Mansfield District Council

Conservation Area Character Appraisal and Management Plan

Crow Hill Drive Conservation Area

April 2009
Adopted December 2009.













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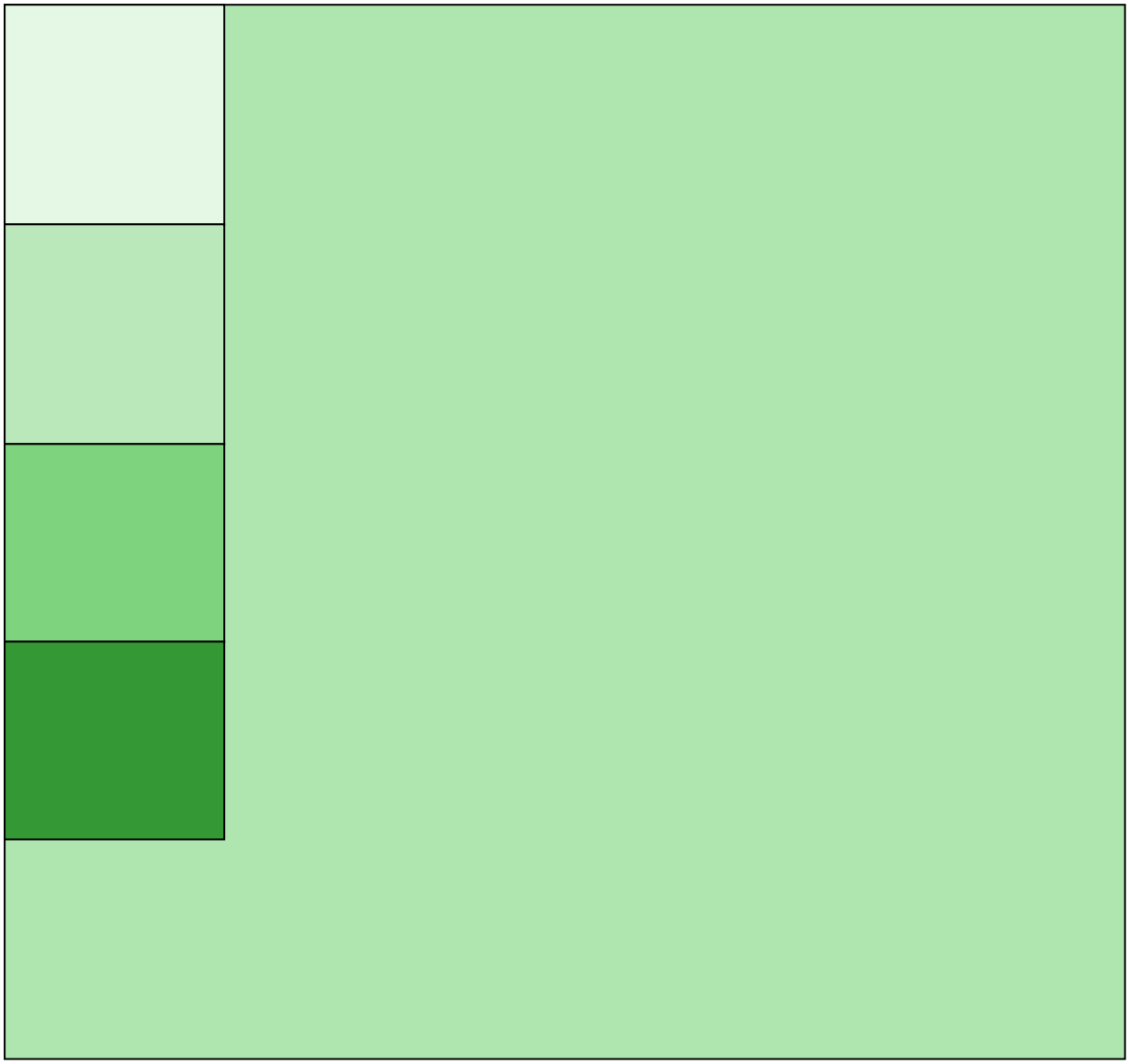
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Part I
Conservation Area Character Appraisal



1.0 Introduction

1.1 Mansfield is situated 15 miles north of Nottingham, 25 miles northeast of Derby and 20 miles west of Newark-on-Trent and is the principal town of north Nottinghamshire serving a retail catchment area of almost 250,000 people.

1.2 Mansfield lies at the confluence of the Ladybrook and River Maun in a shallow basin formed by ridges of Magnesium Limestone and sandstone. These stones were quarried locally and form the traditional materials of the town and of many of the buildings within the Crow Hill Drive Conservation Area.

1.3 The Crow Hill Drive Conservation Area is situated 0.7miles north of Mansfield's Market Square and varies from approximately 121m above sea level at its apex, Stone Cross Lane, to about 105m above sea level at Chesterfield Road South. The high ground offers views south-east across the valley to Ravensdale, and at various points along this access views are available back into the Conservation Area.

1.4 The Crow Hill Drive Conservation Area was designated by Mansfield District Council in October 1994 and the original boundary still exists in its designated form today. However, later housing developments have taken place within the designated boundary area, to the northwest and southeast, and it is recommended that boundary alterations are made at these locations, as summarised in section 5.0 Boundary Review.

1.5 The purpose of this Appraisal is to provide detailed consideration to those townscape features, buildings and spaces that give Crow Hill Drive its distinctive character and interest, and is the first step in the process of preserving and enhancing the character of Crow Hill Drive Conservation Area. Its aims are -

- Outlining the social and economic development of Crow Hill Drive, 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 decisions about the future of the area through the development of a Management Plan.

- To provide guidance on the siting and design of development, and the determination of planning applications for development.

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

What is a Conservation Area?

1.6 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.

1.7 Section 71 of the Act requires that the Local Planning Authority, in considering its conservation areas as areas of architectural and historic interest, to formulate and publish proposals for their preservation and enhancement. The advice given in Central Government Planning Policy Guidance Note 15. 'Planning and Historic Environment' paragraph 4.16, is that the emphasis will generally need to be on controlled and positive management of change. Conservation is not merely preservation to the exclusion of all change but must concern itself with enhancing areas and ensuring changes are sympathetic to their surroundings.

1.8 The preparation of the management plan takes account of recommendations made in the appraisal. The plan will establish a strategy for preserving and enhancing Crow Hill Drive Conservation Area in the years to come.

Information Sources

1.9 This appraisal has been compiled through site surveys and with reference to the key sources outlined in Appendix 5 of this report.

Structure of Appraisal

1.10 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

1.11 Appendices are attached, to cover:

a. National and District Council Policies;
b. Schedule of Listed Buildings;
c. Useful information.

2.0 Planning Policy Context: National Policy

Introduction

2.1 Mansfield District Council has a duty under the 1990 Act to pay special attention to preserving and enhancing the character and appearance of conservation areas in exercising its planning powers. This appraisal will 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 Crow Hill Drive 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 to inform development 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 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 guidance on national and local policy relating to conservation areas:

a. National planning policy, including Planning Policy Guidance Note 15: Planning and the Historic Environment.

b. Mansfield District Council's local policies including the Saved Mansfield District Local Plan.

National Policy

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

a. **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 Guidance 15: Planning and the Historic Environment (September 1994). Section 4 of this Guidance Note relates specifically to Conservation Areas, with emphasis generally on "control and positive management of change", and "conservation, not merely the preservation to the exclusion of all change, must concern itself with enhancing areas and ensuring changes are sympathetic to their surroundings".

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 The saved Mansfield District Council Local Plan (adopted 1998) contains a comprehensive set of conservation policies relating 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 in Appendix 1: 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 Mansfield District Local Plan. This appraisal will provide background information to support relevant policies in the LDF and will be a relevant consideration in the determination of planning applications.

2.8 The District Council has also published a range of Interim Planning Guidance which include 'Community safety by design' and 'Extension to dwellings'. Further interim planning guidance are in the process of being adopted and published.

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.

Planning Applications

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 The requirements for planning permission are altering from 1st October 2008 and from this date 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 cartilage 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 a 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 Tree Preservation 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. 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. The area will be monitored and existing controls enforced.

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. As enhancement of conservation areas is 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 contact 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.

2.25 The District Council will consider the implementation of an Article 4 (2) Direction, under the Town and Country Planning (General Permitted Development) order 1995, to Crow Hill Drive Conservation Area which will remove these 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 Crow Hill Drive Conservation Area and defines its special character and appearance, which it is desirable to preserve or enhance.

General Character

3.2 The character of the Crow Hill Drive Conservation Area is provided by different elements which combine to give this part of Mansfield, situated to the north east of West Gate, and lying between Chesterfield Road South and Woodhouse Road, its distinctive layout and appearance.

These elements are as follows:

- The buildings
- The streets
- The building plots.

3.3 **Buildings** – Crow Hill Drive Conservation Area is dominated by a strongly defined network of Victorian, Arts and Crafts and Edwardian buildings; however there is still a strong influence from the Georgian era. Buildings within the Conservation Area are constructed from local limestone, sandstone, and brick with plain tiled and slate roofs, with a strong emphasis being placed on the vertical rather than the horizontal axis. There is a range of usage of properties within the Conservation Area from residential to offices, nursing homes, NHS buildings and doctor's surgeries.

3.4 Whilst there are a number of listed buildings within the Conservation Area, its character is derived principally from the group value of its buildings, which appear on Chesterfield Road South, Norfolk Drive, Crow Hill Drive, Crow Hill Rise, Stone Cross Lane, Haddon Road and Woodhouse Road, and the different detailing these entail.

3.5 **Streets –** Crow Hill Drive is the principle street within the Conservation Area which at its western end it forms a junction with Chesterfield Road South. From this point the Conservation Area boundary follows a northwest line encompassing property nos 22 to 36 (evens) until its junctions with the rear property boundaries of West Bank Avenue, and then Oak Bank Close, before joining Stone Cross Lane. Returning to Crow Hill Drive and continuing east the drive rises and curves with Norfolk Drive branching off and then further up Crow Hill Rise branching off, both in a northwest direction. Crow Hill Drive from this point levels off before branching in two ways, north and south, its northern branch terminates at Stone Cross Lane with its southern branch eventually turning sharply east and terminating at a junction with Woodhouse Road. The Conservation Area boundary from this point continues north until the junction of Haddon Road, where it follows the front property boundaries on the left and eventually terminates with the Conservation Area boundary at Stone Cross Lane.

3.6 **Building Plots –** originally the majority of this Conservation Area was divided up into large plots owned by a few wealthy land owners, in 1824. The largest recorded holding was 14 acres, but despite this only two houses were recorded as having been erected on Crow Hill, one was 'Crow Hill' now known as 'Oak Bank Manor' the other property is unknown.

3.7 From 1834 'Crow Hill' was brought by the 'Brodhurst' family who over time subsequently acquired further holdings which eventually amassed to some 30 acres. In 1865, after the death of the last male 'Brodhurst' 'Crow Hill' was once again divided into smaller plots and put on the market, and ultimately by 1868 all land was sold.

3.8 This subdivision of land however did not diminish those properties, subsequently built, from having large footprints and occupying large burgage plots. The majority of the original field divisions were protected and although they are not as they would have originally appeared, possibly hedge lined, they are still visible, as are the abundance of green open spaces. Further greenery has been introduced through the incorporation of garden shrubbery, a few hedges, trees to properties and tree lined routes. All these features are important and contribute to the character and appearance of the Conservation Area, as are the incorporation of stone walls to define the front boundaries of properties.

4.0 Assessment of Special Interest

Introduction

4.1 This section of the appraisal contains an assessment of the Crow Hill Drive Conservation Area in terms of its:

- Location and setting;
- Historic development and archaeology;
- Spatial Analysis – Layout and Plan Form, and
- Character Analysis – Architectural and townscape character.

A: Location and Setting

Location and Context

4.2 Crow Hill Drive Conservation Area is located on the north periphery of the town centre and lies on a northwest to northeast axis and encompasses a few properties on Chesterfield Road South, and extending northeast it incorporated Norfolk Road, Crow Hill Drive, Crow Hill Rise, and Stone Cross Road and eventually encompasses a few properties on Woodhouse Road, Haddon Road and Granby Avenue. The attached plan, Figure 6, shows the location and extent of the Conservation Area.

General Character and Plan Form

4.3 Crow Hill Drive Conservation Area is urban in its character and is based around Crow Hill Drive, that originally took its name from the hill top where it appears 'Crow Hill'. Although a Crow Hill Lane originally existed it was much further north than the present Conservation Area. However Stone Cross Lane was evident in 1835 and still appears in its original location[1] where it forms the dividing line from the more populated area around Crow Hill Drive to the southwest and the more open aspect area to the northeast, around the former Queen Elizabeth School now converted to apartments.

4.4 The buildings to the southwest of Stone Cross Lane are generally situated in large burgage plots with their gardens forming surrounding green expanses. Here buildings are relatively few in number due to the dominance of the landscape and historical patterns of development.

[1] G. Sanderson (1835) Twenty Miles Around Mansfield.

Landscape Setting

4.5 The Conservation Area is bounded to the east by the A60, Woodhouse Road, and to the west by the A617 Chesterfield Road South, however it is also hemmed in by more densely populated residential areas, West Bank Avenue and Granby Avenue to the west, Paulson's Drive to the South and Haddon Road to the north.

4.6 Crow Hill Drive Conservation Area is occupied largely by residential properties but a few buildings are utilised as residential care homes, Woodleigh, The Manor, NHS Buildings, Heatherdene, Doctors Practices 'Innisdoon' and offices Edenbank, Edenwood and Fullarton Lodge.

4.7 Views into the Crow Hill Drive Conservation Area are largely blocked by trees along Norfolk Drive, properties along West Bank Avenue, the Grade II listed stone boundary wall of the former Queen Elizabeth's Girls School and by the curving nature of Crow Hill Drive itself. However many important terminated views are still available, please refer to the plan 'Townscape Appraisal', as are glimpsed views of Woodleigh and Overstrand from the higher ground to the west side of Chesterfield Road South and between properties on West Bank Avenue.

4.8 To the immediate north of the Conservation Area is a large expanse of ground which originally functioned as the landscaped grounds and playing fields of the Grade II Listed Queen Elizabeth's Girls School. But since this buildings conversion to residential apartments the grounds have subsequently been diminished, with one section still being retained for use by the apartment tenants, which also extends and encompasses The Cedars. The rest of the area still forms a green expanse and is utilised as landscaped gardens, a playing field incorporating a children's play park and a much used dog walking area. Views of this green expanse have also been reduced by encroaching residential developments, but originally views would have been restricted by the boundary wall of the former Queen Elizabeth's Girls School. Glimpses from Haddon Road and the gates on Stone Cross Lane are still afforded.

4.9 To the west part of the Conservation Area appears Oak Bank Manor, where a residential development is now situated within the grounds.

4.10 To the rear of 18 to 24 (evens) Crow Hill Drive is another area of open ground. This is an important area of land that makes a positive contribution to the character and appearance of the Conservation Area and should be preserved and protected, with key views of the Conservation Area afforded from this location.

4.11 The grounds of Woodleigh nursing home, have also been lost through the selling of land to it's front garden for a residential development but also to the rear of this large plot Woodleigh has also expanded.

4.12 Most buildings have occupied their original plots for numerous years and have mature gardens with a variety of trees developing around them. Along Norfolk Drive (although much diminished through disease) and the bottom east section of Crow Hill Drive, lime and elm trees line one side of the routes.



Lime and Elm trees Norfolk Drive.



East section of Crow Hill Drive.

B: Historic Development and Archaeology

The Origins and Historic Development of the Area

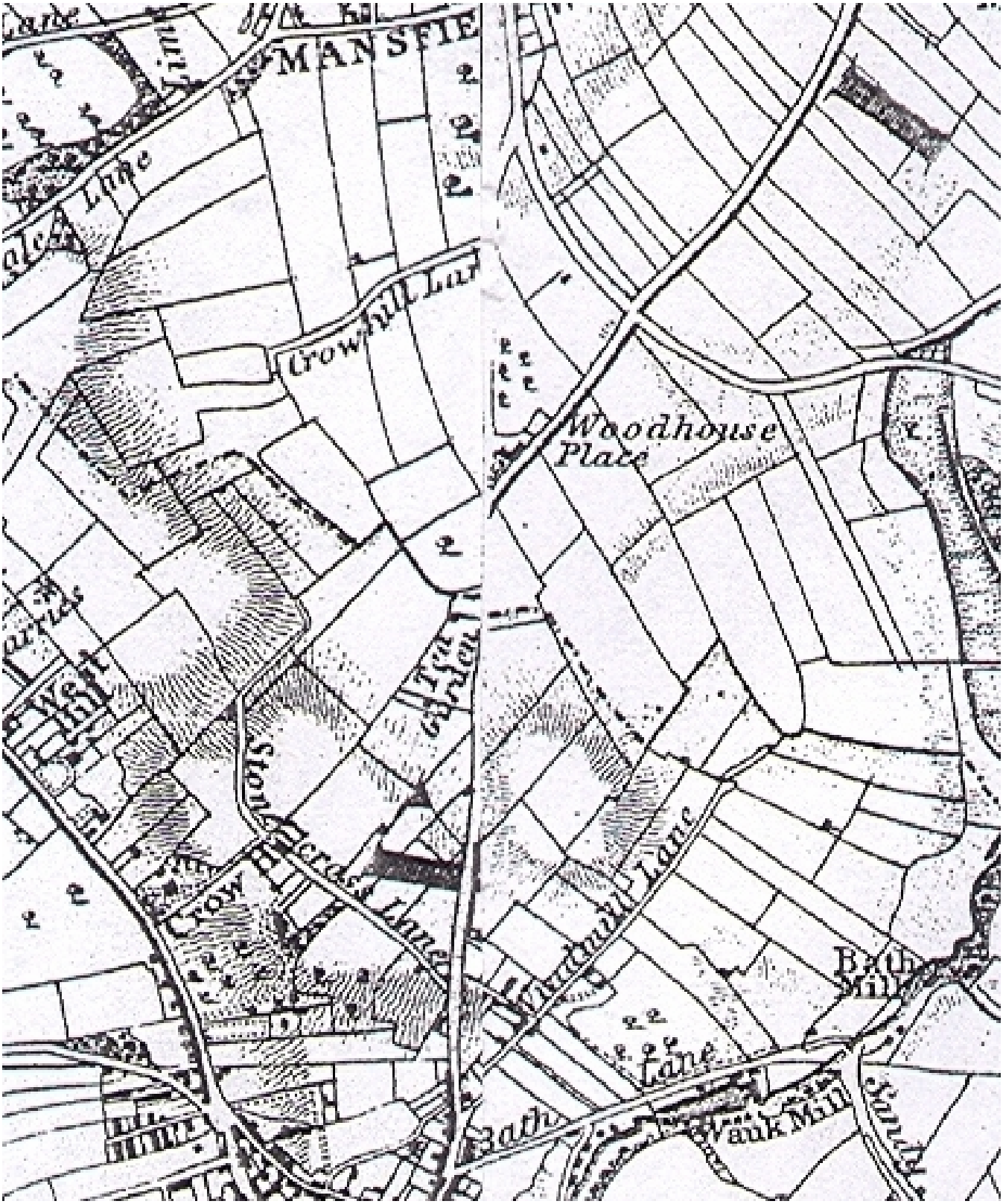
4.13 The earliest known settlement of Mansfield took place in the Anglo-Scandinavian period however there is evidence of both prehistoric and Roman activity in the area. Documentation of Mansfield can only be traced to The Domesday Book where it was recorded that King Edward the Confessor had an estate here, with Mansfield developing as a market town during the mediaeval period, and a market charter being granted in 1227.

4.14 In the late Georgian era grand houses in spacious grounds started to appear along Chesterfield Road South, two such houses were Westbank, the other is unnamed. Both these houses were demolished in the mid C20 when West Bank Drive was inserted and developed for residential use. However after designation of the Crow Hill Drive Conservation Area these two houses would have been located adjacent to its boundary.

4.15 A similar situation occurred in the area where the Conservation Area is now located, being that although the area was divided up into large plots and owned by different wealthy land owners, only two houses had been erected by 1824. One was ‘Crow Hill’ now known as ‘Oak Bank Manor’ but the other property’s name and location was not recorded. This situation remained unchanged until 1834 when Crow Hill was brought by the ‘Brodhurst’ family who subsequently acquired further holdings and eventually amassed a holding of 30 acres. The ‘Brodhurst’ family became the wealthiest landowners until 1865; the date recorded as the death of the last male heir, when once again land associated with Crow Hill was divided up into smaller plots and put on the market. By 1868 all land was sold.

4.16 Apart from the main Chesterfield Road and Woodhouse Road, only one other road was apparent in 1835, shown on Sanderson's Map, this being Stone Cross Lane. The present road system apart from one change, the loss of the road linking Stone Cross Lane to Haddon Road, did not appear until the late C19.

4.17 From 1868, very few buildings had been constructed but one such notable building to appear was Heatherdene. This building is reputed to have links to Fothergill Watson, who supposedly built it for his half-sister Frances Page Wilson in 1880, although this has not been substantiated, however the building possesses many architectural details that are clearly his. Within the Conservation Area three other substantial houses to be built in the mid C19 Elmsfield, The Cedars and Firbank, all situated on Haddon Road, were all lost by the mid C20, however the pines, now known as The Cedars, did survive and is still located on Haddon Road. In relation to other developments within the Conservation Area the majority of the existing properties did not appear until the early to mid C20.



Extract taken from Sanderson's Map Twenty Miles around Mansfield.
Published July 10th 1835 by G. Sanderson.

Figure 1 Crow Hill Drive in 1835

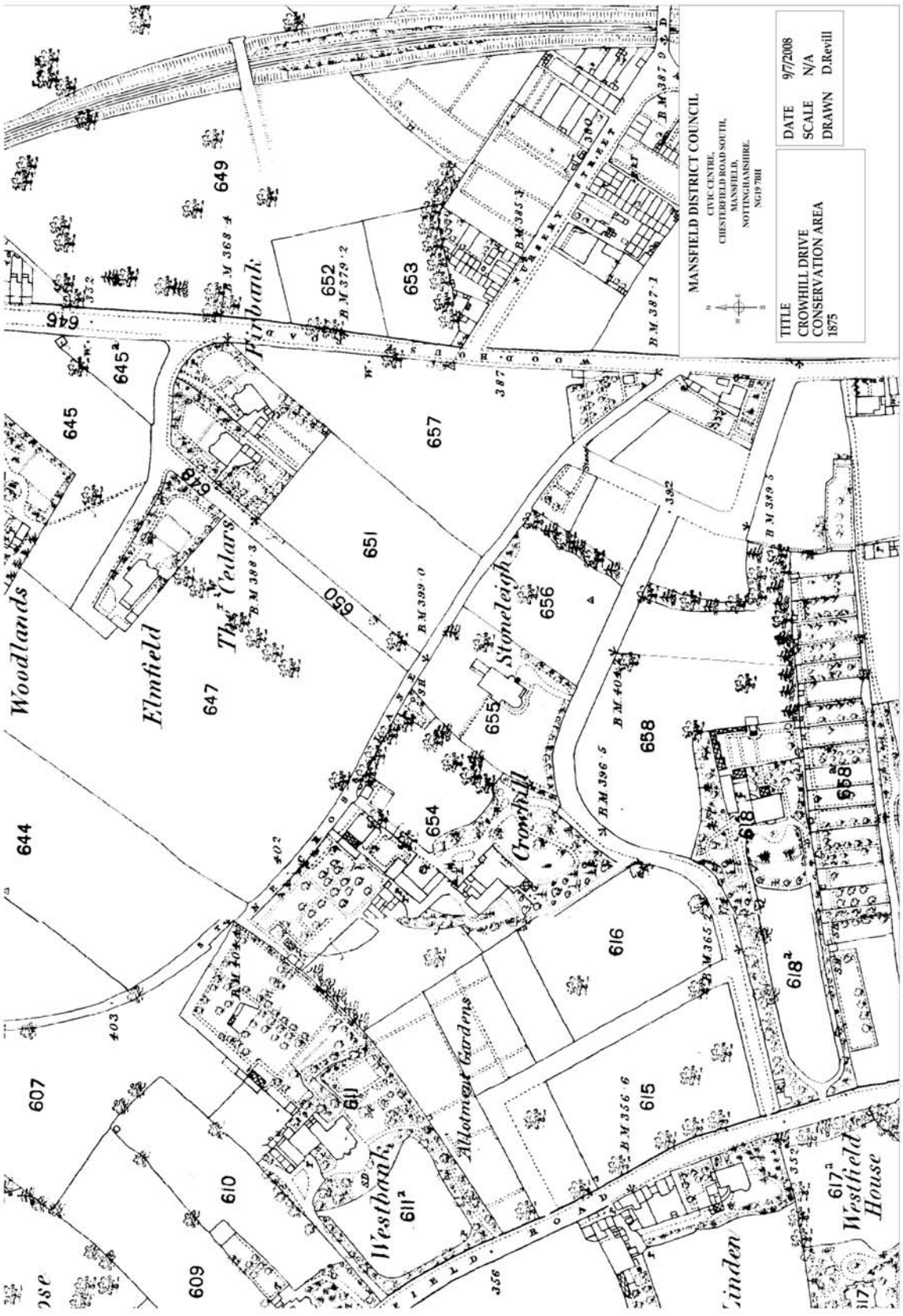


Figure 2: Crow Hill Drive in 1875.

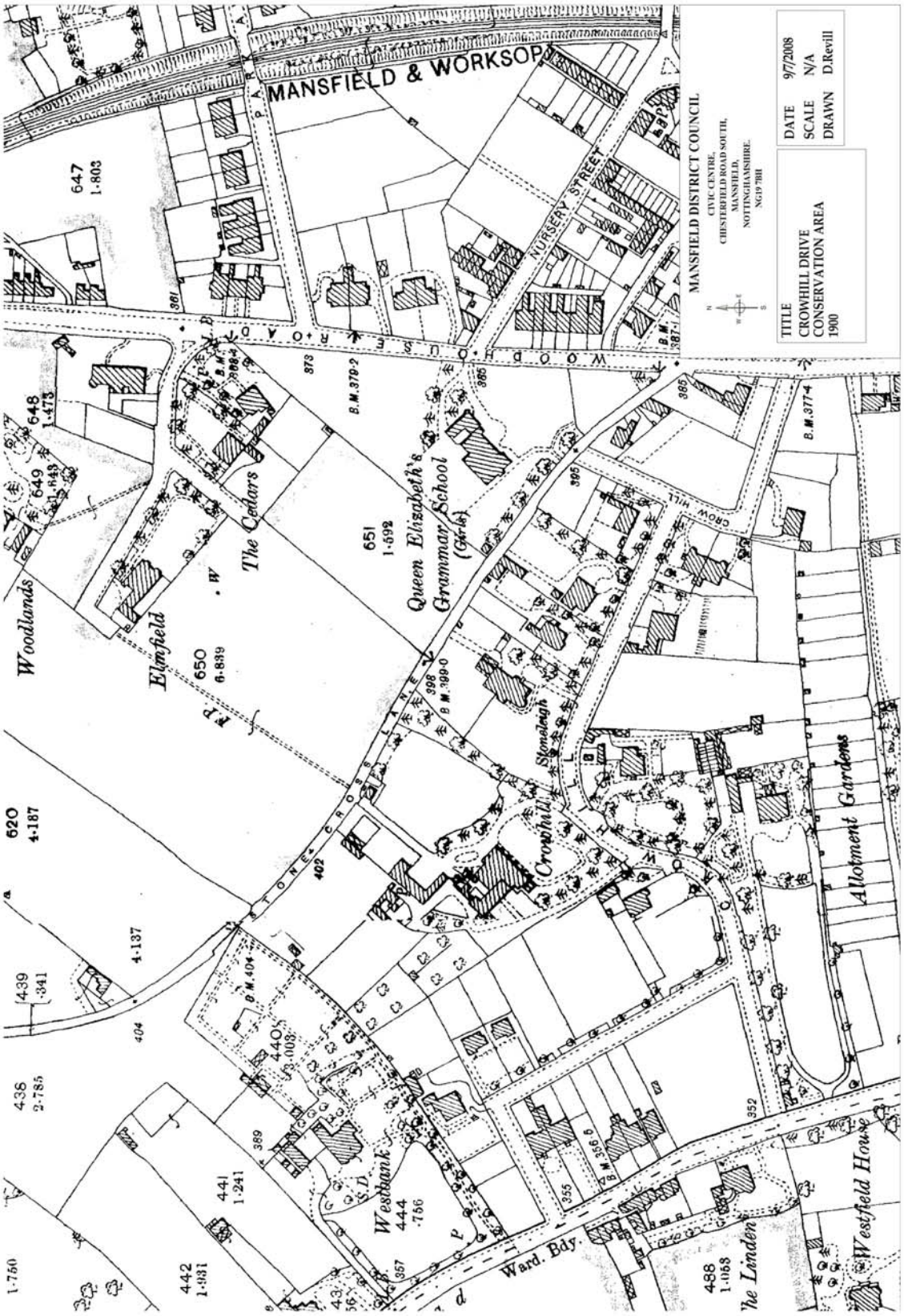


Figure 3: Crow Hill Drive in 1900.

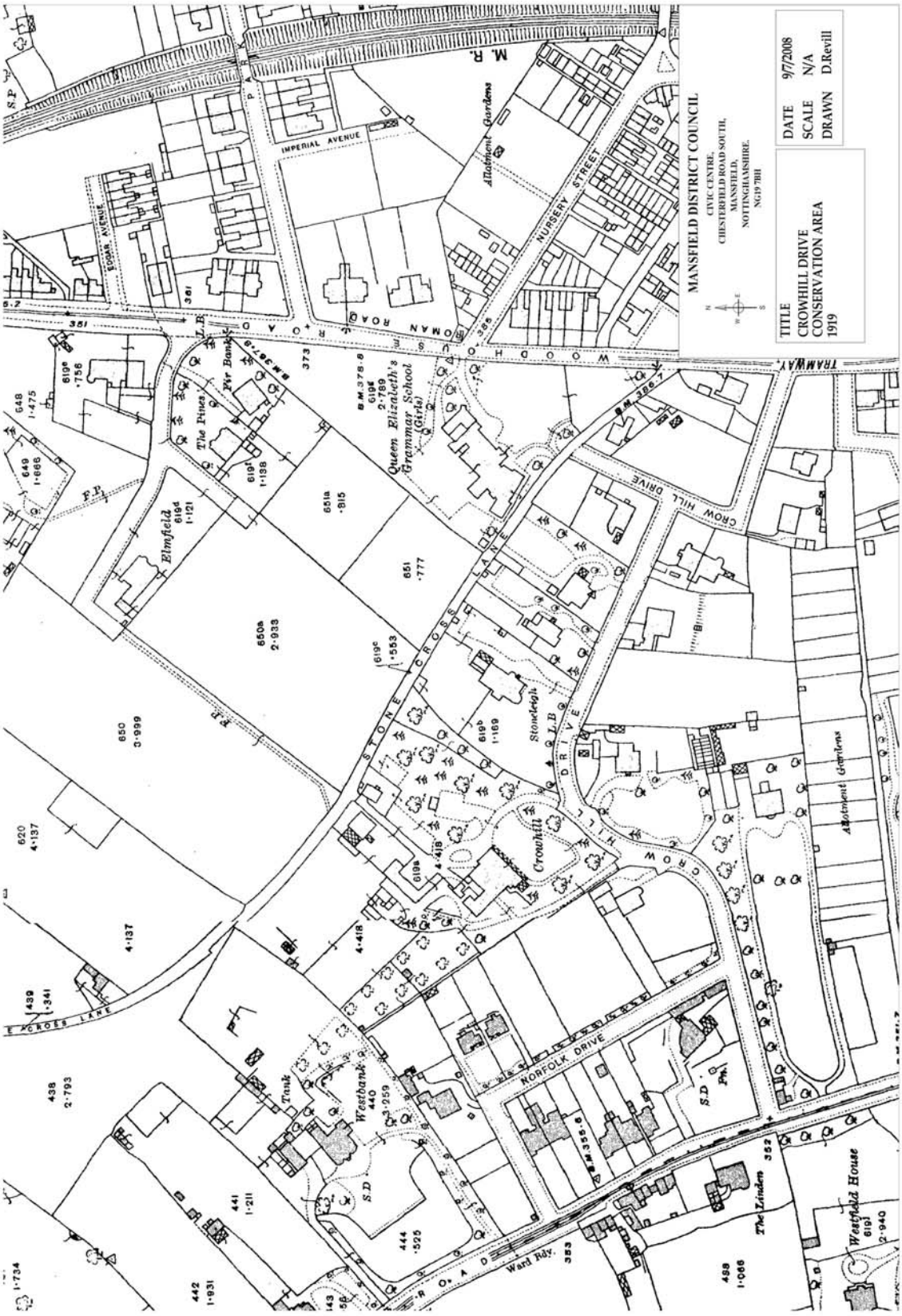


Figure 4: Crow Hill Drive in 1919.

Archaeology in the Conservation Area

4.18 Despite some early records of Roman activity in Mansfield there has been no significant finds within Crow Hill Drive Conservation Area. Although it is believed that Leeming Street/Woodhouse Road, one of the boundaries of Crow Hill Drive Conservation Area, was originally a Roman road forming the north-eastern offshoot of Ryknield Street.

C: Spatial Analysis – Layout and Plan Form

The character and interrelationship of spaces

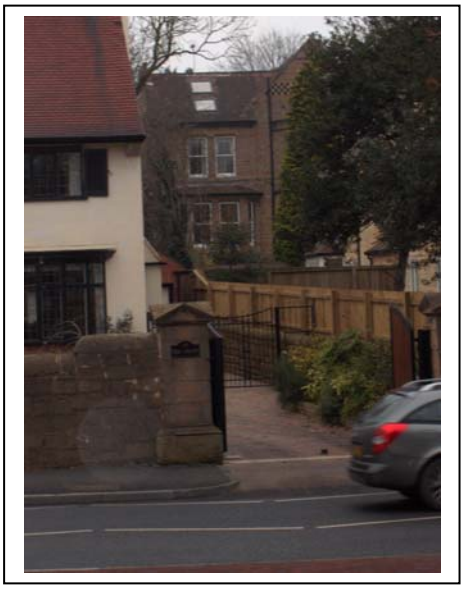
4.19 As Mansfield's industry developed, wealthy businessmen brought large plots of land, in the area where Crow Hill Drive Conservation Area is now situated, and built substantial properties. This resulted in the area although urban in its layout and form, having a rural character, derived from the large plots surrounded by mature plant growth. Development on this form and scale did not continue and dense residential developments were constructed on land immediately adjacent to the Conservation Area, West Bank Avenue, Granby Avenue, Paulson Avenue and Haddon Road, and eventually isolating it.

4.20 Today, the area is characterised by large buildings set within large garden plots. Narrow roads penetrate this leafy Conservation Area, with their views terminated on the main A617 and A60 roads as spaces open up towards the periphery of the Conservation Area.

Key Views and Vistas

Important views are recorded on figure 7 – page 31.

4.21 The majority of the roads outside the Conservation Area run parallel to its boundary so the views afforded into the Conservation Area tend to be mainly glimpses of buildings. Innisdoon (1) and Woodleigh (2) from Chesterfield Road South, Overstrand (3) through gaps in buildings on West Bank Avenue, and the former Queen Elizabeth's Girls' School (4), now apartments, from Woodhouse Road, being the most significant.





Glimpsed view from Chesterfield Road South and West Bank Avenue.

4.22 In respect of terminated views from the boundary of the Conservation Area. From Chesterfield Road South your view is directed up Norfolk Road onto Overstrand (5), one of an identical brick Victorian detached property. From Woodhouse Road up Crow Hill Drive your view is focussed onto Edenwood (6) one of a pair of identical stone semi-detached properties now functioning as offices.





Terminated views from Norfolk Drive and Woodhouse Road.

4.23 Within the Conservation Area both glimpses and terminated views are afforded. From Norfolk Drive the view is terminated on Dunstead (7), which reflects similar material usage to Innisdoon 'roughcast walls' (a mixture of lime mortar, sand and small stones). Following the curving aspect of Crow Hill Drive back through the Conservation Area many glimpses of other prominent buildings are afforded along its route, such as Heatherdene (8), Oak Bank Manor (9) and Stoneleigh (10). Looking north the prominent stone wall of Queen Elizabeth's School (11) terminates the view but also glimpses of the Grade II Listed building to the rear are afforded (12). Looking south the view is terminated on Edenmont (13) before the road again turns east and finishes at it junction with the A60.





Glimpse views through trees from Crow Hill Drive.

Terminated view from Crow Hill Drive.

4.24 Views out of the Conservation Area are equally important and every effort should be employed to preserve and enhance those views which benefit the character and appearance of the Conservation Area. The Grade II listed St Philip Neri Church is an impressive brick building appearing adjacent to the Conservation Area where views from the western end of Crow Hill Drive terminate on the detached hall of this prominent building (14). The Grade II listed Church of Saint John is an impressive landmark building with long views of its spire being particularly striking from Crow Hill Drive (15) as are long views from Stone Cross Lane into the former grounds of Queen Elizabeth's Girls School (16).



Views out of the Conservation Area are equally important. From the west end of Crow Hill Drive.



Views of an impressive landmark feature from open space within the Conservation Area.

D: Character Analysis - Architectural and Townscape Character.

4.25 Crow Hill Drive Conservation Area is relatively sparsely populated with buildings in comparison to its size, however the use of buildings within the area is a mix of nursing homes, offices, doctors surgery and residential with each street having a slightly different character so the following description is compiled on a street-by-street basis. Where individual buildings are identified as being important, because they are either Listed Buildings or they display some other special feature or historical significance, they are recorded and numbered in figure 5: Townscape Appraisal and Appendix 3: Important Buildings, the later providing a more detailed description. It should also be stated that if a feature is not mentioned it should not be assumed that it is unimportant.

Chesterfield Road South

4.26 Chesterfield Road South, towards Mansfield Town Centre, merges into Clumber Street and St Peter's Way. Because of its nature it is an active, bright, open, noisy road and is made up of four lanes with a low centrally dividing concrete curb system and asphalt sections, the pavements along this road are of a similar construction. Many side roads feed into Chesterfield Road South which has resulted in an abundance of traffic lights, signals and crossings. In places along this central asphalt section planters have been introduced, to add colour and greenery to the space.

4.27 Properties on Chesterfield Road South, both adjacent to and within the Conservation Area, tend to be situated towards the front of their plots but divided from the road by low stone walls and

small front gardens. These properties are domestic in scale, being medium sized 2-3 storey buildings, and are constructed mainly from red brick with plain tiled roofs. Two such Victorian properties, 24-26 Chesterfield Road (2) appear within the Conservation Area and incorporate both Italianate and gothic detailing with decorative stone and timber work. Adjacent to this is a revival style building, 22 Chesterfield Road South (1), with stepped bay windows to ground and first floor, Mock-Tudor first floor detailing and plain tiled cladding to the second floor.

Norfolk Drive

4.28 Norfolk Drive has an intimate, formal, closed in, quiet and imposing feel. This is supported by properties initially appearing close to their boundaries, with the boundaries following the rear pavement edges. Norfolk Drive is straight and having, in appearance, a sharp right angled turn before it runs parallel with Chesterfield Road South.

4.29 Victorian, Edwardian and Arts and Craft architectural construction styles continue along Norfolk Drive. Here stone is introduced as the building material, for example Woodleigh Christian Nursing Home (3) which uses Mansfield White stone as the main material, and Mansfield Red stone as decorative detailing. Varying height front boundary wall treatments continue within the Conservation Area with the majority being constructed from coursed rock faced stone with those lower ones, approximately 0.5metre in height, having hedges or fences above. Another important feature is the introduction of stone or brick gate piers with pyramidal coping stones, Overstrand (4). The character of this drive is further enhanced by the softer lighting from the Victorian cast metal streetlights and the Lime and Elm trees which part line its route.

4.30 Properties within the first section of Norfolk Drive are located close to their boundaries, and are as they were originally constructed. Two residential properties have been constructed in the front garden of a larger prominent building, Woodleigh, this has also occurred in the grounds of Heatherdene. Through the alteration and expansion of properties a couple of the smaller properties have been combined, and the resulting development, Mansfield Manor, now forms its own boundary. This anomaly has also occurred at the far end of Norfolk Drive with the Grade II* listed Innisdoon forming its own boundary.

4.31 From the right angled turn, Norfolk Drive runs parallel with Chesterfield Road South, and properties to the left of the drive tend to be set more to the rear of their plots behind stone walls. Green Bank (5) is one such property; it is completely concealed from the road by its mature garden and the winding aspect of its drive. Denbigh House (6) whose view is framed by its garden also follows the Art and Craft theme seen at Innisdoon, as well as incorporating similar construction detailing, namely roughcast walls.

4.32 To the right of Norfolk Drive are the rear entrances of properties on Chesterfield Road South, with many having car parking areas and outbuildings towards their boundaries. However the intimate character, characterised by narrow spaces, restricted views and overhanging trees, still continues within this section with the consistency of lighting and tree lined routes supporting it. An alteration in boundary treatments has occurred and red brick walls have been introduced in places, the majority of which do not follow the original line or are in a poor state of repair which has a detrimental affect on the character and appearance of the Conservation Area.

Crow Hill Drive

4.33 Travelling up Crow Hill Drive from its junction with Chesterfield Road South the boundary treatments of properties to the south of the drive form the boundary of the Conservation Area. These boundaries vary in height and walls are of coursed rock faced stone with either curved or random topped coping stones, with some properties having stone gate piers. These are an important feature of the character and appearance of the Conservation Area.

4.34 At the junction of Norfolk Drive and Crow Hill Drive is the Grade II* Innisdoon (7). Built in the Arts and Crafts style in 1904-05, the building is an irregular triangular plan form set in extensive mature grounds. Innisdoon has 'roughcast walls' a material used on Denbigh House within the Conservation Area and Dunstead which is adjacent to the Conservation Area.

4.35 Crow Hill Drive climbs steeply beyond its junction with Norfolk Drive, with the drive curving as its rises, past the imposing Heatherdene (8) which occupies an elevated prominent position. Architecturally, Heatherdene has a pyramidal tower, a feature seen elsewhere within the Conservation Area. Oak Bank Manor (9), initially L plan classical rendered 2-storey building with parapet and slate hipped roof, but now much altered, can be glimpsed through the trees. The boundary wall of this property is constructed from a low red brick wall with red brick columns and connecting black metal railings. Walls within the Conservation Area are commonly of coursed stone and red brick boundary treatments are a late C20 intrusion. Opposite appear the curving walls and stone gate piers of what would have been the original entrance to Fullarton Lodge, however the gate coping stones have been lost and the entrance has been closed off by the insertion of a stone wall.

Crow Hill Rise

4.36 Crow Hill Rise is a new road introduced at the side of Oak Bank Manor. The space has been in-filled with a residential development of single to 2-storey stone buildings.

Crow Hill Drive

4.37 Crow Hill Drive curves and then straightens outside Fullarton Lodge and Woodcroft in a northwest –southeast direction. Important glimpses are afforded through the trees, of the Grade II listed Stoneleigh (10) another building with a pyramidal tower. Fullarton Lodge (11) a 2-storey stone building with carved stone detailing and a pyramidal tower can also be seen from here. This building has a brick and timber flat roofed extension to the rear which is not in keeping with the character of the Conservation Area.

4.38 As the road levels off the stone boundary wall treatment continues in various forms but at this point on the south side of the road high connecting walls are seen one from Fullarton Lodge to The Hurst (12) and one from The Hurst to the outbuildings of Edenbank (17). These walls enclose and screen a large expanse of important ground, once the rear gardens of the above stated properties, but important views are afforded from this location, both within but also out of the Conservation Area. The positioning of these walls has enabled the introduction of a C20 flat roofed extension to run along its route, which is visible from within the grounds; this is not in keeping with the character of the Conservation Area.

4.39 Upon this more level section of Crow Hill Drive numerous important buildings with decorative architectural features appear, including Ravenscroft (13), Dalblair (14) and Avondale (15) which has similar windows to those on Woodleigh but here they are rectangular with tracery details. This stone building also incorporates Italianate windows and doors and decorative Mansfield Red stone bands. The Hurst (16) to its rear introduces the tracery windows however here they are double gothic pointed windows (refer to the section on local details). This building continues the mock-Tudor detailing to its second floor, seen on buildings on Chesterfield Road South, and also the vertical hung decorative clay tile cladding. This mock Tudor detailing is also evident on the two storey garage.

4.40 Approaching the junction where the view is terminated by the garden of Forest Lodge this road splits into two directions. Here appear some distinctive corner buildings constructed from stone. Facing the junction is Crow Hill Lodge (18) a 2-storey residential property with double full height bays with smaller pyramidal slate roofs, a slate hipped roof with decorative ridge tiles and stone chimneys. To the rear of this building appears a connecting stone wall which would have originally been attached to the outbuildings that have since been demolished. On the other corner but not facing the junction are Edenbank and Edenwood (20) a pair of semi-detached properties, with gabled roofs to each end and ground floor canted bay windows with parapets, purple stone dressings and side timber decorative porch entrance. To the rear of these properties is an important large open space of grasslands and mature trees where significant long views of the surrounding area are afforded, including the landmark feature of the spire of St Johns Church.

4.41 Following Crow Hill Drive south the view is terminated on the wall and hedge boundary of Edenmont (21) a 2-storey stone residential property with stone detailing. Architectural features include a bay window, parapet, slate roof, and timber bracket supports which are also seen on Overstrand and Norfolk House. Turning the corner there is a glimpse of Oakdene (22) through the trees, a 2-3 storey red brick double and staggered gabled building with stone kneelers, angle canted double bays with hipped roof and vertical hung clay tile detailing. The view becomes obscured by the lime and elm trees lining the route. Crow Hill Drive terminates at its junction with Woodhouse Road this is also where the boundary of the Conservation Area ends. At this point there is a high curving stone wall with curved coping stone which continues along Woodhouse Road towards its junction of Ashfield Road.

4.42 Follow Crow Hill Drive north towards Stone Cross Lane and the view is terminated by the high imposing stone wall of the former Queen Elizabeth's Girls School, with the side elevation of this property visible in the background. The Queen Elizabeth's Girls School (23) is a grade II Listed Building constructed from stone with ashlar dressings which has been converted to apartments. Also at this location and occupying the corner position of Crow Hill Drive is 'Abbeydale' (19) a late C19 2-storey red brick residential building, with mock Tudor detailing.

Stone Cross Lane

4.43 Crow Hill Drive terminates at its junction with Stone Cross Lane. This un-adopted road is un-surfaced, unsuitable for vehicle access and also overgrown so is mainly used as a cut through and for dog walking purposes. However this lane is important to the area's pastoral history. Turning west down this lane and the high stone boundary wall of Queen Elizabeth's Girls School overshadows the route to the right with boundary walls and fences of properties of Crow Hill Drive



forming a narrow enclosed space. The lane continues until it opens up as it passes the new development at Oak Bank Manor where it meets the boundary of the Conservation Area. Stone Cross Lane extends to the east adjacent to and running parallel with the northern boundary of Abbeydale (19) until it terminates at its junction with the A60 Woodhouse Road. The wall to the former Queen Elizabeth's Girls School bounds the land on it north side and is Grade II listed. Here the view is enhanced to the right by the same type of planters which appear on Chesterfield Road South but here they are grouped together, occupy a set back position from the road in a slightly enclosed space which enhances their visual affect. The view out of the Conservation Area from Stone Cross Lane is terminated on 'Kolbold House' another 2-storey stone building which has a positive affect on the character and appearance of the Conservation Area.

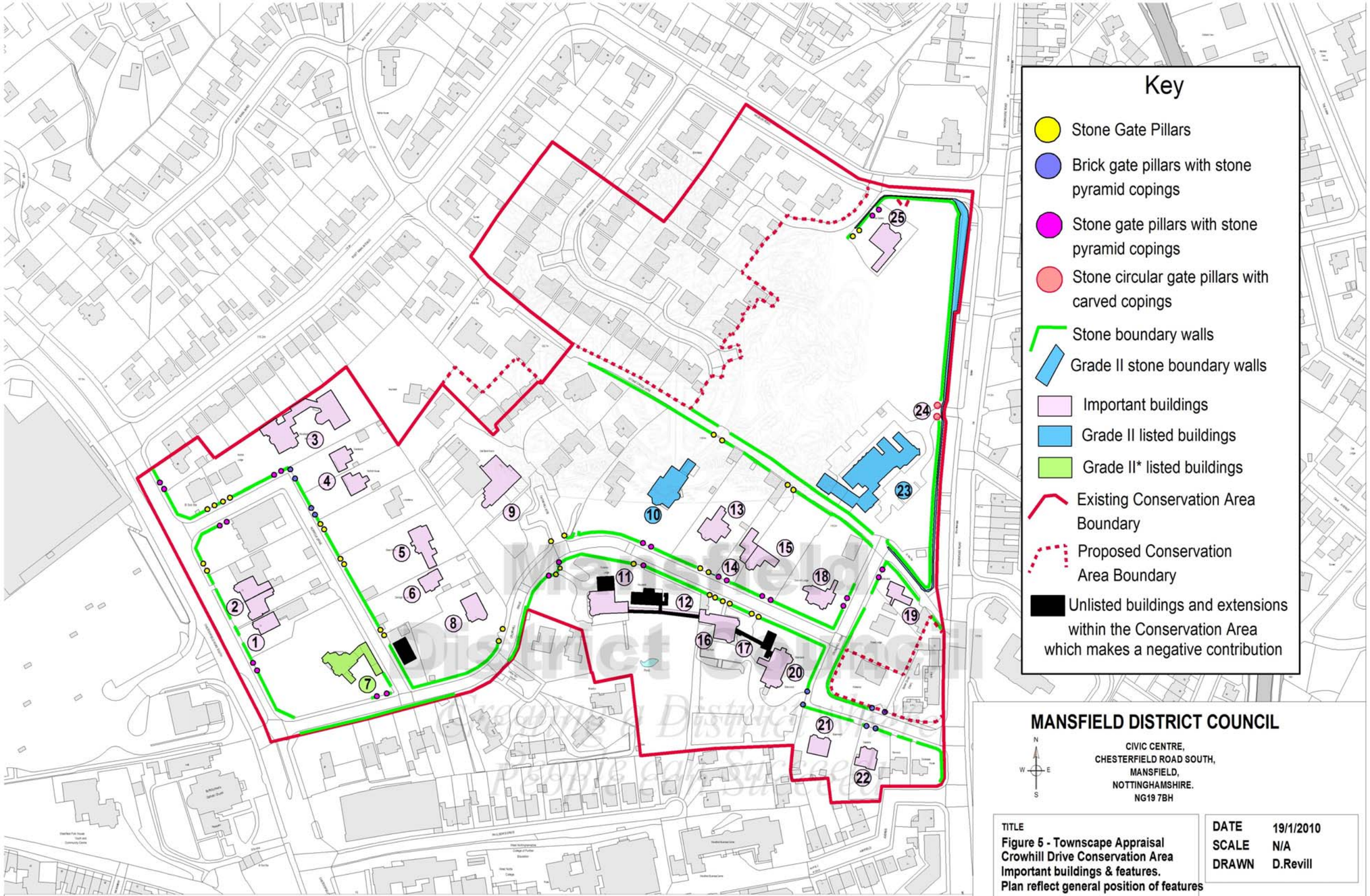


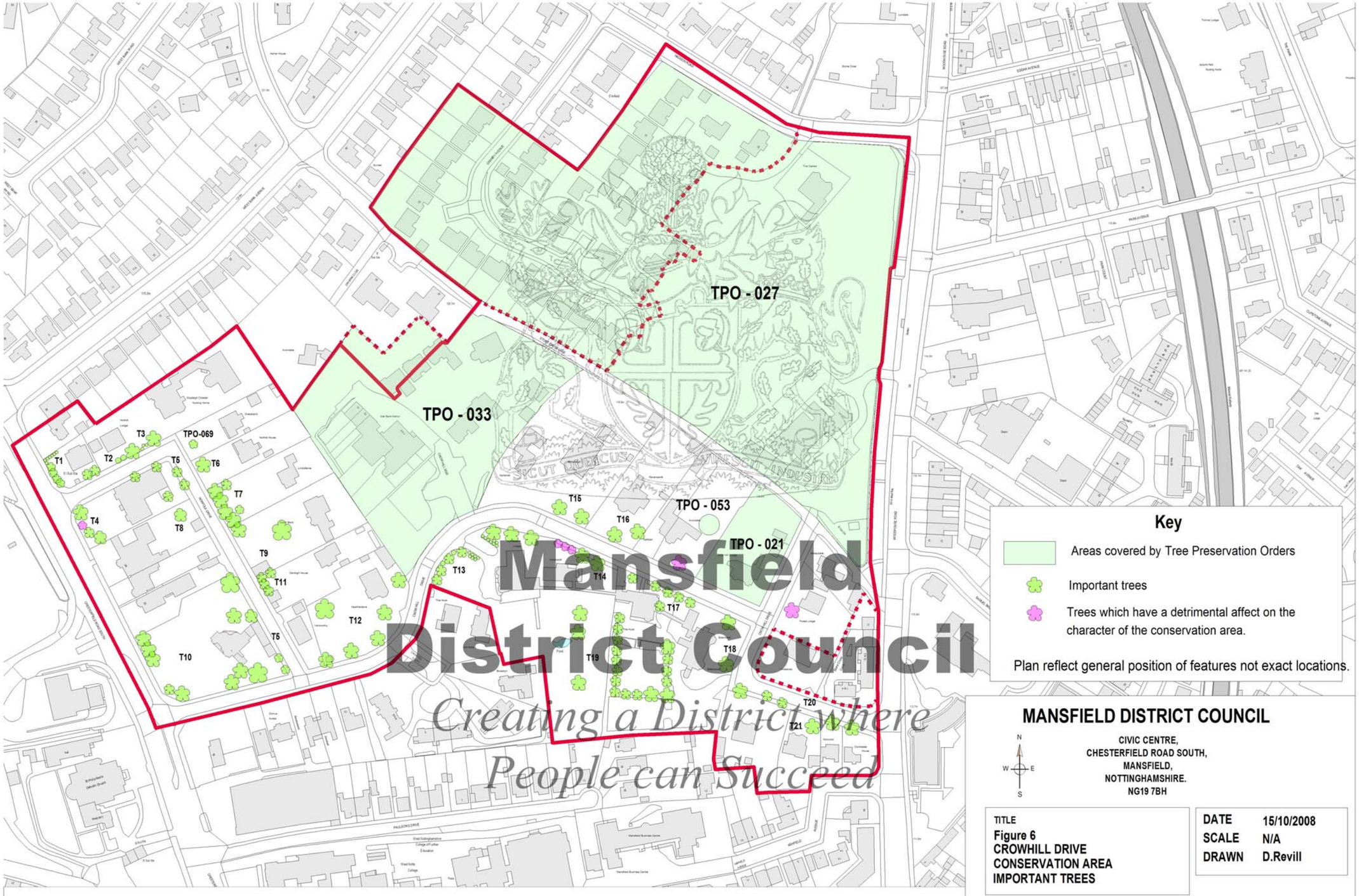
Woodhouse Road

4.44 Turning north from Stone Cross Lane and the boundary of the Conservation Area follows the grade II listed stone wall and gate piers of the former Queen Elizabeth's Girls School (24) until its junction with Haddon Road. Here the view is terminated by the Grade II Listed Building no. 2 Haddon Road which although does not appears in the Conservation Area is a striking building in its own right. At this junction but inserted in the listed boundary wall is a red Georgian post box, which it is recommended should be retained.

Haddon Road.

4.45 Turning west down Haddon Road the Grade II Listed stone boundary wall of the former Queen Elizabeth's Girls School continues on the left where it still forms the boundary of the Conservation Area. This wall originally enclosed the extensive grounds of the Former Queen Elizabeth's School, but since the conversion of the building to apartments, the majority of land forms public open space and children's play area. Continuing the route of this listed wall up Haddon Road it also forms the front and side boundary wall of the impressive 'The Cedars (25), a residential 2-storey square plan stone building. Properties to the west of the Cedars are of the late C20 and are not in keeping with the character of the Conservation Area. The Conservation Area boundary follows the boundaries of these late C20 properties and it once again terminates with Stone Cross Lane.


Key
Stone Gate Pillars
Brick gate pillars with stone pyramid copings
Stone gate pillars with stone pyramid copings
Stone circular gate pillars with carved copings
Stone boundary walls
Grade II stone boundary walls
Important buildings
Grade II listed buildings
Grade II* listed buildings
Existing Conservation Area Boundary
Proposed Conservation Area Boundary
Unlisted buildings and extensions within the Conservation Area which makes a negative contribution
MANSFIELD DISTRICT COUNCIL
CIVIC CENTRE,
CHESTERFIELD ROAD SOUTH,
MANSFIELD,
NOTTINGHAMSHIRE.
NG19 7BH
TITLE
Figure 5 - Townscape Appraisal
Crowhill Drive Conservation Area
Important buildings & features.
Plan reflect general position of features
DATE 19/1/2010
SCALE N/A
DRAWN D.Revill
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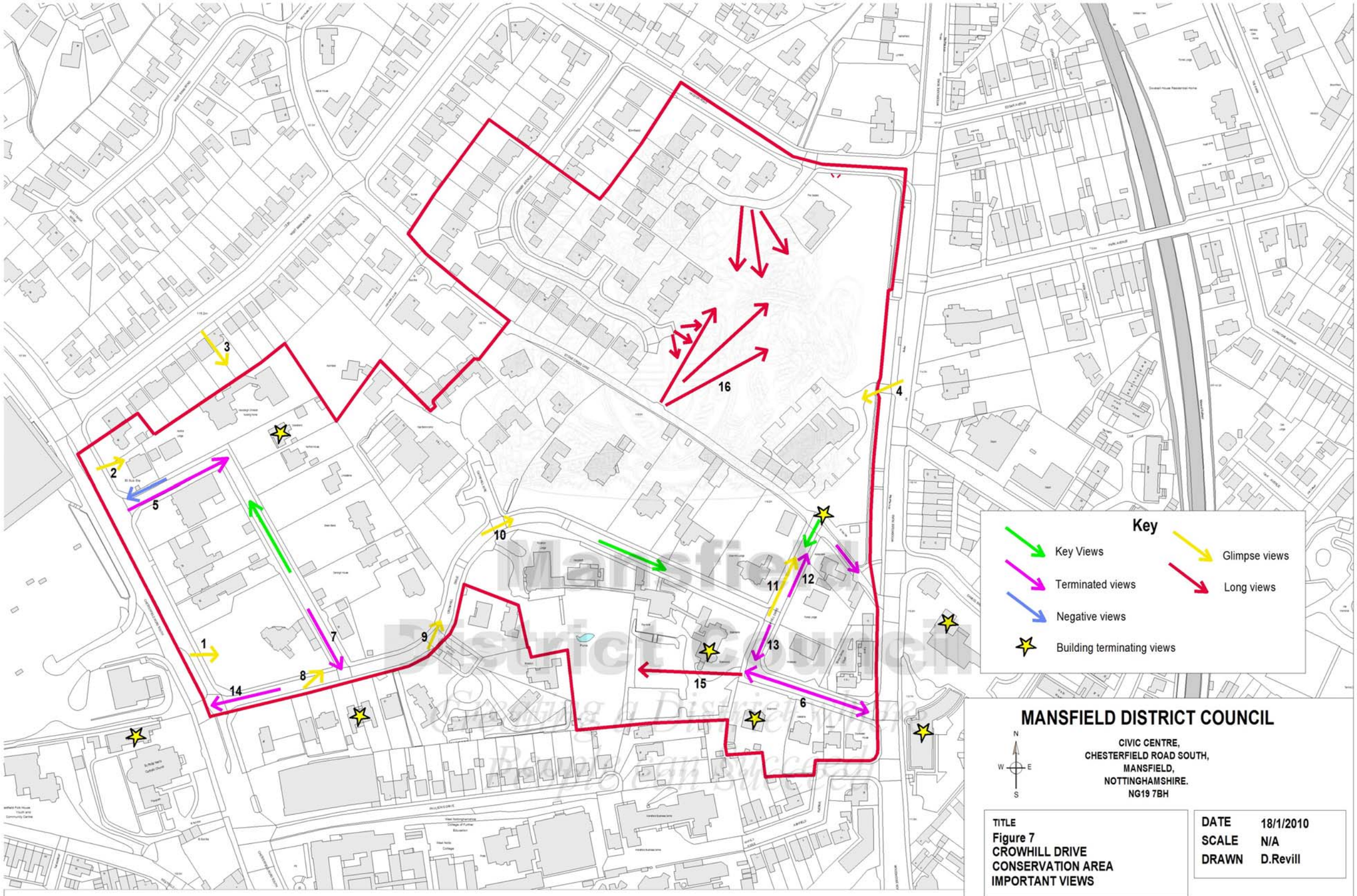
Mansfield District Council
Creating a District where People can Succeed

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Important trees.

4.46 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 6 – Townscape Appraisal – Important trees page 28.

T1. Five holly (NW), one silverbirch (W), four Maples (W) and two limes (SE) adjacent to the boundary walls of 1-2 Norfolk Mews, Norfolk Drive.
T2. Two holly (SE) and one Elm (SE) adjacent to the boundary wall of Norfolk Lodge, Norfolk Drive.
T3. Three holly (SE) and one beech (SE) adjacent to the boundary wall of Woodleigh, Norfolk Drive.
T4. One sycamore (NE), one beech (NW) and one elm and one beech (W) within the grounds of the Mansfield Manor, Chesterfield Road South.
T5. Three elm, one Lime and three elm lining the route of Norfolk Drive.
T6. One silverbirch grounds of Norfolk House, Norfolk Drive.
T7. One lime, one sycamore, two horse chestnuts and two beech in the grounds of Lindisfarne, Norfolk Drive.
T8. One monkey puzzle in the grounds of 26 Chesterfield Road South.
T9. Two lime in the grounds of Green Bank, Norfolk Road.
T10. Two sycamore, three beech, two Robinia pseudoacacia, one silver birch and one oak in the grounds of Innisdoon, Crow Hill Drive.
T11. Three silverbirch and one beech in the grounds of Denbigh House, Norfolk Drive.
T12. One willow, one popular, two sycamore and one oak in the grounds of Heatherdene, Crow Hill Drive.
T13. Two holly, 3 sycamore, one lime and an avenue of fifteen holly (seven right and eight left lining original entrance) and three lime adjacent to the boundary wall of Fullarton Lodge, Crow Hill Drive.
T14. One birch and one Holly adjacent to the boundary wall of Woodcroft, Crow Hill Drive.
T15. Two copper beech either side of the entrance to Stoneleigh, Crow Hill Drive.
T16. Two copper beech in the grounds of Ravenscroft, Crow Hill Drive.
T17. Three limes, one sycamore, one pear in the front grounds of The Hurst, Crow Hill Drive.
T18. Two sycamore and one ash adjacent to the boundary wall of Edenbank and Edenwood, Crow Hill Drive.
T19. Avenue of one sycamore, three lime and one copper beech, another avenue of eight lime both avenues enclosed by three limes, with a further two cherry and apple trees in the rear grounds of Edenbank, Edenwood, The Hurst, Woodcroft and Fullarton Lodge.
T20. Three lime, one horse chestnut and one lime lining the east route of Crow Hill Drive
T21. Copper Beech in the grounds of Oakdene, Crow Hill Drive.



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Prevailing or Former Uses

4.47 Mansfield was originally surrounded by open arable fields and this was still apparent at the location of Crow Hill Drive Conservation Area in 1835. Sanderson's Map of 1835, figure 1 page 16, shows the area as mainly divided up into rectangular shapes with only Chesterfield Road South, Woodhouse Road and Stone Cross Lane being apparent. The present road system, apart from the loss of the road linking Stone Cross Lane to Haddon Road, did not appear until the late C19.

4.48 Only two buildings were recorded at the location of Crow Hill Drive Conservation Area, Oak Bank Manor and an unnamed property, and although a few buildings appear on the Sanderson's Map of 1835, the exact position of this other property cannot be determined. Oak Bank

4.49 The 'Brodhurst' family owned Oak Bank Manor until 1868, as well as the majority of land situated within the now boundary of Crow Hill Drive Conservation Area. After this date everything was sold to private owners but it was not until the early C20 that the area started to resemble the pattern of development that is seen today.

4.50 In the early C20 Crow Hill Drive became a residential suburb of Mansfield; however in more recent times some of the larger buildings have been converted to offices, nursing homes, NHS buildings and doctor's surgeries.

Architectural and Historic Qualities of the Buildings

4.51 The Conservation Area contains three Listed Buildings and one Listed stone wall and gate piers. All are listed Grade II, except Innisdoon (1 Crow Hill Drive) which is listed at Grade II*; this identifies it as a building of outstanding interest. Appendix 3 at the rear of the document provides a description of all listed and local interest buildings and figure 5 Townscape Appraisal – important buildings, boundary and gate piers.

4.52 *Types of buildings*
Crow Hill Drive Conservation Area contains large domestic buildings, the majority of which are still used as residential properties, but others have been converted to offices, nursing homes, NHS buildings and doctors' surgeries.

4.53 *Periods of buildings.*
The 1824 'Mansfield Rate Book' and 'Mansfield Census' recorded two buildings appearing within the now location of the Crow Hill Drive Conservation Area. By 1868 further buildings had been built but the majority of the buildings within the area date from late C19 to the C20.

4.54 *Architectural styles and characteristics*
The majority of properties within Crow Hill Drive Conservation Area are constructed in a mixture of Victorian, Arts and Crafts and Edwardian styles; however Georgian plan forms, such as square and 'L' plan, and the symmetry of the style, seen at Oak Bank Manor, have influenced their design as has the inclusion of some Georgian detailing such as stone semi-circular heads to sash windows, stone pediments, square door surrounds and timber brackets to roof cornices, and window top parapets.

4.55 *Topography*
Historic buildings in the Conservation Area are built on a domestic scale, development never being more than three storeys. Because of the quite steep character of the Conservation Area, formed by ridges of stone, those buildings appearing on the curves in the roads or towards the top of Crow Hill Drive often appear larger and more dominant, such as Heatherdene.

The Contribution of Key Unlisted Buildings

4.56 Within the Crow Hill Drive Conservation Area although only a few buildings have been listed there are numerous buildings which make a special contribution to the character and appearance of the Conservation Area. Some of these stand out as having associations with well known architects.

4.57 Heatherdene is one such building designed by Fothergill Watson, who designed numerous other buildings within Mansfield and later Nottingham. Heatherdene's prominent and elevated position makes it a building of note, located on the curve but also a steep rise of Crow Hill Drive, its special features include canted corner bay with turret, Wyatt window and gothic tracery stained glass window and door.

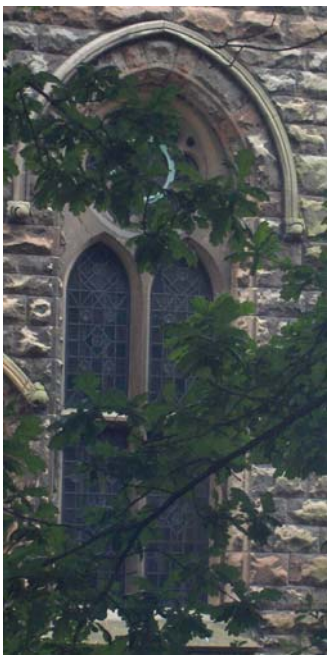
4.58 Another such building is Ravenscroft designed by Mr Thomas Buxton. Although this building blends in with the other buildings on the street, it is significant because of its continuation of the Italianate theme found within the Conservation Area. However, Edenbank and Edenwood designed by Mr Thomas Hartas, are of a more symmetrical design but they still incorporate decorative detailing found throughout the Conservation Area.

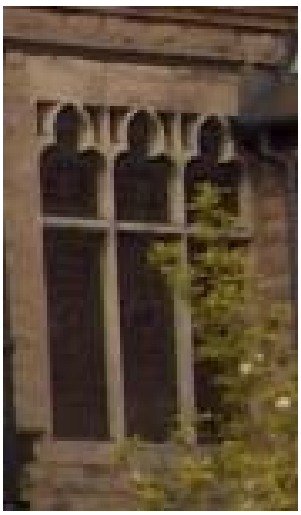
4.59 Appendix 3 at the rear of the document has descriptions of all these and other important unlisted buildings within the Conservation Area.

Local Details

4.60 Crow Hill Drive although domestic in scale, incorporates a combination of architectural styles from different periods. **Victorian** e.g. Italianate and Gothic detailing, full height towers/turrets, prominent chimneys, steeper pitched roofs, various bay window designs, bracketed overhanging cornice, brick and stone detailing and mock-Tudor panelling; **Art and Crafts movement:** more emphasis on the horizontal form, pebble-dashing, vertical tiles hung as decoration; **Edwardian:** decorative timber or stone porches, casement windows with divided top sections; Georgian:- 'L' and square plan forms, raised moulding details, shallower pitched hipped roofs, pediments to windows and doors, stone, square door surrounds with console brackets.

Local Details





Gothic windows variations seen throughout the Conservation area.



Variation on the Italianate window others examples are more elaborate and in pairs.



Plain sash windows with stone surrounds and column, capital and pediment mullion.



Canted ground floor bay window with stone parapet, and contrasting stone



Square bay window with timber mullions and transoms and cornice.



Double sash windows with continuous stone lintels and cills and square column mullions





1. Square stone door attachments with stone pedestal, square columns, carved Corinthian capitals, console brackets and square pediment also recessed canted door surround.

2. Stone porch with brick pedestals, carved circular columns, Corinthian capitals canted entrance with square cornice.



Prominent brick chimneys.



Protruding timber bracketed cornice



Decorative vertical tiles



Mock-Tudor timber panelling



- Decorative ridge tiles to slate roof

Decorative ridge tiles to plain tile roof -



Prevalent and Traditional Building Materials

4.61 *Building Materials*

There is a limited palette of traditional building materials within the Crow Hill Drive Conservation Area. 'Mansfield White stone', with detailing implemented by the use of 'Mansfield Red' and a purple Matlock stone and red brick from which all listed and domestic buildings are built. The majority of walls are of 'Mansfield white' stone with half-curved or staggered coping stones. Some properties have stone gate piers with pyramidal capitals. Roofs are usually of slate or plain tiles. A few properties have rendered or pebbledash frontages also a few have mock-Tudor detailing and vertical hung decorative tiles.

4.62 *Street surfaces*

The area consists of tarmac pavements with raised curb stones to both sides of the road and tarmac road surfaces, with speed bumps to the level part of Crow Hill Drive, apart from Stone Cross Lane, an un-adopted road, which is in places un-surfaced cobbled stone and overgrown track.

4.63 *Street furniture*

Apart from the street lighting appearing on the main roads the majority within the Conservation Area are of domestic scale and split between decorative Victorian cast metal with swan necks, (although they have modern lights) and the modern equivalent. Whilst this furniture in itself is sensitively designed and well constructed their appearance, peeling pink paint, has a detrimental affect on the appearance of the Conservation Area. Other furniture within the Conservation Area consists of an abundance of grey posts with no parking signage attached.

The Contribution Made by Greenery and Green Spaces

4.64 The majority of properties within Crow Hill Drive Conservation Area have both back and front gardens which not only contain flowers but mature shrubs, and on the whole, native trees. The influence of trees and shrubs is further supported by the elm and lime trees that part line the road of both Norfolk Drive and Crow Hill Drive. The plants within vertical plant holders form a striking contrast to the stone boundary wall and gate piers of the former Queen Elizabeth's Girls School.



- Crow Hill Drive from Woodhouse Road showing the lime trees lining this section of its route.



Plants within vertical plant holders.

4.65 Within the Conservation Area a number of the properties have important undeveloped land associated with them and these are increasingly under pressure for development. The continual loss of open spaces to development will significantly harm the character and appearance of the Conservation Area. The use of appropriate materials and detailing is not always enough to mitigate the loss of important spaces, and the balance of building to spaces should be maintained, to preserve the character and appearance of the Conservation Area.

4.66 An important expanse of ground is situated to the rear of Fullarton Lodge, The Hurst, Edenbank and Edenwood, which is laid to grass with stone steps leading to the properties, a significant amount of trees and the remnant of an orchard. Not only are there important views into this area from the side of Edenwood but also views out of the grounds over the roof tops of buildings within and adjacent to the Conservation Area and long view of landmark features such as the spire of St John's Church. This green expanse is evidence of the historical pattern of development of the Conservation Area and because of this it is essential to retain this area for its contribution to the character and appearance of the Conservation Area.

4.67 To the rear of and linked to the former Queen Elizabeth's Girls School there appears another historical important great expanse of open ground which is open to the public and greatly used. The area is already laid out to footpaths, gardens and grass and a children's play park has been installed. This emphasises its importance to the Conservation Area and because of associated land already been developed for residential purposes, the retention of this land is equally important as those mentioned above.

4.68 *Walls and boundary features.*
Within the Conservation Area there is a recurrent theme of boundary walls abutting the street being of varying heights and constructed from stone with curved or random coping stone and pyramid gate piers. Those to the front and part of the sides of Queen Elizabeth's Girls School are Grade II listed. Stone wall are seen throughout the Conservation Area and these are all important to the character and appearance of the Conservation Area with all of them being worthy of retention.

Negative factors: the Extent of Intrusion or Damage/loss

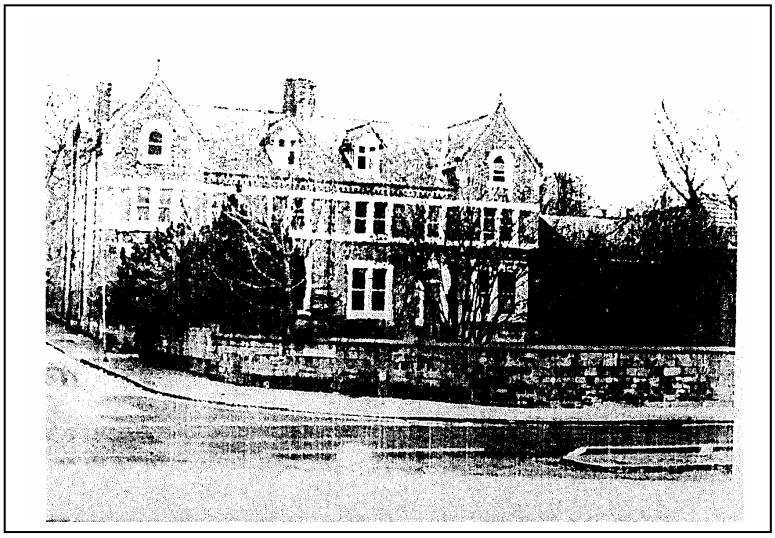
4.69 *Traffic intrusion*
Chesterfield Road South and Woodhouse Road form boundaries to the Crow Hill Drive Conservation Area and also are busy major roads, however the heavy traffic flow on these roads has not had a great impact on the Conservation Area other than the inclusion of speed bumps to the level section of Crow Hill Drive, adjacent to the Grade II listed Stoneleigh.

4.70 *Individual buildings of negative impact*
There are relatively few individual buildings that have a negative impact on the Conservation Area, with only two being identified. A building within the grounds of Heatherdene and a building called Woodstock both on Crow Hill Drive. However there are also some extensions to existing buildings, on Crow Hill Drive, that have a negative impact on the Conservation Area. The reason for their negative impact is because the choice of materials are out of accord with the predominate materials, and architecture, of the area. These are shown on the map figure 9: Areas for potential enhancement.

4.71 By its mass and styling the development of Tesco's and the petrol station fails to have a positive influence on the setting and character or appearance of the Conservation Area. There are long views into the Conservation Area from the north, but these are hindered by these buildings. Pleasing glimpses of the spire of the Church of Saint John; the hall of St Philip Neri Church, West Nottinghamshire Technical College and Westgate House can be seen from within the Conservation Area.

4.72 *Streetscape*
On road parking within the Conservation Area has been restricted in places to one side of the street and this restriction has occurred on the side of the street with the majority of entrances to properties causing difficulty for access to these properties. These parking restrictions have resulted in an abundance of parking signage being installed.

4.73 *loss*
Crow Hill Drive Conservation Area developed through the dividing up of land held by wealthy land owners. As the area was mainly used as arable land little development appeared and on the whole, major loss of property has not occurred. However during the C20 a few properties have been lost, 'Firbank' on the corner of Haddon Road and the 'The Hollies', two identical semi-detached properties, on the corner of NorfolkDrive. Firbank was never replaced however a larger more dominant building replaced The Hollies, 'Mansfield Manor'. Properties adjacent to the now location of the Conservation Area boundary followed the same plan form as buildings within its boundary, large properties in large plot, however loss of buildings also occurred here. Four buildings were demolished Westbank, an unnamed property, Elmsfield and the original The Cedars. New residential developments now appear at these locations.



The Hollies, 30-32 Chesterfield Road South two identical semi-detached properties, initially built as residential but later converted to a nursing home. .

4.74 Lime trees lining the routes are evident along parts of Norfolk Drive and Crow Hill Drive, but through loss and disease Elm trees have been introduced. The initial lime trees may have continued throughout the rest of the Conservation Area.

4.75 The loss and alteration of boundary walls has occurred, those alterations along Norfolk Drive are the result of rear gardens being used for car parking purposes.

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 space if they enhance or could be made to enhance the character or appearance of the area, and remove land, buildings and spaces that do not positively contributed to the character or appearance of the Conservation Area. By using these criteria the proposed revised boundary of the Conservation Area has been drawn.

5.2 The proposed revised Conservation Area boundary has been drawn on the map figure 8 appearing on page 40. The inner side of the bold/pecked line on the map indicates the actual boundary of the Conservation Area. The boundary follows fixed points on the ground or a straight line between fixed points to avoid any conflict over the exact extent of the Area.

Boundary Revisions

5.3 The following four areas are suggested as alterations to the current conservation area boundary:-

Properties 14-16 Crow Hill Rise

It is proposed to incorporate one small extension to the Conservation Area. Refer to section labelled 'A' on the map 'Boundary Changes'; this is a result of the implementation of a new residential development to the rear and side of Oak Bank Manor. As a consequence to this three buildings have been constructed on the original Conservation Area boundary with only part of their construction appearing within the Crow Hill Drive Conservation Area. This would not initially necessitate their inclusion but they have been sympathetically constructed using natural materials and their design does not compete with but is subservient to and complements the main property, Oak Bank Manor. The use of good quality natural materials is important in new developments but also that the spaces between buildings are also important and that these should also be protected. As 14, 15 and 16 Crow Hill Rise, enhance the appearance of the Conservation Area it is proposed to incorporate them, as a whole, into the Conservation Area.

1-13 Stone Cross Court and Hideaway Crow Hill Drive

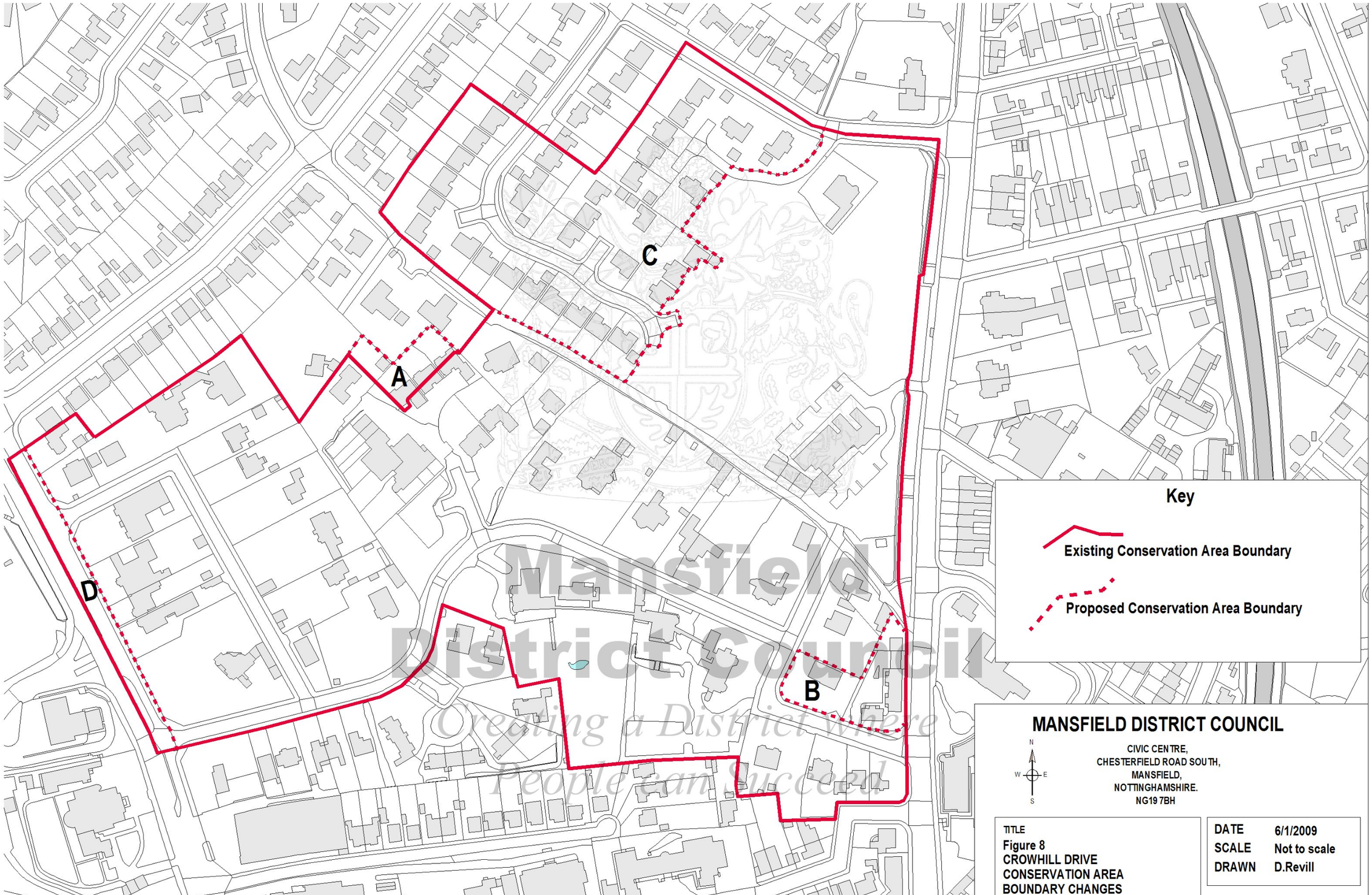
It is proposed to exclude the late C20 infill buildings whose use of materials and construction detailing are not of special architectural or historic significance to the Conservation Area. These buildings are labelled section 'B' on the map 'Boundary Changes.

8-34 evens and 7-11, 15-29 odds Granby Avenue, 7-23 odds Haddon Road.

It is proposed to exclude the late C20 residential housing estate labelled 'C' on the map 'Boundary Changes' as this is a modern phase of development that has resulted in the loss of grounds to the former Queen Elizabeth's Girls School and which also does not have sufficient special architectural or historic interest for the inclusion within the Conservation Area.

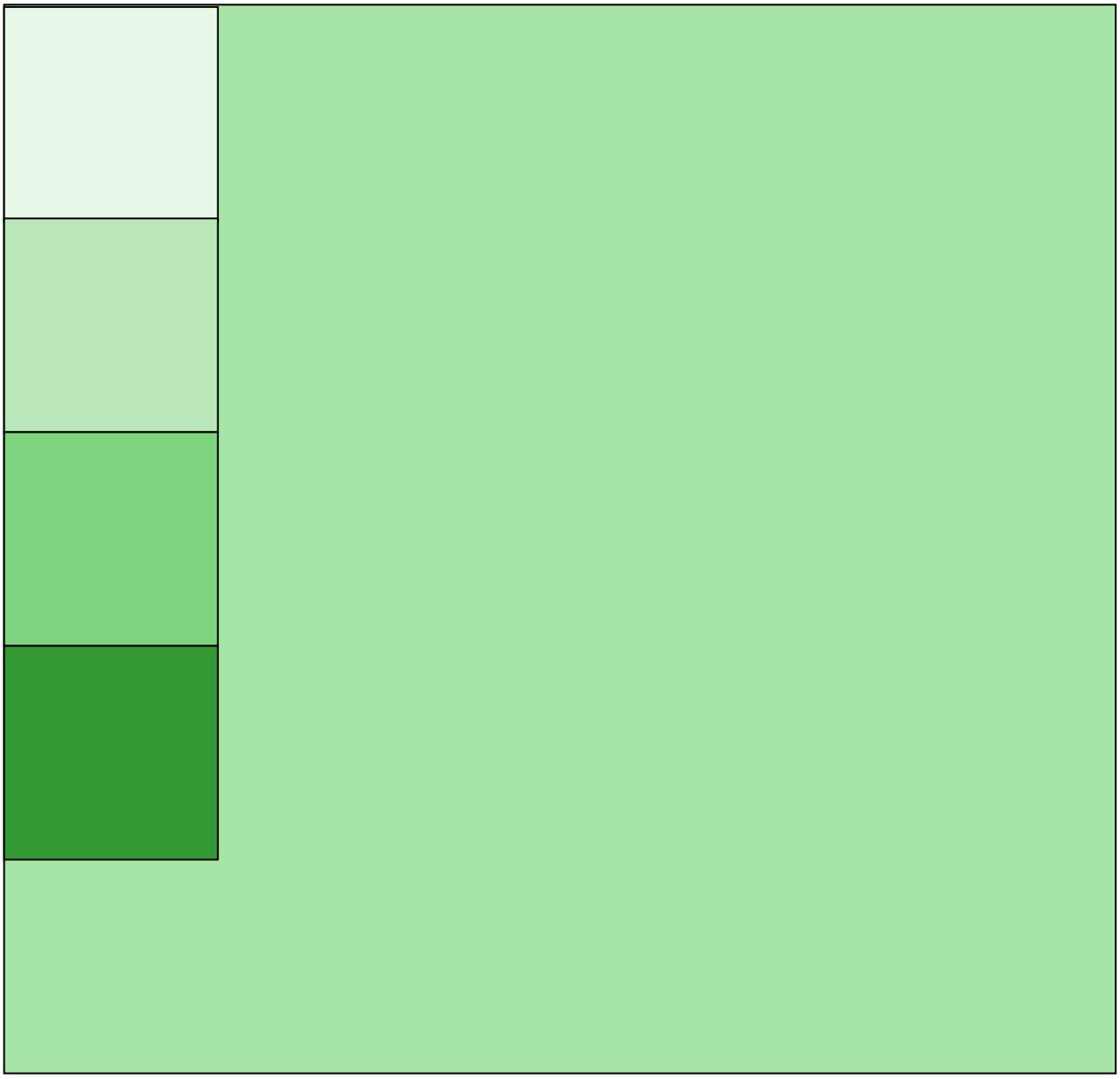
Area of road on Chesterfield Road South

It is proposed to exclude the southwest section of the road and central reservation of Chesterfield Road South from the Conservation Area, labelled 'D' on the map 'Boundary Changes,' as it has no historic significance or architectural interest to the Conservation Area, the result would be that boundary of the Conservation Area would then follow the front boundaries of the properties on Chesterfield Road South.



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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 Crow Hill Drive Conservation Area. It should be read in conjunction with Part I, the Conservation Area Character Appraisal, which outlines the historic development of Crow Hill Drive 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); PPG 15: *Planning and the Historic Environment* (1994): PPG 16: *Archaeology and Planning* (1990); and *Guidance on the Management of Conservation Areas* (English Heritage, 2006). This Management Plan also relates to policies set out in the Saved Mansfield District Local Plan (adopted 1998), which contains a comprehensive set of conservation policies relating to conservation areas within the District.

6.3 Section 7 sets out Mansfield District Council's policies on protecting the special character and historic interest of the Crow Hill Drive 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. Finally, Section 9 sets out the opportunities for enhancing the Crow Hill Drive Conservation Area.

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

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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 Crow Hill Drive 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 open spaces and views. These are defined in the Character Appraisal (paragraph 4.65-4.69 and 4.22- 4.25). Refer to figure 6 and 7: 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. Refer to figure 9 - Areas for potential enhancement.
- Seek the maintenance and continuation of existing traditional lighting throughout the Conservation Area.

Alterations

7.4 The Character Appraisal for Crow Hill Drive highlights some erosion of the special character and appearance of important buildings. This is partly the result of inappropriate alterations, which has resulted in the loss of traditional building features such as sash windows and doors, and some infill developments which is having accumulative impact on the Conservation Area. Mansfield District Council encourages the removal/replacement of inappropriate alterations with appropriate works. 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 mimic these features so the character and appearance of the building would be eroded.

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 and where planning permission is not required, it is proposed to implement an Article 4 (2) Direction, which removes permitted development rights under the Town and Country Planning (General Permitted Development) order 1995, which will control this erosion and inappropriate alterations.

Change of use

7.7 The predominant use of buildings in the Conservation Area is for residential purposes and this should continue. However, a number of buildings have been converted to other uses such as offices and where proposals for a change of use can be justified and achieved without harming the character or appearance of the building or the Conservation Area, they may be acceptable.

Buildings at risk

7.8 Mansfield District Council maintains a register of Buildings at Risk, which none of the buildings within Crow Hill Drive Conservation Area appear on. Buildings will be added to this register as and when necessary. In relation to this Mansfield District Council will seek to secure the repair and re-use of these buildings which preserve or enhance the character and appearance of the Conservation Area.

Repairs and maintenance

7.9 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

7.10 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 in Crow Hill Drive 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.

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

Archaeology

7.11 When appropriate, significant areas of excavation relating to new development will require an archaeological watching brief, or similar.

Funding

7.12 Crow Hill Drive is primarily a residential area and grant schemes in more recent times have tended to focus upon commercial properties within historic areas because this is where funders such as English Heritage have focussed their efforts. Mansfield District Council will however, continue to keep a close watch on the potential for a grant scheme within Crow Hill Drive Conservation Area.

Review of appraisal

7.13 In line with English Heritage guidance, the Council will endeavour to review, the Crow Hill Conservation Area within five years from the date of this appraisal.

7.14 The review process will quantify improvements made in the Crow Hill Drive Conservation Area by assessing change against a number of agreed targets. The review will, for example, quantify:

- The number of vacant buildings brought back into productive use
- The number of inappropriate replacement windows and doors that have been replaced with tradition window patterns
- The reinstatement of missing or damage boundary wall treatments with the appropriate materials.

8.0 Design Guidance

Introduction

8.1 This section sets out the design guidance for both infill developments and alterations to existing buildings. Guidance covers

i) Suitable development sites.
ii) The relationship of new development with existing building lines and spacing of buildings.
iii) Massing, scale and form.
iv) Materials.
v) Detailing.

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

8.2 In particular, Mansfield District Council will have regard to:

- the maintenance of historic plot boundaries, including the spacing of buildings;
- the scale and massing of new buildings;
- the height of new buildings;
- the plan form, elevation treatment and materials of new buildings;
- the location of car parking associated with any new development;
- landscape requirements.

Guiding Principles

8.3 The preservation or enhancement of the Crow Hill Drive Conservation Area will always be a major consideration. However, the emphasis will generally need to be on controlled and positive management of change. The Saved policies of Mansfield District Local Plan and this background planning document are 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.

8.4 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.

8.5 Application for Planning Permission must normally be accompanied by a design and access statement and permission for new development will normally only be granted where it respects the special character of the Crow Hill Conservation Area. New development should enhance the Conservation Area's distinctive character as defined in the Conservation Area Appraisal and should, therefore, be informed by that form, character and detailing.

8.6 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 preserving or enhancing the character or appearance of the Crow Hill Drive 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.

8.7 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 made and planning permission for those works granted.

8.8 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 Crow Hill Drive Conservation Area will be assessed against the same broad criteria as proposals to demolish a listed building.

Reinstatement works

8.9 Mansfield District Council will encourage the reinstatement of traditional materials and detailing on the historic buildings within Crow Hill Drive Conservation Area.

8.10 In carrying out alterations and developments to listed buildings and where an Article 4 (2) Direction applies it will be required that traditional materials and detailing are reinstated in order to protect the character and appearance of the Conservation Area as defined in the character appraisal. In addition, this principle will be encouraged throughout the Conservation Area and the District Council will seek to operate a grant scheme as and when funding becomes available to encourage this.

New Design and Development.

8.11 Mansfield District Council actively encourages imaginative, high quality design which has respect for its context.

8.12 Within Crow Hill Drive Conservation Area a few buildings which make no positive contributions to the character of the area have been identified, outbuildings to the rear of properties on Norfolk Drive, and flat roofed extension to buildings/walls on Crow Hill Drive. If applications for development of these areas are submitted their replacements should be a stimulus to imaginative, high quality design and seen as an opportunity to enhance the area. For buildings that make a negative contribution to the Conservation Area, as well as suitable gap sites, and a list of buildings which makes a positive contribution to the special architectural or historic interest of the Conservation Area please refer to the map figure 5: Townscape Appraisal page 27 and Appendix 3: Important Building Description.

8.13 The Local Planning Authority will often need to ask for detailed plans and drawings of proposed new developments, including elevations that show the new development in its setting, as part of the action of Planning Application. Special regard should be had for such matters as **scale, height, form, massing, and 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).**

8.14 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 7: Townscape Appraisal in the Character Appraisal.

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

8.16 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 Crow Hill Drive Conservation Area.

8.17 The detailing of new development should respect local character:

- Windows – emphasis is on the vertical with various configurations of traditional sash windows, but also top opening casements with divided upper section, are also a feature of the Conservation Area as are side opening casement for dormer windows. However all windows should be constructed from timber and painted, using styles seen elsewhere in the Conservation Area. 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 two glazed upper panels, stained glass or divided into smaller glazed panels. Side margin lights and rectangular or semi-circular overlights are also an architectural feature. However 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. The uPVC versions should be avoided.

- The Arts and Crafts style involves an eclectic mix of building styles and this is reflected in a number of existing buildings within the Crow Hill Drive area. While not expected to copy exactly the styles of existing buildings, new development should have regard to the immediate context of the area and the building styles and materials prevalent so that they blend sympathetically and are harmonious with the character of traditional buildings in the area.

- A number of buildings in the Crow Hill Drive have bracketed cornice, 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.

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

Scale and Height

8.18 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.

8.19 Existing buildings within the conservation area are 2-3 storeys with the heights of buildings responding to the landform.

Form and Massing

8.20 New buildings should respect the form and massing 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.

8.21 Rooflights have been introduced, through permitted development, within the Conservation Area, however, it is recommended that article 4 (2) directions restrict their implementation not a traditional feature of the Conservation Area, although past alteration to buildings has resulted in these features appearing randomly within the area, but in light of this further usage should be avoided. However the use of dormer windows with decorative bargeboards is a traditional feature of the Conservation Area.

8.23 Traditional buildings in the Conservation Area are of the detached medium to large villa type, although a couple are semi-detached properties, but all buildings incorporate various roof structures at various pitches within their design e.g. gable, hipped, full height bays with pyramid roofs, turrets and towers.

The Traditional Pattern of Frontages

8.24 Original field boundaries are still evident within the Conservation Area and any new development should maintain and respect these features. Another important feature which should be maintained or replaced where lost are the varying height and copings of the stone front boundary walls and pyramid gate piers.

8.25 The majority of buildings are set within large burgage plots with both mature gardens to the front and rear; however the size of the burgage plots has in some cases diminished over time. These positioning of buildings should be maintained. There are a few exceptions though with Innisdoon being positioned on and forming part of its boundary as does The Mansfield Manor, and Heatherdene is set more to the rear of its large plot.

Vertical Emphasis

8.26 New buildings would be expected to respect the vertical emphasis of building styles and design in the area using timber for windows and doors and reflecting the Victorian, Edwardian or Arts and Crafts style of architecture in terms of detailing.

The Nature and Quality of Materials

8.27 Crow Hill Drive utilises a limited palette of traditional materials within the Conservation Area with locally produced limestone in its purest form 'Mansfield White' being one of the main building materials for both buildings and walls with 'Mansfield Red' and a purple Matlock stone used for detailing. The character appraisal also notes a use of red brick as another building material but this is mainly limited to the periphery of the Conservation Area, however this material has been used for extensions on stone buildings, which is not appropriate to the character or appearance of these buildings or the Conservation Area.

8.28 Roof materials are a mixture of slate and red plain tiles with different clay decorative ridge tiles. Vertical hung tiles have been used throughout the Conservation Area as decorative features as have the use of mock-Tudor timber framing. Traditional windows and doors are of painted timber and rainwater goods are of black painted cast metal.

8.29 Timber should be used for windows and doors not only for reasons of architecture and historic integrity. For older buildings Planning Policy guidance note 15 'Planning and the Historic Environment' Annex C records "The insertion of factory made standard windows of all kinds, whether in timber, galvanised steel, or plastic is almost always damaging to the character and appearance of historic buildings. In particular, for reasons of strength, the thickness of frame members tends to be greater in plastic or aluminium windows than in timber ones." The repair of an existing window retains the original character and appearance of an old building and when properly maintained timber windows can last for hundreds of years. Crucially, uPVC windows or doors in old buildings can severely harm the character and appearance of a building, and hence the wider Conservation Area from where it is visible.

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

8.30 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:-

8.31 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.

8.32 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.

8.33 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.

8.34 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)

8.35 To summarise, 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 timber and the use of uPVC should be avoided within the Crow Hill Drive Conservation Area.

Trees and Green Spaces

8.36 Crow Hill Drive Conservation Area has maintained Lime and Elm tree lined drives, whilst these are much diminished through disease or loss; their importance to the Conservation Area can not be overstated. The long term maintenance for trees in the public highways rests with Nottinghamshire County Council although the District Council does employ a tree officer who is responsible for all applications for works to trees within the Conservation Area.

8.37 The infill of the large grounds with new development represents an erosion of larger spaces that harms the special character and historic interest of the Conservation Area. Crow Hill Drive has a few open green spaces and special regard is placed upon their retention. Mansfield District council will seek to preserve the special character of the green landscape and the views afforded from these areas as well as the more urban elements of the Conservation Area including walls, boundaries and buildings.

The Public Realm – Street Surfaces, Signage and Traffic Signage Rationalisation

8.38 The District Council, in conjunction with Nottinghamshire County Council, will explore opportunities that seek the relief of traffic congestion, visual improvements to the highway and improvements for access for residents in Crow Hill Drive.

8.39 Cast metal decorative swan neck Victorian Lighting and their modern equivalent is utilised within the Conservation Area and it is proposed that this form of lighting is continued. However the existing lighting columns are in need of maintenance; please refer to section 9 for details.

8.40 The majority of signage is for parking restrictions and consist of numerous grey posts with small parking signs attached. The Council will explore opportunities for rationalization and improvements to highway signage.

8.41 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 street clutter
- Improvements to surface treatments with for example the introduction of natural paving to footways and kerbs as opposed to tarmac surfaces
- One standard design for bins and seating.
- All street furniture to be in black

8.42 While the above principles should be supported, 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.

8.43 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 Crow Hill Drive and can be found at www.english-heritage.org.uk.

9.0 Opportunities for Enhancement

Introduction

9.1 There are a number of opportunities for enhancing the Crow Hill Drive Conservation Area, with those identified being recorded in Figure 7: Areas for potential enhancement as well as being set out below. These are 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 the time of the yearly review.

- **A. Reinstate wall line and gate pier coping to the rear of The Mansfield Manor.**
  To Norfolk Drive a section of fencing has been installed to screen the bins from view, also the rear boundary treatment has not been continued, one of the brick pier tops has been lost. Work required involves the installation of a section of wall to screen bins, the installation of a section of wall to continue the rear boundary treatment and the installation of appropriate gate treatments but also the reinstallation of the missing brick pier tops to public gate access.

- **B. Reinstate pyramid coping stones to gate piers of Norfolk House.**
  The two pyramid stone copings to the gate piers of Norfolk House are missing. Work required involves the sourcing of stone the carving of the pyramid coping to match those appearing on the identical Overstrand and reinstatement on the gate piers.

- **C. Reinstatement of appropriate gates and repair of outbuildings to rear of 26 Chesterfield Road South.**
  Solid double (approximately 6ft) wooden gates have been installed as part of the rear boundary treatment also a flat roofed outbuilding and the straight edge of a gable end outbuilding has been built as part of the boundary treatment. Work required involves the alteration of the roof form of the flat roofed outbuilding and the installation of more appropriate gate treatments.

- **D. Reinstatement of appropriate wall to rear of 24 Chesterfield Road South.**
  A section of brick wall is damaged, constructed from different coloured bricks with flat copings and is incomplete. Work required involves the reinstatement of walling to correct height, using correct materials and curved copings but also installing gate piers and appropriate gate treatments.

- **E. Realign and reinstate wall to rear of 22 Chesterfield Road South**
  The boundary wall to Norfolk Drive is missing and a brick outbuilding has been inserted set back a few metres from the edge of the pavement (openings to this building have been boarded up). A metal fence and gate system have been installed which connect the section of walling to the edge of the property boundary to the edge of the outbuilding (this walling does not run along the boundary edge). Work required involves the removal of this outbuilding if not required, the reinstatement of appropriate boundary wall and gate piers to the pavement edge.

- **F. Reinstate stone boundary wall, corner pier and windows and repair render of Innisdoon.**

  F1. A section of the stone boundary wall from the stone gate pier on Crow Hill Drive to the corner of Chesterfield Road South is missing and timber fence panels have been inserted. Work required involves the sourcing of new stone and the reinstatement of this section of walling.

  F2. A brick corner section has been inserted in the stone wall at the corner of Crow Hill Drive and Norfolk Drive, this section does not relate to the existing stone wall and a stone corner or pier would have been more sympathetic. Work required involves archive and photographic research and dependent on this the reinstatement of the correct traditional feature.

  F3. A section of stone boundary wall facing Norfolk Drive has been lost and a brick section inserted. Work required involves the sourcing of new stone and the reinstatement of this section of walling.

  F4. The section of Innisdoon that forms the boundary treatment on Norfolk Drive has had one of its windows boarded up/removed and the render elevation is cracked. Work required involves determining if the window still exists and either removing boards or reinstating of appropriate windows; also repair and redecoration of the render.

  A section of flat coping stones have been installed. Work required involves the sourcing of appropriate stone to reinstated curved coping stones.

  Strap pointing has been implemented in places. Work required involves the determining if lose, removing by hand to a depth of 25mm or width of joint, and replacing so as to expose the arises of the stone with a correct mortar.

- **G. Removal of fencing attached to stone wall at Heatherdene.**

  Fencing has been used to bridge the gap between the hedge and stone boundary wall of this property to Crow Hill Drive. Work required involves the removal of fencing and the reintroduction of appropriate hedge sections.

- **H. Property in grounds at Heatherdene.**

  A rectangle bungalow has been constructed near the boundary and in the grounds at Heatherdene and although is on Norfolk Drive it appears at the junction with Crow Hill Drive so is visible from both roads. A more appropriately designed building at this location would have enhanced and preserved the character and appearance of the Conservation Area. This sort of development should be avoided in the future.

- **I. Reinstate stone boundary wall at Oak Bank Manor.**

  Brick walls with intermitted brick columns and metal connecting rails have been introduced to form the entrance feature of Oak Bank Manor; existing boundary treatments are low stone walls. A more appropriately designed wall at this location would have enhanced and preserved the character and appearance of the Conservation Area. Stone boundary walls should be used within the Conservation Area and not brick.

- **J. Woodstock appearing at the curve of Crow Hill Drive**

  A rectangle 2-storey rendered property with inappropriate windows and doors, rendered chimney, hipped plain tiled roof and flat roofed extensions appears on the curve of Crow Hill Drive. A more appropriately designed building at this location would have enhanced and preserved the character and appearance of the conservation area.

- **K. Flat roofed extension to Fullarton Lodge and flat roofed extension to rear of connecting stone wall to The Hurst and Edenbank.**
  K1. The gate coping stone has been lost to Fullarton Lodge. Work required involves the sourcing of stone and the reinstatement of appropriate coping stones.
  K2. A 2-storey brick and timber cladding flat roofed extension with modern horizontal windows has been attached to the elevation of Fullarton Lodge, which faces Crow Hill Drive, and a flat roof brick extension has also been attached to the rear of this building. A more appropriately designed extension at these location would have enhanced and preserved the character and appearance of the conservation area
  K3 A flat roofed extension has been attached to the rear of the stone connecting wall from Fullarton Lodge to The Hurst but also from The Hurst to adjacent to Edenbank. The omission of this extension or the inclusion of a more appropriately designed extension at this location would have preserved and enhanced the character and appearance of the Conservation Area.
  K4. A flat roofed 2-storey brick extension and a flat roof single storey rendered extension are attached to the Edenbank. The omission of these extensions or a more appropriately designed extension at this location would have preserved and enhanced the character and appearance of this building but also the Conservation Area.

- **L. Reinstatement of stone boundary wall to Crow Hill Lodge**
  A section of the stone boundary wall is missing to the north branch of Crow Hill Drive. Work required involves the sourcing of appropriate stone and the reinstatement of the wall and appropriate coping stones also broken glass fragments have been embedded on the rear boundary wall appearing on Stone Cross Lane.

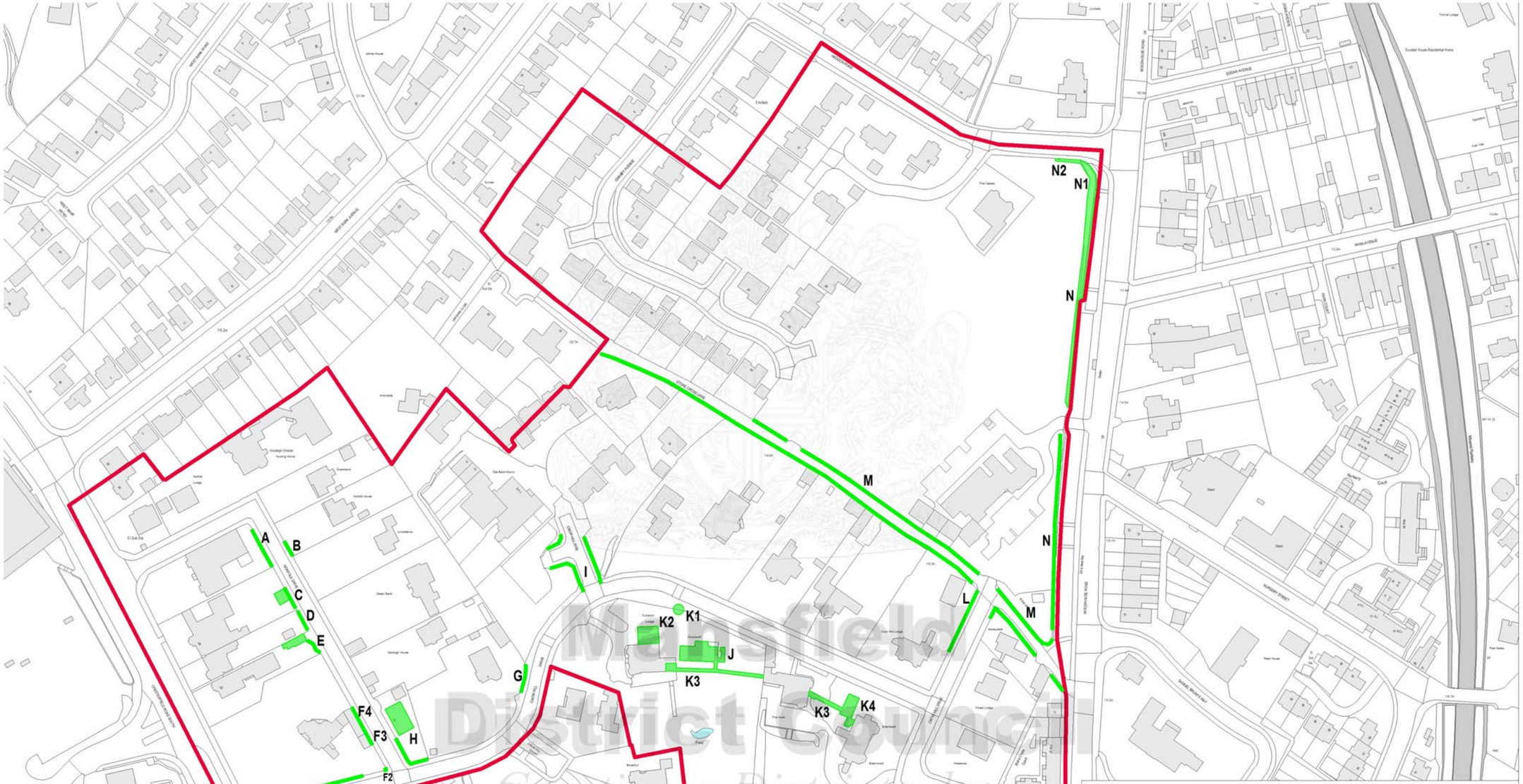
- **M. Removal of vegetation and retention of cobbled stones to Stone Cross Lane**
  Stone Cross Lane is a rough track unsuitable for vehicle access and forms the rear boundaries of properties on Crow Hill Drive. This track is overgrown and it is recommended that the weeds are removed and the area tidied up, any trees should be retained in the position where they appear, also the rear accesses to properties of Crow Hill Drive should be assessed for possible improvements. In certain places the asphalt on this route has been worn away this has revealed rough cobbles and bricks underneath and it is recommended that these are retained in-situ but also as further surfaces are revealed the same procedure should be followed.
  The area in question would benefit from landscape enhancements that improve the appearance and security. The rough single track is unsuitable for vehicle access and would benefit, as would the area, from being converted to a pedestrian only route.

- **N. Removal of vegetation and ivy from the Grade II Listed boundary wall at Queen Elizabeth's Girls School but also repair of crack.**
  Vegetation growth which is not attached to this wall should be removed, however in relation to the ivy, its main stem should be severed and the bark peeled back a substance poisonous to ivy should be painted on the exposed parts. Once the ivy is dead the branches should be carefully removed and any damaged or missing mortar should be replaces with a hydraulic lime mortar.

N1 A crack is appearing on the corner section of Woodhouse Road and Haddon Road, work required involves an investigation as to the cause of the crack followed by the implementation of an appropriate repair. As this wall is listed it is proposed to include this on the Building At Risk register under the category ‘to be watched and monitored’.
N2 The mortar joints from this section are of the strap pointing variety. Work required involves the determining if loose, removing by hand to a depth of 25mm or width of joint, and replacing so as to expose the arises of the stone with a correct mortar.

- **Reinstate the tree lined routes.**
  Lime and new elm trees part line one side of Norfolk Drive and one section of Crow Hill Drive. The District Council will liaise with Nottinghamshire County Council to explore the potential for reinstatement of lost trees within the highway and consider the merits or otherwise of this action.

- **Redecoration of the Victorian and modern street lighting**
  Throughout the Conservation Area the pink paint on the streetlights is chipped and peeling off. Action to improve the appearance of street lights within the Conservation Area is pursued with Nottinghamshire County Council.



Mansfield District Council
Creating a District where People can Succeed

MANSFIELD DISTRICT COUNCIL

CIVIC CENTRE,
CHESTERFIELD ROAD SOUTH,
MANSFIELD,
NOTTINGHAMSHIRE.
NG19 7BH

TITLE
Figure 9
CROW HILL DRIVE
AREAS FOR
POTENTIAL ENHANCEMENT

DATE	19/1/2010
SCALE	Not to scale
DRAWN	D.Revill

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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, the last survey being in 2007. The survey data is compiled into a "Buildings at Risk Register".

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 A survey of building alterations is presently carried out as part of the Buildings at Risk survey. It is proposed that unlisted buildings that make a positive contribution to the Conservation Area should be included on this. Reviews of the Conservation Areas are undertaken every five years or sooner if a particular situation required it.

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, which an Article IV(1) or IV(2) Direction would enable a 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 Crow Hill Drive Conservation Area brought by designation and the preparation 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 Each indicator will be monitored through an Annual Monitoring Report and the monitoring of each will begin on 1st April 2009. The first set of results and thus the evidence of change will be reported in the Annual Monitoring Report 2010.

Indicator	Ref	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Listed Buildings and boundary walls.	4	First Year
	A2	Number of Landmark Buildings / Unlisted Buildings of Merit	24	First Year
	A3	Number of Listed or unlisted Historic Parks of merit	0	First Year
	A4	Number of entries on the Sites and Monument Record (not covered by other designations)	0	First Year
	A5	Number of Tree Preservation Orders made covering trees within the Conservation Area	5	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 and/or non - urgent works	3	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	2	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 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.	2	First Year

Indicator	Ref	Measurement	Value	Change
Enhancing the Historic Environment	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
	D4	Number of replacement trees planted	2	First Year

Appendices

Appendix 1

A: National Conservation Policies

Planning Policy guidance Note 15 – Planning and The Historic Environment 1994; sets out Government guidance concerning the heritage protection system within the planning process. There is specific design guidance relating to alterations to listed buildings at Annex C providing sound principles that may also be used in the protection and enhancement of traditional unlisted buildings within the Conservation Area.

PPG15 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 Saved Mansfield District Local Plan (adopted 1998) contains a comprehensive set of 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:-**

2 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.

Appendix 2: Mansfield District Council Area Specific Policies

Introduction

The Saved Mansfield District Local Plan (adopted 1998) contains a comprehensive set of area specific policies, these are as follows:-

H5 (U) **2.2 Hectares of land off Haddon Road.**

LT9 (F) **Stone Cross Lane.**

R15 (B) **0.4 Hectares of land off Woodhouse Road**

ECH2 **Planning permission will be granted for the development of a non-residential institution, as an alternative to other land use options, on 0.4 Hectares of Land off Woodhouse Road.**

E13 (C) **0.4 Hectares of land off Woodhouse Road.**

LT22 (A) **0.4 Hectares of land off Woodhouse Road.**

H5 (Z) **1.1 Hectares of land off Crow Hill Drive.**

Appendix 3: Important Building Descriptions

Crow Hill Drive Conservation Area

Historic Buildings- These are referenced by number to the Townscape Appraisal Plan at figure 5 of the Character Appraisal.

White's Directory of 1894 was used to locate the occupants of buildings.

Chesterfield Road South

1. 22 Chesterfield Road South

Revival-style residential property, dating late C19 or early C20, brick with mock timber framing to upper floors, staggered bays, one with stone mullions, timber windows with stained glass top lights, part plain tiled cladding, plain tiled roof, brick chimneys.

2. 24-26 Chesterfield Road South

Marked on 1900 map but were not seen in White's Directory1894. Two detached late Victorian building with Italianate and Gothic detailing, built to mirror each other but no.26 has been much altered. Italianate-style windows, stone detailing, hipped roof bay window, stone mullions with decorated capital, gable and gabled dormers with decorative bargeboards, porch with Corinthian capital columns, slate roof.

Norfolk Drive

3. Woodleigh Christian Nursing Home

Dated 1883. Occupied by Mr Francis Hole.

Woodleigh is a 3/2 storey Mansfield White stone building with Mansfield white detailing and Mansfield red string courses, a decorative door surround appears on the elevation facing Norfolk Road adjacent to this is a canted bay window with timber plain sashes, another similar canted bay window appears on the elevation facing Chesterfield Road South. Other windows stone surround and mullioned double windows, roof is plain tiled. To the left side appears a 1½ storey brick chapel building with Mansfield White stone detailing, stone mullioned triple gothic window to the front facade, and slate roof. This building was added to the main building in the early C20 when the building functioned as a 'convent', later modern stained French doors and windows were added to the front façade of this chapel under the church style window.

4. Overstrand and Norfolk House. Norfolk Road

Overstrand was designed by John Greenwood for himself in 1895[2] but date plaque reads 1896. Both Overstrand and Norfolk House are mirror identical detached residential properties. These two properties are of red brick with stone drip mould, sills, lintels and mullion details. 2-storey with stepped attic appearing on the projecting gable. The roof is constructed from plain tiles and is supported at the eaves on the main portion, and the stepped attic level, by projecting timber brackets, running from the projecting gable, on the front façade, is a metal decorative, covered roof, walkway. Windows are painted timber 6 and 12 over plain bottom sash.

Properties are positioned to the middle of long plots with the front boundary wall consisting of a small stone wall, above which is positioned a fence, connected to red brick gate pillars with pyramidal coping stones. Unfortunately due to theft Norfolk House is missing its pyramidal coping stones.

[1] DC/M 3/6/1 nos. 224 and 251, submitted Aug 27 1881.
[2] DC/M 3/6/1 no. 328, submitted Jan 23 1895.
[3] DC/M 3/6/1 no. 216.

5. Green Bank. Norfolk Road

Early C20 3-storey brown brick building with stone detailing, semi circle bay windows, curved door surround and plain tiled roof, which occupies a raised position towards the rear of a large plot consisting of a mature front garden and winding car access which screens the house from view.

6. Denbigh House. Norfolk Road

Early C20 2-storey residential building built in an art and craft style with different roof structures and a ranging habit, apart from the red brick plinth the rest of the building is rendered, stepped gable with double bay windows, a further double bay windows appear on the other section of the front façade, the curved section between the double bays is hung by way of vertical laid plain tiles curved, jettied gable roof with mock-tudor detailing and timber brackets and bargeboard, roof laid with plain tiles with detailed rendered chimney stack. The property is set back from the road in mature gardens and has a stone boundary wall with stepped coping stones and large curved timber gates.

Crow Hill Drive

7. Innisdoon.

Listed grade II.*

Occupied by Walter Barringer of Barringer, Wallis & Manners, tin box manufacturers of Rock Valley, house and attached service wing and flat, boundary wall and gate piers dating from 1904-05, with late C20 alterations. By Barry Parker and Raymond Unwin. For Walter Barringer of Mansfield.

Arts and Crafts style, irregular triangular plan 2 storeys; 3 bays, roughcast walls with hipped and gabled plain tiled roofs with 2 ridge and single side wall stacks. Windows are mainly wooden-framed casements on the first floor and frameless casements below, all with leaded glazing. Jettied gable with half-glazed door, elliptical-arched carriage opening 2-storey service wing projects to south-east, with a lower hipped garage at the south end. Boundary wall, to south, coursed squared stone with half-round coping and a pair of vermiculated square gate piers. (Buildings of England: Pevsner N & Williamson E: Nottinhamshire: Harmondsworth: 1979-: 173; Sparrow & Shaw: Flats, Urban Houses and Cottage Houses: 1906; The Craftsman: 1910).

8. Heatherdene.

Designed by Fothergill Watson for Frances Page Wilson in 1880[3]. Research at the Nottinghamshire County Archives by Darren Turner RIBA has revealed that 'Heatherdene" was designed as a 'villa' in 1880, for a local speculative developer, Mrs Frances Page Wilson. The designs are not signed, but they are undoubtedly the work of her half-brother, the renowned local architect Fothergill Watson with many architectural details that are clearly his.

Heatherdene is built of local white limestone in rockfaced ashlar, with red sandstone used to a Polychromatic affect on sill bands and window arches and plain tile roof and timber plain sashes apart from the dormer window which is uPVC. Irregular plan form with gabled cross wing to north and canted tower to south-east corner. Sashes. The principal façade of the building faces toward the main Chesterfield Road; it is dominated by a gabled cross wing with a mullioned window to the garret, and also features a projecting single storey bay containing a Wyatt window. The return

[1] DC/M 3/6/1 nos. 224 and 251, submitted Aug 27 1881.
[2] DC/M 3/6/1 no. 328, submitted Jan 23 1895.
[3] DC/M 3/6/1 no. 216.

elevation to Crow Hill Drive is dominated by a canted, full height corner bay with turret. The rear elevation has an entrance door and stair windows, gothic style with tracery, set in a pleasingly asymmetrical arrangement, all with stained glass. To the rear of the property is a separate coach house in matching rockfaced ashlar.

9. Crow Hill/Oak Bank Manor

Built by Thomas Maltby in 1823, appears to be named on Sanderson's Map of 1835. Crow Hill was occupied by Alfred J. Osborne of Goldie and Osborne, hosiery manufacturers of Bath Lane. Transferred to William Brodhurst in 1834.

Rendered variation on the 'H' plan building which has altered to accommodate is separate residential units, rendered façade with raised rendered window and door surrounds, small parapet and slate hipped roof, window to first floor have smaller sized 6/6 window panes than those on the ground floor, also window to French doors alterations have occurred with all windows and doors being uPVC.

10. Stoneleigh.

Listed grade II.

Occupied by Thomas Savage of Savage & Son, wine, spirit and ale merchants of West Gate.

House, now house and offices. Dated 1877. Rock-faced stone with ashlar dressings and hipped slate roofs with 3 coped side wall stacks. Blue brick plinth, string courses, eaves band. High Victorian style. Entrance front has to right a round tower, with a round-arched polychrome-headed double lancet on each floor, with central shaft, leaf corbel and hood mould. Above, an octagonal wooden turret with semicircular lead aprons and an elliptical-arched glazing bar window on each side. Pyramidal roof topped with a weather vane. To left, a round-arched doorway with steps and parapet walls, single shafts and shouldered hood mould enclosing a dated panel. Studded round-arched panelled doors with 2 glazed panels. Above, a segment-headed plain sash. To right, a wing with a pair of plain sashes flanked to left by a small casement and to right by a 16-pane sash. Below, similar fenestration with a door between the windows to left. All the openings are segment-headed. To right again, a coped garden wall with a segment-headed door. Garden front has to left a canted 2-storey bay window with hipped roof and 3 plain sashes on each floor. To right, a tent-roofed veranda with cast-iron posts, covering 2 segment-headed plain sashes. Above, 2 similar windows.

11. Fullarton Lodge.

Dated 1886.

Occupied by Mr Richard Woods.

2-storey stone building with carved stone detailing and a pyramidal tower. Brick and timber extension attached possibly a result of its change of use.

12. Stone wall connecting 'Fullarton Lodge' to 'The Hurst'.

The first section of the stone wall is combined into the flat roofed extension of Fullarton Lodge, the wall then runs behind another building 'Woodcroft' and continues on to connect with The Hurst, unfortunately this second has also had an unsympathetic flat roofed extension to the rear, with its construction, visible from the open grounds behind the above stated buildings, consisting of red brick with white timber boarding above.

[1] DC/M 3/6/1 nos. 224 and 251, submitted Aug 27 1881.

[2] DC/M 3/6/1 no. 328, submitted Jan 23 1895.

[3] DC/M 3/6/1 no. 216.

13. Ravenscroft

Designed for and occupied by Mr Thomas Buxton. Engraving undated and unsigned.
2-storey stone building with wider canted tower, Italianate windows with curved stone detailing, arch door with curved stone detailing and plain fanlight, timber brackets to cornice, stone chimney and slate roof.
Boundary treatment low stone wall with hedge and plinth gate piers with pyramid copings.

14. Dalblair

Marked on the 1900 map but not seen in White's Directory of 1894 (subdivided)
2-storey stone building with ground floor canted curved bay and parapet, flat double windows with central Corinthian column mullions, plain sash windows, arched door, and plain tiled roof with decorative ridge tiles.
Boundary treatment low wall with hedge and stone gate piers with pyramid copings.

15. Avondale

Marked on the 1900 map but not seen in White's Directory of 1894 (subdivided)
L Plan 2-3 storey gable end stone building with round arched Italianate windows and door surround, large rectangular transomed window with traceried heads, plain tiled roof and decorative ridge tiles.
The boundary treatment is a low stone wall with hedges above, plinth gate piers with pyramid coping stones.

16. The Hurst.

3-storey building with triple gables to the rear, mock Tudor detailing to 2nd floor and vertical decorative hung tiles, angle canted bay windows with hipped roof to ground floor, gothic arched double windows with tracery to the side elevation, but windows have been much altered.
Boundary treatment of curved higher wall with straight gate piers and pyramid coping stones.

17. Stone wall connecting 'The Hurst' to an outbuilding to the rear of 'Edenbank'.

The first section of the stone wall is combined into a flat roofed extension of The Hurst this is then connected to a lower flat roofed building, but the wall continues to the front and finishes at its connection with a fence just before the rear of Edenbank.

18 Crow Hill Lodge'

Built for John Birch in 1881. The plans are unsigned[4].
Occupied by Mrs Mary Ann Hanley.
2-storey residential property with double full height bays with smaller pyramidal slate roofs, windows are plain sashes with stone detailing, slate hipped roof with decorative ridge tiles and stone chimneys. To the rear of this building there appears a connecting stone wall which would have originally been attached to the outbuildings but these have been demolished.

[1] DC/M 3/6/1 nos. 224 and 251, submitted Aug 27 1881.
[2] DC/M 3/6/1 no. 328, submitted Jan 23 1895.
[3] DC/M 3/6/1 no. 216.

19. Abbeydale.

Marked on the 1900 map but were not seen in White's Directory of 1894

2-storey red brick residential building, with mock Tudor detailing, stone porch, square bay window with six light over plain top opening casements, jettied gable supported by timber brackets and hung with vertical plain tiles, a red brick detailed chimney and slate roof.

20. Edenbank and Edenwood

A pair of houses designed by Thomas Hartas of Manchester for Robert, the brother of Walter Barringer of Barringer, Wallis & Manners, tin box manufacturers of Rock Valley. The engraving is undated. Edenbank was occupied by Walter Barringer's partner, Charles Manners.

Edenwood was occupied by James Handley Hopewell of J. H. Hopewell & Son, wine and spirit merchants of Albert Street.

A pair of semi-detached houses 2-storey with attic. Access to properties is via porch to side elevation above which appears the hipped dormer to attic, front façade has hexagon ground floor bay window to the outside edge, these buildings are constructed from local white stone, with dressings of purple stone from Matlock.

21. Edenmont

Marked on the 1900 map but was not seen in White's Directory of 1894

2 storey stone building, bay windows to ground floor with stone parapets, stone pediment and brackets to door, raised stone window surrounds to plain sash timber windows, stone chimney, and timber brackets to hipped slate roof.

22. Oakdene.

Victorian 2-3 storey red brick stone detailing building, consisting of double gables with stone kneeler to front with angle canted double bay windows with hipped roofs and clay tiled dividing section, various other windows uPVC, further staggered gable to rear with vertical hung red tile detailing.

Woodhouse Road

23. Queen Elizabeth's Girls' School, Woodhouse Road

Grade II listed

Converted to residential apartments

Girls' school. Dated 1891, with additions 1938. Rock-faced stone with ashlar dressings and gabled and hipped plain tile roofs. Plinth and sill bands. Windows mainly have glazing bars and elliptical arches. Double gabled main block, 2 storeys; 6-window range, arranged 3:3. Three large coped stacks rising from the front wall, plus a similar side wall stack. To left, a projecting gabled wing with a central double transom cross casement with label mould. Below, 3 windows, the central one a casement.

Left return has a large canted oriel window with hipped roof. To left again, single-storey entrance block with string course and chamfered coped parapet with ramped flat-topped gable. Projecting central entrance bay with moulded Tudor-arched doorway, double door and label mould with stops. On either side, 2 flat-headed windows. Behind and to left, gabled assembly hall with a double transom cross casement and a side wall stack. Left return has 3 elliptical arched 12-pane sashes to left and 3 similar flat-headed windows to right. To right, hipped entrance bay, 2 storeys, with 3 small first-floor windows arranged in a triangle.

[1] DC/M 3/6/1 nos. 224 and 251, submitted Aug 27 1881.

[2] DC/M 3/6/1 no. 328, submitted Jan 23 1895.

[3] DC/M 3/6/1 no. 216.

Below, recessed porch with moulded elliptical-arched opening and hood mould, and chamfered dated lintel on corbels. Extruded corner, to right, with a single composite sash to each floor on 2 sides. To right again, former Headmistress's house, with string course and coped gables with kneelers. 2 storeys plus garrets; 4-window range. To left, main gable with 3 tall windows under common label mould, and above, smaller single window, also with label mould. Below, splayed recessed porch with moulded elliptical arch and cornice, and moulded inner doorway. To left, 2 windows with composite sashes.

To left again, angled corner with a composite sash to the ground floor and topped with a large coped stack. To right, a 2-storey square bay window with hipped roof, set across the corner, with 2 windows on each floor. Right return has a gable to left with a small garret window and rear wall stack. To right, rear wing with gable stack and 3 windows on each floor, the upper ones flat-headed composite sashes. To right again, a hipped single-storey porch with flat-headed door flanked by single windows, the right one with a wooden shutter. Library, at the rear, has half-hipped roof to left and gable to right, with a coped stack. To right, 4 double transom cross casements separated by buttresses. To left, 3 small flat-headed windows. To right, a small cross gable, and a hipped extension, with 2 flat-headed cross casements. Above, to right, a hipped dormer. INTERIOR: library has arch braced roof with wall shafts on corbels and panelled ceiling with painted decorations and skylight. Inner wall and one gable have large allegorical paintings in the style of Burne-Jones, by Morris & Co. The ceiling panels and patterned decoration of the opposite gable may also be by the firm. Main windows have stained-glass panels, also by Morris & Co. (School Records: invoices and orders for the wall paintings).

24. Stone Wall and gate piers to Queen Elizabeth's Girl's School

Grade II listed

Boundary wall and gate piers. 1891. Pair of round ashlar gate piers with chamfered bases and moulded tops with small domed caps. Late C20 gates. Ashlar boundary wall with half-round coping, and rounded corners at each end. Approx 350m long.

25. The Cedars'

Two occupants are recorded here in 1894:

Robert Alcock of Alcock & Voce, hosiery manufacturers of Sherwood Street and St John's Street and John Edward Alcock, a solicitor based on Queen Street.

Square plan 2-storey stone building, two bay windows with hipped roofs in slate, square door surround, stone lintels and cills, 2/2 sash windows, stone chimney and slate roof.

Boundary treatment mid stone wall with pedestrian entrance with stone gate piers with pyramid copings, further vehicular entrance to the rear with stone gate piers but flat copings.

[1] DC/M 3/6/1 nos. 224 and 251, submitted Aug 27 1881.
[2] DC/M 3/6/1 no. 328, submitted Jan 23 1895.
[3] DC/M 3/6/1 no. 216.

Appendix 4: 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).

1. Policies BE6 to BE10 are reproduced as Appendix 1: Generic Conservation Policies. There are also a number of area specific policies relating to the commercial use of the area. These are reproduced as Appendix 2 Area Specific Policies.

2. Work is underway to prepare a Local Development Framework (LDF) for the District, which will replace the existing saved Mansfield District Local Plan. The LDF will comprise a portfolio of separate documents including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

3. In line with English Heritage advice, the Character Appraisal and Management Plan will not form part of the framework but will provide background information to support relevant DPDs and SPDs. The District Council intends to adopt the Design Guide and site-specific design briefs that accompany the Management Plan as Supplementary Planning Documents.

Appendix 5: Useful References

Research

Department of the Environment. **List of Buildings of Special Architectural or Historic Interest: Area of Former Borough of Mansfield**.

Pevsner. N. and Williamson. E. (1979). **The Buildings of England: Nottinghamshire** (2nd edition). Penguin, Harmondsworth (1979). Pages 168 to 173.

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Pickard T. A. (1993) **Provincial Forsyles. Thomas Arthur Pickard.**

Harrod. W. (1986) **The History of Mansfield and its environs.** F. B. & S. Payton (Nottinghamshire)

Policies

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

Department of the Environment and Department of National Heritage – **Planning Policy Guidance Note 15: Planning and the Historic Environment**. HMSO (1994).

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).

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This leaflet can be provided in a variety of formats if required. Please do not hesitate to contact us on 01623 463463 if you require interpretation of this form or need help reading it.

Polish
W razie potrzeby możemy dostarczyć tę broszurę alfabetem Braille'a lub w powiększonym formacie. Jeżeli potrzebuje Pan(i) wyjaśnienia tego tekstu lub pomocy w przeczytaniu go, prosimy o skontaktowanie się z nami pod numerem 01623 463463.

Turkish
Bu broşür, talep edildiğinde, körler alfabesi (Braille) ya da büyük baskı formatında elde edilebilir. Bu formun çevirilmesini ya da okunmasında yardım isterseniz, lütfen 01623 463463 numaralı telefondan bizimle temasa geçmekten kaçınmayınız.

Cantonese (Chinese Traditional)
如果需要，我們可以提供這份傳單的盲文版本或大字印刷體版本。如果你要求翻譯或者需要幫助來閱讀這份表格，請別猶豫，致電 01623 463463與我們聯係。

Latvian
Šī buklete ir pieejamā Braiļa vai palielinātajā drukā, ja tas ir nepieciešams. Ja jums nepieciešams šī bukleta tulkojums vai palīdzība tā lasīšanā, lūdzu, sazinieties ar mums pa tālruni – 01623 463463.

Russian
Этот буклет может быть напечатан шрифтом Брайля или более крупным шрифтом. Если вам необходима помощь с переводом или чтением этого буклета звоните по тел. 01623 463463.

Urdu
یہ لیف لیٹ، بوقتِ ضرورت، بریل یا بڑے پرنٹ میں بھی مہیا کیا جا سکتا ہے۔ اگر آپ کو اس فارم کا ترجمہ چاہئے ہو یا آپ کو اس کے پڑھنے میں مدد چاہئے ہو تو برائے مہربانی ہم سے اس نمبر پر 01623 463463 رابطہ کرنے میں بلکل نہ ہچکچائے گا۔

Bengali
প্রয়াজন অনুযায়ী এই লীফলট ব্রইল অথবা বড় অক্ষরর আকার দওয়া যাব । এই ফরমর অনূবাদর প্রয়াজন হল অথবা এটা পড়ত সাহায্যর দরকার হল 01623 463463 নাম্বার আমাদর সাথ যাগাযাগ করত দ্বিধা করবন না ।