shops on south side of Station Street. Rendered gabled front façade with C19 shop front; sash window to its coursed stone west side elevation. Roof is partially slate and partially pan tile.

45. 3, Station Street

Late C19, 3 storey stone building; slate roof, coursed rubble with C20 shop front. 2 first floor casements and 2 second floor plain sashes.

46. 10, Church Street, ‘Madames’ Shop

2 storeys C19 coursed stone rubble with … roof with single gable stack. Double C19 timber shop front, that to left set higher with 3 light mullioned windows above, that to right having 2 oriel windows above

47. Clerkson’s Hall, 2 Station Street (Listed Grade II)

1631, C18, restored C19 and C20. House now flats. 2 storeys plus garrets; Coursed square rubble and dressed stone. Ashlar dressings, chamfered plinth, first and second floor lintel bands, moulded eaves, projecting quoins. C20 plain tile roof with coped gables with kneelers and finials; 4 ridge, single gable and single side wall stacks. 8 bays wide by 3 bays deep. Irregular cross plan with linked C18 stable range to east; Windows are cross and mullioned casements with hood moulds and chamfered reveals. South front has central projecting

gabled bay with 3 casements; above 3 casements again and above single casement. West front has recessed centre with gabled wing at either side. East front has off centre single storey flat roofed additions, C19 and C20 and adjoining C18 outbuildings. North front has lean-to addition to left with adjoining C18 cottage and adjoining south cottage.

48. Boundary Wall and Gate Piers (Listed Grade II)

C19 boundary wall of coursed squared stone rubble: Gabled ashlar half round stone coping. South side has a pair of panelled square gate piers with pyramidal caps. To their right C19 wicket gate in C17 style. Moulded round headed opening with hood mould and stepped coped gable. Panelled door with strapped hinges: Approx 150m long

49. K6 Telephone Kiosk (Listed Grade II)
Type K6 telephone kiosk as designed by Sir Giles Gilbert Scott: cast iron square kiosk with domed roof, painted red: margin glazing to windows and door.

50. Stable Range to East of Clerkson's Hall (Listed Grade II)
C18 stable range to east of Clerkson's Hall: 2 storeys coursed dressed rubble with pantile roofs and Yorkshire sliding sashes, C20 doors. Double and single ashlar ridge and gable stacks.

51. Church of the Brothers and Sisters of Christ
1905. Single Storey. Dressed and coursed stone south front with central double round arched entrance door having chamfered surround with hood mould over. Single light arched windows to each side and 4 –light mullioned window with intersecting tracery above. Sides and rear are of brick with arched window openings: Slate roof with terracotta ridge tiles.

52. Park Road Resource Centre
Early C20, 2 storeys building in the Arts and Crafts style: Double pile ridge roof adjoining single ridge roof to left and which has projecting gable front to park road. Brick ground floor with partially glazed entrance door and arched fanlight over with key stone: To right are 2 casements and to left 4 sashes with further over lights. First floor is white painted rough cast with 4 casements and large Diocletian window to left projecting bay. Projecting eaves, brick gable and side wall stacks.

53. 4-6 High Street
C19; 3 storeys, red brick with hipped slate roof having fancy terracotta ridge tiles and central brick stack. Ground floor timber shop front with canted recessed central doorway and tiled stall riser and canted fascia over. Further door to right; First floor has pair of C20 2 light casements and 2 more above within 2 gabled dormers also with terracotta ridge tiles.

54. 8, High Street
Early C19: coursed and dressed stone rubble with slate ridge roof and gable stack. 3 storeys; Ground floor C20 shop front with central doorway and further door to right, large 3 light C20 window above with cornice over and slightly smaller 2 light casement at second floor.

55. 10-12, High Street-Lloyds Pharmacy (Listed Grade II)
House now shop. Early C19 coursed stone, Welsh slate roof with brick gable and ridge stacks. C20 shop front with central doorway and further door to number 10 to right.3 8 0ver 8 glazing bar sashes to first floor and 3 more above at second floor.

56. 14, High Street
House and shop: 2 storeys, C20 with shop front having door to right. Coursed stone: Plain casement above shop front; Pantile roof, stone ridge stack.

57. 14a High Street
House and shop: 2 storeys, C20 with shop front having door to right. Coursed stone: Plain casement above shop front; Pantile roof, stone ridge stack.

58. 16, High Street
House: Early C19; dressed stone with concrete tiles roof. Single gable and single ridge stacks. 2 storeys, single bay: Front has to left cellar opening with stone lintel with plain sash above and another plain sash above again at second floor. To right pair of doors with projecting stone surrounds.

59. 18, High Street – Known as the Wolfhunt House (Listed Grade II)
House: Mid C18 altered C19; coursed square rubble; pantile roof with lower pitch at rear; single gable stack; 3 storeys, 2 bays. Windows are plain sashes, front has off – centre recessed door with a pilaster to left; To left shop window with pilaster and curved fascia brackets; To right C20 shop window with pilaster. Above 2, 2 over 2 sashes with key stone segmental heads and 2 more similar sashes above again. East gable has to left C19 mullioned casement with 2 doors to right having chamfered stone surrounds. Above to left, wooden cross casement and to right C18 chamfered mullioned casement.

60. Wolfhunt Cottage
Cottage: 2 storeys random stone rubble: Early C18 and altered and restored C20. C20 plank door with heavy stone lintel over and 2 over 2 sash to left with similar sash above; Pantile roof with brick gable stack.

61. 20-22 High Street
Pair of semi-detached houses: C18 and C19, 2 storeys rendered north front. Each house having canted bay window with 2 over 2 sashes and

single light to sides, half glazed door to right with plain fanlight and above 2, 2over 2 sashes. Coursed stone gable

62. 24, High Street
House: C19 coursed squared stone rubble. Welsh Slate roof with brick gable stacks. Central C20 glazed door with deep flush lintel over; 2 over 2 sashes with horns to each side of door and 2 more above.

63. 26, High Street (Listed Grade II)
House: early C19 Raised and added to at rear in mid C19. Coursed squared rubble, partly rendered. Gabled pantile roof with gable stacks, 2 storey double depth square plan; windows are c19 sashes. North

front to street has C19 shop front with door to left and moulded hood and central sash above.

64. 28 and 30, High Street

C19 with number 28 to rear of number 30; Number 30 is of 3 storeys with hipped slate roof. L-Plan; Main front to High Street has C20 shop front with central recessed doorway with half glazed door. Carriageway entrance to right with double cast gates inscribed G Betts & Sons: Continuous fascia over shop running width of the building. First floor has 4 large casements with fascia and cornice over and above 4 casements. To rear is a 2 storey coursed stone range with pantile roof now converted to flats.

65. 32-34 High Street (Listed Grade II)

House: Mid C18, coursed squared rubble; traces of timber framing; Steep pitched pantile roof; single ridge stack. 2 storeys plus garrets, 3 bays. L-Plan with gabled rear wing: Windows are mainly C19 plain sashes with projecting ashlar surrounds. Off centre door to street front in chamfered surround and to left a plain sash. To right small C19 shop window with hood mould. Above central margin pane stair light flanked above by single sashes; Blocked door to east gable with heavy stone lintel. Garret has blocked opening; Projecting wing with casement to rear and 2 C19 lean to additions.

66. 38, High Street

2 Storey C19 Gable fronted; coursed stone, pantile roof. C20 shop front with canted oriel window above. Tall brick stack to side

67. 40, High Street – The Angel Inn (Listed Grade II)

Public house: Early C19 restored 1984; dressed stone and coursed square rubble. Hipped concrete tile roof; Plinth. Single ridge and 2 gable stacks. 2 storeys, 5 bay wide by 5 bays deep. L-Plan; Glazing bar sash windows. Main front has recessed door to High Street, with mullioned casement to right and above 2, 8 over 8 sashes and small sash to left of door.

68. 42, High Street

2 -storey C19. Pitched faced stone with tile roof; projecting plinth, 4 bays, projecting and gabled end bays; door to far right with plain sash above. Tow central bays have large arched 3 light windows with 2 plain sashes above. Plain fixed light to left with plain sash above.

69. 5, Rose Lane (Listed Grade II)

House, Mid C18: Coursed square stone rubble with C20 pantile roof with 2 gable stacks. 2 storeys, 3 bay front; L-Plan: South Front has to left, 2 storey addition with single storey brick addition again. Porch to South front flanked by C20 casements. Off centre small leaded casement above. East front has to left, a door and a casement and a casement above. East gable has blocked moulded 3 light mullion

casement with hood mould. Central casement with moulded stone surround to north front.

70. 17-19 High Street

Number 19 is a 2 storey C19 corner office building. Slate roof with central brick stack: South front has C20 3 light shop front with stone mullions and ashlar surround. Door to right with 4 over 4 sashes above; to left pair of similar sashes; Stonework to upper storey is pitch faced. West Gable of coursed dressed stone. C20 door with fixed light to left and blocked window to left again. 2 sashes above and C20 casement to right; Number 17 to rear has pantile roof and on its west gable blocked door with blocked casements to left and sash to first floor.

71. 21, High Street (Listed Grade II)-Former Royal Hotel

Hotel now flats c1970: Ashlar with concrete tile roof. Ashlar dressings; cill band, plinth, projecting quoins and architraves, moulded eaves: Coped gables with kneelers.2 gable stacks.3 storeys, 5 bays. South front has central classical door case with pilasters, keystone and pediment. Panelled door with fanlight flanked by single ogee headed foot scrapers and beyond 2 sashes. Above, central sash with mouldered shouldered architrave with hood flanked by 2 sashes; above again 5 smaller c20 casements; rendered rear elevation with C20 windows. And c20 flat roof addition.

72. 23, High Street

3 storeys, C19: ashlar with slate roof and stone gable stacks. C20 shop front with door to left with fanlight. To right C20 door with projecting moulded stone surround with hood over; above 2 margin light sashes and above 2 more margin light sashes.

73. Trinity Methodist Chapel, High Street, South Side

Methodist Free Church 1883; Designed by Arthur Marshall: 2 storeys, Pitched face stone and Welsh slate roof. 5 Bays with central 3 bays projecting with single storey mono pitch slate roof from which is a projecting gabled front and central north facing entrance door with arched moulded stone surround and stepped mould above with gable over. Above door is an inscription that reads: Methodist Free Church 1883. Either side of front door is a pair of single light sashes. Above are 3 plain sashes between projecting squared stone pilasters and pediment above. To each wing are ground and first floor sashes beneath polychrome decorated arches. West elevation contains four large ashlar stones with one name to each as follows:- This stone was laid by Mr G Matthews; This stone was laid by Mr H E Hollins; This stone was laid by Major General Talbot Coke October 5th 1901; This stone was laid by Mrs G. Stevenson.

74. Former St Edmunds Church Of England Primary School teacher's house and boundary wall, Welbeck Road (Listed Grade II)

School and teachers house now day Cherubs day care centre. 1845 and 1883: Tudor revival style; single and 2 storeys, dressed stone with

slate roof; ashlar dressings. Plinth, chamfered eaves, coped gables with kneelers: Single side wall stack; 5 unequal bays and irregular square plan. Windows are casements and lancets most with hood moulds several doors have Tudor arched heads and hood moulds. South front has a gabled bay at each end. To left door flanked by 4 light lancet windows and to right by 2 casements. To left is a door with mullioned overlight and flanked by 2 casements to each side: To right again a door with to its right a 4 light lancet. Above to left shield with hood mould inscribed 'AD1883'. To right, corbelled gable bell turret with base inscribed 'National School 1845' east front has 2 buttresses a gabled dormer and projecting porch. East gable has above stone inscribed 'Girls' Teacher's house adjoining to north: Adjoining boundary wall of dressed stone with gabled coping. And 2 square chamfered gate piers.

75. Building to rear of Former St Edmunds Church Of England Primary School

Early C20 red brick single storey with welsh Slate Roof and one brick ridge stack. Irregular square plan: South front has a gabled bay at each end with timber mullioned and transom windows with chamfered stone lintel above. 6 more similar windows to south front; West and east elevations have 3 more similar windows to each. Rear has two doors to single storey mono pitched extension and that has a slate roof. Main roof has dormer to rear.

76. 50, High Street

2 -storey coursed and dressed stone rubble. C19. Ridged pantile roof with exposed stone stack to west gable: C20 shop front with flat timber archway entrance to left leading to rear yard and having flush stone arch above; 2 casements above.

77. 52, 74, 76, 78 High Street

Early C18: 2 storeys and garrets. Coursed rubble with quoins, partially painted, brick gable and ridge stacks and steeply pitched slate roof incorporating 3 dormers to north front. Range of 4, C19 and C20 shop fronts; that to far right separated by arched entrance way to its left and with 2 light casement above and dormer above again. 2-light mullioned window and fixed casement above archway and dormer above; to left at first floor C20 casement flanked by 2 over 2 sashes with dormer above far right sash. To right again 2 more sashes set within deep reveals. East gable has C20 casement to garret; Later two storey stone extension with pan tile roof to rear of number 78.

78. 41, High Street

Single storey C19 coursed rubble with C20 shop front. Hipped Welsh slate roof with short brick gable stack. Shop front has canted fascia and central recessed doorway between 2 pilasters.

79. 41a, High Street and numbers 43-47 High Street

Attached to the rear of number 41 High Street and restored 2010. Early C19, No.41a is 2 storeys, coursed stone rubble; pantile roof: 2 doors with deep lintels over; mullioned windows with flush stone surrounds. Numbers 43-47 are adjoining and slightly projecting from no.41a,late C19, 2 storeys coursed stone rubble and slate roof with 2 gable and 2 brick ridge stacks; 6 bays, 3 doors, C20 timber porches to numbers 43 and 45. Sash windows to ground and sash windows and C20 casements to first floors.

80. Former smithy, High Street

Single storey C19 former smithy: Coursed stone rubble with pantile roof. 3 bays, that to far right blocked and those to left with timber double doors.

81. 51, 53, 55 High Street (Listed Grade II)

3 cottages; early C19: Coursed stone rubble, dressed stone and brick with pantile roofs; Stone lean-to addition with pantile roof to south-west. 2 ridge and single gable stacks; 2 storeys and 7 bays. Windows are c20 casements and c19 sashes. Number 51 has to west central door flanked by single casements. Number 53 has off centre door flanked by single windows. Number 55 has central lean- to wooden porch flanked by single windows; above, 5 casements and to right a Yorkshire sash. South gable has a plain sash on each door.

82. 57, High Street -former Winstanley's farmhouse (Listed Grade II)

Farmhouse, early C17: Coursed squared stone rubble with C20 pantile roof. 2 gable and single ridge stacks, one external; 2 storeys and 5 bays; single range with rear lean-to addition and catslide roof. Windows are mullioned casements with chamfered reveals. Those to ground floor front have hood moulds. South front has central door with heavy lintel and hood mould. Flanked by 2 casements; beyond to right adjoining cartshed with doorway; rear elevation has to left cartshed with brick pier. Lean –to addition to rear with slate roof and pair of garage doors. West end has 2 doors.

83. Stable adjoining 49, High Street (Listed Grade II)

Mid C19, coursed squared rubble with pantile roof: Single storey 3 bays; lower addition at south end. East side has single door flanked by single slatted casements; beyond to right a pair of garage doors.

84. 59, High Street (Listed Grade II)

Farmhouse now Care Home. Early C19; Rubble dressed stone and ashlar with hipped and gabled concrete tiled roof. Moulded eaves: single coped gable. Single stone and side wall and gable stacks, 2 ridge stacks; 3 storeys and 3 bays. Windows are late C19 2 over 2 sashes with stone window surrounds. East front has central porch with plinth and parapet and a sash: to its right a glazed conservatory and to left 2 over 2 sash. Above porch is C19 sash with overlight having gothic

tracery; to left a sash and to right 2 more sashes; 3, 2 over 2 sashes to second floor. South gable has one sash to each of 3 floors.

85. Farm Buildings adjoining numbers 57 and 59 High Street (Listed Grade II)

Threshing barn, hay barn and stables; Mid C18 and late C19; coursed squared rubble, dressed stone and brick with gabled and hipped pantile roofs. Dressed stone quoins; single ridge stack. 2 storeys and 3 bays wide by 6 bays long; windows are glazed or unblocked casements. Barn to north has to south altered barn door with wooden lintel and inserted stable door; breathers to most elevations; At rear, ruined lean-to addition with garage door to west; Altered off centre barn doors with wooden lintel flanked by hatch to left; 3 rows of breathers above; common rafter roof with butt purlins. Hay barn to east has to west a central stable door flanked by single windows, one slatted. Above, 3 bay hay barn with brick piers; to south stable with 3 unequal bays. To left stable door flanked by single casements; garage door to right with wooden lintel and brick cheeks. East side has to left, C20 casement and 2 doors to its right. To right again a Yorkshire sash and door with overlight; Above a casement and 3 gabled cross eaves dormers with casements; remainder of east side covered by C20 farm buildings.

86. The Greyhound Public House

C18 and C20 alterations: Much altered from its original appearance. Coursed dressed rubble; 2 storeys, raised stone coped gable with kneelers to north front, Welsh slate roof and tall stone stack to north east corner. East front has off centre C20 door with C18 hood and chamfered jambs. C20 fenestration to both storeys with stone mullions and protruding surrounds. 3 light mullioned window to north gable with similar above but incorporating sashes. Range to west is set back and rendered and with 3 C20 casements.

87. 86- 92 High Street

Row of 4 C18 cottages: 2 storeys; coursed stone rubble with steeply pitched pantile roofs with gable and central ridge stacks: North gable facing High Street with coped gable and kneeler; C20 fenestration to west elevation which has doors to 90-86. Above are 3 flat roofed dormer windows at eaves level. To far left a 3 light mullioned window. North gable has door with heavy flush stone surround and C20

casement above. East side has cat slide roof. Number 86 is a taller building with raised stone coped gables with kneelers and gable stack.

88. Bethel Church and front boundary wall

Primitive Methodist church Early C20. Coursed squared pitch faced stone. South front has single storey mono pitch addition with Welsh slate roof, plinth and raised stone coped gables; Main arched entrance door of solid timber with chamfered stone arch surround within central projecting bay which is gabled and with stone finial; Flanked by arched windows with chamfered surrounds and gabled. Above central 3 light

Gothic arched window with cross tracery and quatrefoils; above continuous hood mould. Window is flanked by stepped buttresses. above window is an inscription '1902 PRIMITIVE METHODIST CHURCH'. Above again two small arched vents. Raised and moulded coped gable. East and west elevations of red brick with 5 arched windows set within deep reveals.

89. Buildings to rear of 63-69 High Street
C19 farm buildings: barn, 2 storeys L-Plan; coursed stone rubble; Pantile roofs; timber barn door to north elevation.

90. 63-69 High Street
Shop: C19; 2 storeys with C20 shop front along its length; canted fascia off pilasters and recessed doorway to far right. Coursed square stone and Welsh slate roof. 5 glazing bar sashes above, that to far left being shorter.

91. 75-77 High Street
House and shop; C19, 2 storeys; coursed stone rubble with pan tile roofs. Number 75 is taller with gable stack and has shop front with flush door to right; 2 windows above. Number 77 has central front door with stone surround flanked by cross casements and 2 cross casements above.

92. Former barn to rear of numbers 75-77
Barn now house. C19, 2 storeys; coursed stone rubble and pan tile roof. West front has large timber lintel with stone arch above and stone piers beneath separating 3 lights of C20 glazing. 2 doors with heavy stone lintels and C20 glazed casements.

93. 36-39 Portland Street
C19 former butchers and slaughter house. 2 storeys; coursed squared stone rubble with Welsh slate roof: east front has to left corner door and shop window to right; various fenestration all boarded, 2 doors to centre with continuous stone lintel flanked by windows with stone lintels and cills, currently boarded and blocked window and door to far right. Above 4 boarded windows. Roof has 2 stone stacks to east elevation. South side has two ground floor windows currently boarded, 3 similar above and arched sash to garret.

94. The Old Vicarage Leeming Park
C19. 2 storeys and garret in the gothic style with Welsh slate roofs with projecting eaves, central and side wall stacks; coursed pitched faced stone. Irregular L-Plan; south front has porch with arched doorway entrance with moulded chamfered surround under stone coped gable and pitched roof. To left projecting two storey gabled range with 2 light mullion window with ashlar surround; above cross mullioned casement and above again 2 light mullion window: Raised and stone coped eaves. To right lower C20 timber porch with hipped slate roof and door; to right again 2 light mullion window. Above 2, 2 light stone mullion

windows and 3 casements all with stone surrounds. Above again 2 dormer windows, that to left with a pitched slate roof and that to right with a flat roof. East side has door with chamfered surround flanked by single light windows and to right again mullioned window. Above mullion window and to left 2 light window and left again exposed stack, above 2 light dormer window. West front has hexagonal projecting bay to far left with central cross casement and 2 light mullion window above and finial to roof; to right single light with over light and above another single light. To right; 3 light cross mullion window and above 2 light mullion window. North side has exposed wall stack to right, 2 light mullion window to left and further casements to left again. 2 flat roof and one pitched roof dormers. To left, roof has a ridge stack.

95. The Star Public House

C17 and C19 and C20 additions: Coursed and dressed stone rubble with steeply pitched pantile roof; central ridge stack; 2 storeys with lower 2 storey range to east. C20 central porch with door to South side flanked by 3 light stone mullion casements and 2, 2 light stone mullion casements above. C20 addition to far left with mono pitch pantile roof and blocked door to south side. C19 lower 2 storey part to east with pantile roof; row of windows to ground floor with stone mullions irregularly spaced and stone surrounds; first floor door to west gable.

96. 47- 48 Portland Street

Pair of shops: C19 coursed stone rubble with early C20 west front in Arts and Crafts style; two shop fronts with canted windows to recessed doors, shop fascia over and tiled stall risers; Projecting bay windows at first floor level with gables over; rough cast with timber Tudor style struts; concrete tiles roof with gable brick stack. Mono pitched addition to rear.

97. The Anvil Public House

Public house; 2 and 3 storeys, coursed stone rubble, square plan with hipped slate roof, ridge and gable stacks; altered west front with off centre door with timber gabled hood over and flanked by C20 casements with external shutters**.** 5 similar windows above; north side has door to centre, 2 casements above and 2 glazing bar sashes above again.

98. 64-68 Portland Street

Row of 5 early C19 cottages; Coursed stone rubble and pantile roof: Row of C20 single storey additions to south front: 2 storeys and garret. South side has 4 C20 casements to first floor and 4 gabled dormers to roof which has 2 gable stacks and 3 ridge stacks.5 doors to north side and C20 fenestration to ground and first floors. East gable has window to garret.

99. 1 and 2 Ley Lane

Early C19 and C20; coursed and dressed stone rubble with hipped pantile roof with brick gable and ridge stacks. 2 storeys; West front has C19 3 light shop front with canted fascia and door to right. Above C20 casement; south side has door within deep reveal with heavy stone lintel; to right C20 casement and above 2 C20 casements.C20 lean –to addition to far right with pan tile roof.

100. 4, Albert Street

Adjoined to number 1 and 2 Ley Lane; early C19; Coursed and dressed stone rubble West front has door with to right 2 light painted mullion window with chamfered lintel and drip mould over and to left 2 light mullion window with flush stone surrounds. Above C20 casement and to left another C20 casement.

101. 3, Ley Lane and adjoining barn (Listed Grade II)

Farmhouse: early C17 with C19 alterations. Coursed stone rubble and squared dressed stone; C20 pantile roof; Ashlar dressings. Single external gable stack and single ridge stack; 2 storeys plus garrets, 3 bays; irregular L-plan. West front has to left French window and flanking lights with timber lintel. To right a lean –to addition with central door flanked by casements; Above to left mullioned casement and to right a casement. Above again to right a casement: C20 flat roofed addition to north front. To right a lean-to addition with pantile roof and 2 casements: to right again gabled wing with external stack. Gable peak has 2 small chamfered openings. Above to left a casement; return angle to east has blocked doorway with hood mould and mullion casement above. East gable has a lean to addition with pantile roof. Central door flanked by single casements; above to right tiny casement and blocked C17 opening; above again central casement. South front has off centre door with chamfered surround flanked to left by single and to right 2 light casements; above, 3 casements. Adjoining C18 barn to south; dressed stone with pantile roof: 2 storeys, 2 bays. West front has stable door flanked by single breathers. East front has central door with segmental head flanked by breathers; to right a door with timber lintel. Above a pitch hole flanked by single breathers. Interior has half height loft to north end.

102. 6 and 8 Albert Street (Listed Grade II)

Pair of mid C19 cottages: Coursed square rubble with stone dressings. Concrete tile roof; 2 storeys 3 bays: single gable and single ridge

stacks. Windows are C19 sashes and C20 casements. North front has to left, a sash and blocked door; to right door with gothic tracery, flanked to left by a casement and to right a sash; above 2 sashes and Yorkshire sash to right. West gable has central shop window flanked to left by blocked opening and to right a door with stone lintel and above 2 casements. South side has off centre blocked doorway with Yorkshire sash to left and casement to right; above to right a Yorkshire sash: Adjoining C19 outbuilding.

103. 20, 22 and 24 Albert Street (Listed Grade II)
Pair of early C19 cottages and adjoining house; dressed stone with slate roof: single gable and 2 ridge stacks.2 storeys plus garrets, 4 bays. Single range: Numbers 22 and 24 have lean to addition to rear with pantile roof. No.20 to right has a central pilastered door case with corniced crest and acroteria; C19 panelled door flanked by single casements and 2 casements above. No.22 and 24 have a door to left and casement to right with heavy lintel and a casement above. North gable has C20 casement to garret. No.20 has at rear 2 casements and to right a door with 3 casements above. No. 22 and 24 each have a door and casement to rear and single casement above.

104. 28- 38 Albert Street (Listed Grade II)
Row of 6 Artisans' cottages: early C19; dressed stone with slate roofs. 5 ridge and single gable brick stacks.2 storeys plus garrets.6 bays wide by 2 bays deep; Windows are C20 glazing bar casements. Regular south front has 6 casements alternating with 6 doors. Above 6 casements: Rear elevation has similar arrangement. No 38 adjoins to north

105. 40- 42 Albert Street (Listed Grade II)
2 cottages; early and mid C19; dressed stone with pantile and slate roofs. Single gable and single ridge stacks. 2 storeys and 2 bays; Windows are C20 glazing bar casements. West front has to left 2 casements; to their right roughcast brick addition with casement. To right again glazed lean-to porch with a door and casement. Above 2 casements and above again to left C20 flat roofed dormer.

106. 44- 46 Albert Street (Listed Grade II)
Pair of Mid C19 cottages; dressed stone with slate roof, single brick gable and single stone ridge stacks; 2 storeys and 2 bays. Windows are C20 casements. No 46 has to left a slated lean-to porch and to right a casement. No44 has gabled timber porch with casement to its right and 2 more casements above.

107. 48- 50 Albert Street (Listed Grade II)
Pair of early C19 cottages: dressed stone with C20 pantile roof; single central ridge stack. 2 storeys plus garrets; Single storey lean-to outbuilding at each end. Windows are C20 casements. No. 50 to left has 2 casements with glazed porch to their right and C20 glazed porch

in return angle: to right again, recessed door and a casement. No 48 has a casement and to right a door; to right again a door and casement.

108. 52, 54, 56 and boundary wall (Listed Grade II)
3 mid C19 cottages: dressed stone with slate roof.2 ridge stacks and single gable stack; 2 storeys plus garrets, 3 bays. Windows are c20 glazing bar casements West front has 3 regular facades with door to

left and single casement to right; north gable has single casement to garret: Adjoining stone boundary wall to front with stone coping approx 25 M long.

109. 58 – 62, Albert Street (Listed Grade II)

3 early C19 cottages: dressed stone; slate roof; 2 storeys plus garrets. 2 ridge stacks. Windows are glazing bar sashes. Doors have stone architraves with pediments. West front has to left a door and to its right 2 sashes. To right again a sash flanked by single doors; above 3 sashes. South gable has single casement to garret; adjoining dressed stone boundary wall with stone coping; approx 25 m long.

110. 64 – 80, Albert Street (Listed Grade II)

Row of 9 early C19 Artisans' cottages: dressed stone; C20 pantile and slate roof, gabled and hipped. 6 ridge stacks. 2 storeys, 4 bays wide by 8 bays deep. L-plan: Windows are mainly C20 glazing bar casements. West front to street has off centre carriage entry with elliptical arch with key stone; flanked by single doors and beyond single casements; beyond to right glazing bar sash and door. Doors have keystone round heads and fanlights. Above 4 casements; South front has to left a door flanked by single casements; to right a door and beyond 2 casements; beyond again 4 doors each with a casement to its right; beyond again a door. Doors have plain stone architraves; above 8 casements. Rear has similar fenestration.

111. 82 – 92 Albert Street and adjoining boundary wall (Listed Grade II)

Row of 6 early C19 artisans' cottages: dressed stone with slate roof. 5 ridge and single gable stacks. 2 storeys, 12 bays: Windows are c20 casements; doors have plain stone architraves. West front has 6 similar facades each with casement to left and door to right; above 12 casements; south gable has to right a small casement. Adjoining dressed stone boundary wall with gabled stone coping: approx 50m long**.**

Appendix B: Important Trees

This list includes those trees that contribute most strongly to the Conservation Area in terms of their appearance and/or historic interest. **The exclusion of any tree from this list does not necessarily indicate that it does not make a contribution to the character of Crow Hill Drive Conservation Area.** The numbers below refer to figure 11 Important trees and green Spaces Figure 11.

T1. Four Poplar, one willow, one sycamore, one Ash, two silver birch to north of former chapel, Priory Road.

T2. One sycamore (SE) adjacent to the boundary wall of former Chapel Priory Road.

T3. Line of trees adjacent to boundary wall at the Priory, Priory Road; Including four sycamores, five limes, and one yew.

T4. Line of trees adjacent to boundary wall at the Grange, Priory Road; Including seven sycamores, two hawthorns, two elms, one acacia, one holly, two limes and one poplar.

T5. Two sycamores adjacent (N) of numbers 53-55 Station Street

T6. One sycamore (SE) in grounds of number 4 Castle Street.

T7. Trees within grounds of Yeoman Hill Park including 49 limes (N) planted in two rows lining Priory Road; Avenue to footpath to west including beech, maple, lime and birch; adjacent to pavilion and art deco band stand are lime, Swedish whitebeam and beech; line of trees adjacent to boundary wall to Church Hill east side including beech, hawthorn, willow, horse chestnut, laburnum and lime; group of lime trees adjacent to war memorial.

T8. Trees within grounds of the Manor House, Priory road including Two sycamore, one copper beech, two lime, Yew and Cherry trees adjacent to boundary wall and beech and lime trees within grounds.

T9. Trees within grounds of St Edmunds Church including one yew, one elm, two sycamores adjacent to boundary wall and to left of gate entrance to Priory road and to right five horse chestnut and two limes.

T10. One lime to front garden of 42 Manor Road

T11. Three sycamores adjacent to boundary wall to Manor Road on land opposite the Health Centre. Also row of ten limes adjacent to central footpath to this land and one robina and one lime adjacent to boundary wall to Church Street opposite the health centre.

T12 One lime in ground (SW) of Saville House School

T13. One copper beech and one sycamore within grounds (N) of Saville House School.

T14. One London plane adjacent to the market cross, Church Street

T15. One rowan and one crab apple adjacent to boundary wall on land adjacent and south of number 8 Church Street.

T16. One willow adjacent (N) of Health Centre, Church Street

T17. One sycamore to south of 36 High Street

T18. Seven limes on land adjacent to School Lane

T19. Three sycamore and two horse chestnut on land to rear (E) of 5 Welbeck Road.

T20. Row of six poplars; and one poplar on land north of Poplar Street.

T21. Trees within grounds of Mansfield Woodhouse Cemetery including five limes, one hawthorn, three sycamore adjacent to west boundary wall; five limes adjacent to east boundary wall; two beech, one horse chestnut, one maple, one yew adjacent and east of central footpath; one cherry, one hawthorn, one horse chestnut, one maple adjacent and west of central footpath;

T22. One ash, one horse chestnut, one sycamore within grounds of Millennium Green.

T23. One London plane, two copper maples and one rowan on land north of numbers 64 -68 Portland Street.

T24. One copper maple on land adjacent (S) to 75-77 High Street.

T25. One willow within grounds to rear (N) of Bethel Court.

Tree Preservation Orders

TPO – 045
24 trees on land within the grounds of Clerkson's Hall, High Street including sycamore, Lime, Birch, Purple beech, Horse Chestnut, Swedish whitebeam, Beech and Hornbeam**.**

TPO - 016
Two Sycamore and One Ash to the rear of numbers 14 – 16 High Street

TPO – 096
Two Birch fronting 15, High Street

TPO - 036
One sycamore to rear garden of number 26 Portland Court Mews

TPO – 106
One Sycamore tree to the north east corner and one Holly tree along the western boundary, both located within the residential curtilage of 4, Castle Street.

TPO – 107
Trees on Land at Leeming Park, south of the Millennium Green, including silver birch, copper beech and sycamore.

Appendix C: Conservation Policies

A: National Conservation Policies

Planning Policy Statement 5 – Planning for The Historic Environment 2010; sets out Government policies and guidance concerning the heritage protection system within the planning process. PPS 5 also covers matters relating to Conservation Areas and Listed Buildings and their management. This document may be down loaded from the English Heritage Web site www.helm.org.uk.

B: Mansfield District Council Conservation Policies

Introduction

The Mansfield District Local Plan (adopted 1998) contains a comprehensive set of saved conservation policies. These are as follows:

BE6 Planning permission will be granted for developments within conservation areas provided that they would meet all the following criteria:-

1. Respect the special character of the conservation area;

2. Be designed to respect and integrate with the surroundings. Particular attention should be given to the mass, form and scale of development and its impact on the surrounding environment;

3 Use materials which are of good quality, and reflect the design of the building(s) as a whole. Infill developments should use materials which are sympathetic to their surroundings and which complement materials used in adjacent and prominent buildings in the street scene. Extensions to or alterations to buildings should use materials which match or are compatible with the original building;

4. Not have a detrimental effect on the character or amenity of the surrounding area by

5. Not spoil or destroy attractive views and vistas into, within or out of the Conservation Area where these are important to the character of the area.

BE7 Planning permission and related applications for conservation area consent will not be granted for development proposals which involve demolition in conservation areas other than in exceptional circumstances. Applications will be judge against the following criteria:-

1. The part played by the buildings in the architectural or historic interest of the area;

2. The condition of the building and the viability of its retention and continued occupation;

3. The wider effects of demolition on the surroundings and on the conservation area as a whole;

4. Whether the replacement scheme will make a positive contribution to the appearance or character of the area or bring other substantial benefits to the community that outweigh the harm caused by the loss of the buildings. In such cases, consent will only be granted where there are acceptable detailed proposals for the redevelopment of the site.

BE8 Planning permission will not be granted for developments adjacent to conservation areas if they would adversely affect the character of appearance of the conservation area.

BE9 Planning permission will not be granted for developments which would lead to the removal of features in conservation areas such as walls, trees, hedges, open spaces and fences where such features contribute towards the character of the area.

BE10 Planning permission will be granted for developments that would enable the implementation of environmental improvements in conservation areas.

BE11 Planning Permission will not be granted for developments which would damage or adversely affect scheduled Ancient Monuments and their settings.

BE12 Where planning applications are submitted which may affect sites of known or possible archaeological interest the District Council may require an archaeological assessment of the site, comprising a desktop evaluation and where appropriate, a field evaluation to determine the extent and level of such interest and the impact of the proposed development. The District Council may also require a scheme of treatment for the archaeological remains prior to determining the application.

BE13 Planning permission will not be granted for development on sites of archaeological significance unless they make provision for an appropriate scheme for the treatment of remains. In determining a planning application the Council will weigh the importance of remains against the need for development and other material considerations.

C: Mansfield District Council Area Specific policies

Introduction

The Mansfield District Local Plan (adopted 1998) contains a comprehensive set of saved area specific policies that apply to the Conservation Area, these are as follows:-

MW 1 Planning Permission will be granted for developments within Mansfield Woodhouse Centre provided that they would meet all of the following criteria:-

1) Not seriously undermine the vitality or viability of the Woodhouse District Centre

2) Not have a detrimental effect on the character of the area

3) Not adversely affect the amenity of nearby residential properties

MW2 Planning Permission will be granted for developments in the Mansfield Woodhouse Conservation Area provided that they would meet all the following criteria:-

1) Utilise traditional styles and materials;

2) Have regard to the height of adjacent buildings

3) Utilise natural stone and red single roll pantiles where possible.

MW3 Planning Permission will not be granted for developments which would lead to the loss of the fields to the south of Welbeck Road

MW4 Planning Permission will be granted for developments which would consolidate employment uses within the area bounded by Station Street, Swan lane, Oxclose Lane and the railway line, provided that they would not adversely affect the amenity of adjacent residential properties. Planning permission will not be granted for the development of housing within the area.

MW6 Planning Permission will be granted for the development of any of the following:-

1) Offices;
2) Workspace Units
3) Retail Uses

On 0.2 Hectares of land of Vale Road/Oxclose Lane

MW12 An action area is designated, centered on the High Street to facilitate its comprehensive improvement, over the plan period through the co-ordinated public and private sector action.

MW14 Planning Permission will be granted for the development of any of the following:-

1) Retail uses
2) Housing
3) Offices

On 1.0 hectares of land to the west of Portland Street. A mixed use scheme incorporating elements for the above may be acceptable but must incorporate a main frontage to Portland Street. Ant retail uses must relate to the High Street and incorporate pedestrian access to the same.

MW15 Planning Permission will be granted for the development of any of the following

1) Retail uses
2) Housing
3) Offices
4) Leisure Uses

On 0.8 hectares of land off Rose Lane. A mixed use scheme incorporating elements of the above may be acceptable.

R2(A)	Within the following district centres (Mansfield Woodhouse) as defined on the proposals map planning permission will be granted for retail development, offices and other central area facilities where they would sustain and enhance the vitality of these centres
M2	Planning Permission will not be granted for developments that would prevent implementation of the following road improvements schemes:-
M2 (C)	Welbeck Road/Portland Street junction, Mansfield Woodhouse
M2 (D)	Priory Road/Church Street junction, Mansfield Woodhouse

Appendix D: Assessment Criteria of Unlisted Buildings in a Conservation Area

When considering the contribution made by unlisted buildings to the special Architectural or historic interest of a conservation area, the following questions might be asked:

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics that reflect those of at least a substantial number of the buildings in the conservation area?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

In English Heritage's view, any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and values have not been seriously eroded by unsympathetic alteration.

Extracted from McPherson A: Guidance on Conservation Area Appraisals - English Heritage (2006):

Appendix E: References

Department of the Environment – List of Buildings of Special Architectural or Historic Interest: District of Mansfield.

Stroud G – Extensive Urban Survey: Mansfield: Nottinghamshire County Council (2001).

The Buildings of England – Nottinghamshire – By Nicholas Pevsner 2nd edition revised by Elizabeth Williamson 1979

Thirty Miles around Mansfield-George Sanderson's Map of 1835

Mansfield Woodhouse Tithe Award Map (1844) and Enclosure Map (1854): Nottinghamshire County Council Archives.

Mansfield Woodhouse 1650 – 1875, Mansfield Woodhouse Local history group – WEA 1987

Turning Back the Pages in Old Mansfield Woodhouse- Compiled by Veda Kay and Jayne Sheppard 2001: ISBN 0 902751 39 5

A Conservation Area Partnership for Mansfield Woodhouse - Mansfield District Council

Mansfield Woodhouse Conservation Area Partnership Action Plan – Mansfield District Council

Planning (Listed Buildings and Conservation Areas) Act 1990: HMSO (1990).

Department of Communities and Local Government – Planning Policy Statement 5: Planning for the Historic Environment 2010.

McPherson A – Guidance on Conservation Area Appraisals: English Heritage (2006).

McPherson A – Guidance on the Management of Conservation Areas: English Heritage (2006).

Mansfield District Local Plan: Mansfield District Council (1998).

Building at Risk Register: Mansfield District Council (2008-Updated 2009).

Appendix F: Contacts

Mark Wilkinson.
Principal Conservation and Heritage Officer
Mansfield District Council.
Civic Centre
Chesterfield Road South
Mansfield.
Nottinghamshire
NG19 7BH

Tel: 01623-463700
mwilkinson@mansfield.gov.uk

Denise Varley
Conservation and Heritage Officer
Mansfield District Council
Civic Centre
Chesterfield Road South
Mansfield.
Nottinghamshire
NG19 7BH

Tel: 01623 -463806
dvarley@mansfield.gov.uk

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