

Mansfield District Council

Conservation Area Character Appraisal and Management Plan



Mansfield District Council
Creating a District where People can Succeed

The Park Conservation Area

Updated and Adopted April 2014



THE PARK CONSERVATION AREA

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1.0 INTRODUCTION

- 1.1 Mansfield is the principal town of north Nottinghamshire situated approximately 24km north of Nottingham. The town developed as a market town during the medieval period with a market charter being granted in 1227. Its position on the River Maun was utilised by a number of mills for the production of cotton and textiles during the eighteenth and nineteenth centuries and other trades included malting, framework knitting, quarrying and iron founding.
- 1.2 Mansfield lies at the confluence of the Lady Brook 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 earlier buildings within the Park. The River Maun gives rise to the town's name and forms the valley to the south east of the Conservation Area by Bath Lane
- 1.3 The purpose of this document is to provide a detailed appraisal of those townscape features, buildings and spaces that give The Park Conservation Area its distinctive character and interest. Its aims are:-
- To evaluate and record the built environment in terms of its historical development, design, traditional building patterns, materials and features which contribute to and define the historic character of the area.
 - To provide a basis for making sustainable decisions about the future of the area through the development of a Management Plan.
 - To guide the siting and design of development, and the determination of planning applications for development.
 - To provide guidance to residents and owners in the maintenance repair and upkeep of their properties.

This document comes in two parts comprising part 1: Character Appraisal describing the historical development of The Park and defining its special architectural and historic interest, including the built and natural environment within the area and part 2: Management Plan setting out a strategy for the preservation and enhancement of the area.

What is a Conservation Area?

- 1.5 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.
- 1.6 Section 71 of the Act requires that the Local Planning Authority, in considering its Conservation Areas as areas of special architectural and historic interest, shall

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formulate and publish proposals for their preservation and enhancement. A Management Plan has been prepared in support of this aim.

Information Sources

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

Structure of Appraisal

- 1.8 The appraisal is structured to take account of English Heritage guidance, as follows.
 - a. Conservation Area boundary
 - b. Summary of special interest;
 - c. Assessment of special interest

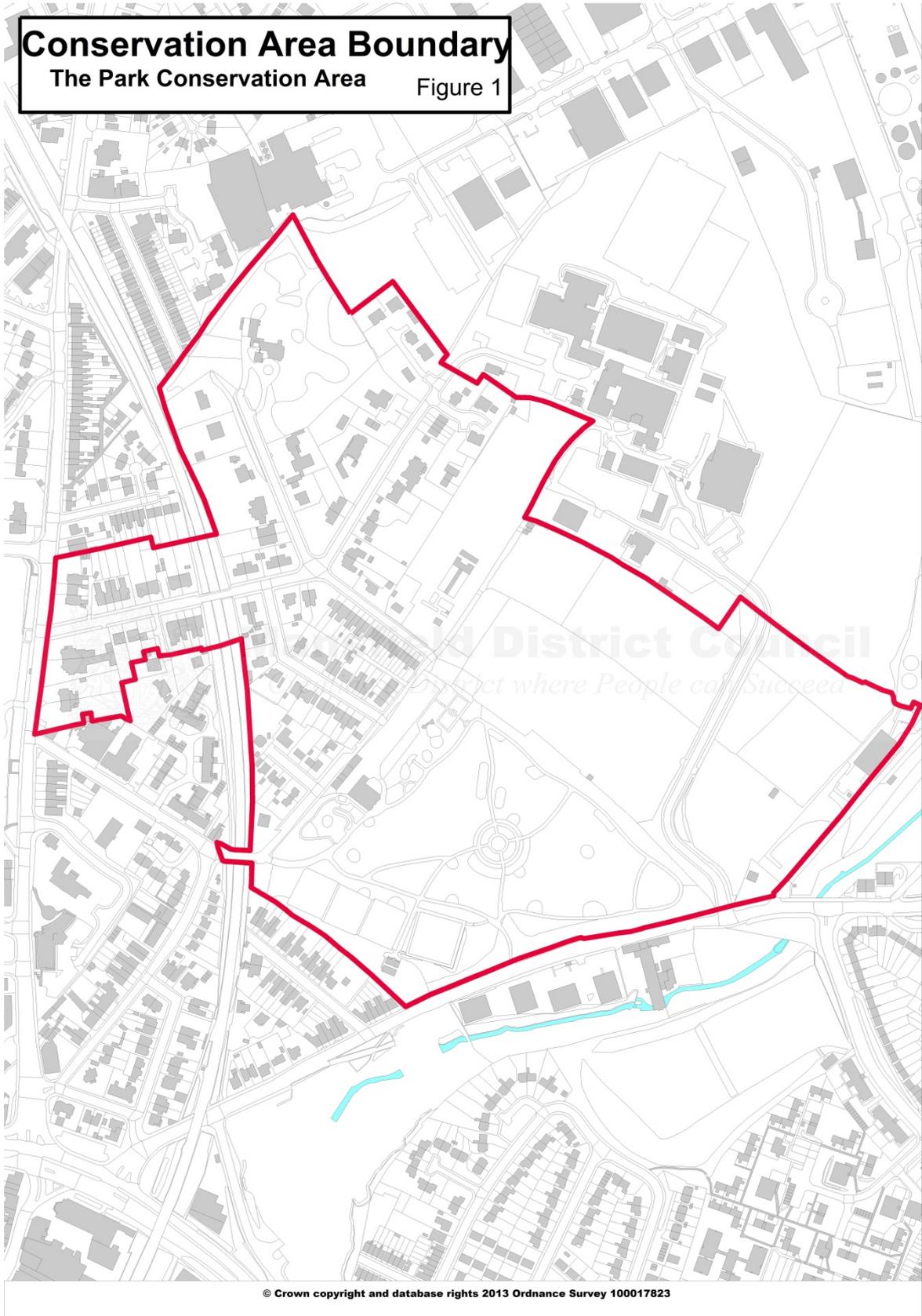
The Management Plan covers the Planning Policy Context and design guidance.

- 1.9 Appendices are attached, to cover:
 - a. Schedule of Important Buildings;
 - b. National and District Council Policies;
 - c. Assessment Criteria of Unlisted Buildings in a Conservation Area
 - d. Useful References
 - e. Contact Details

2.0 CONSERVATION AREA BOUNDARY REVIEW

- 2.1 The District Council first designated the Park Conservation Area in 1992. A Conservation Area Character Appraisal was adopted by the Council in March 2006 and a Management Plan for the area was adopted by the Council in March 2009. It is the nature of places to change over time as does legislation and in view of this it was necessary to review the Park Conservation Area to take account of any changes to its special character and to update the character Appraisal and Management Plan. Following a period of public consultation the updated document was adopted by Mansfield District Council on 15th April 2014.
- 2.2 Conservation Areas are required to be clearly delineated and to only include those areas of special architectural or historic interest. The boundary of The Park has been drawn to include land, buildings, walls, trees, hedges and space that positively contributes to or could be made to enhance the character or appearance of the area.
- 2.3 The District Council reviewed and altered the Conservation Area boundary in 2006 to include further areas along Clipstone Avenue, Oak Avenue, Windmill Lane, and south of 2 Park Avenue, also excluding land north of 1, Park Court. A detailed assessment of the special architectural or historic character of The Park Conservation Area is updated as part of this review. This report is a character statement that defines that special character in terms of its history, architecture and environmental setting.
- 2.4 Following the 2013-2014 review of the Conservation Area there are no changes to the Conservation Area boundary which is drawn on the map at figure 1. The inner side of the bold 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.
- 2.5 The 2009 Management Plan for the Park Conservation Area has also been updated and provides guidance and identifies actions to enhance the character and appearance of the Conservation Area.

Conservation Area Boundary
The Park Conservation Area Figure 1



3.0 SUMMARY OF SPECIAL INTEREST

- 3.1 This section summarises the special interest of The Park Conservation Area and defines its special architectural and historic interest the character and appearance of which it is desirable to preserve or enhance. Figure 1 indicates the boundary of the Conservation Area in The Park

General character

- 3.2 The Park is primarily a late Victorian and Edwardian residential suburb of Mansfield, being approximately ½ mile north of the town centre.
- 3.3 Buildings - The Park Conservation Area is characterised by many buildings built in stone, red brick or a mixture of both, displaying the Arts And Crafts style period of architecture of the late C19 and early C20th. Throughout the Park Conservation Area there are buildings that display fine architecture with traditional late Victorian/Edwardian architectural details and features, such as leaded lights, sash windows, timber panelled doors, low and overhanging eaves and Tudor style black and white timber work. All these details are evident and make an important contribution to the character of The Park. There is a mix of house types from terraced and semi – detached to large detached properties. The oldest buildings are associated with Carr Bank Park and date from early C19.
- 3.4 Streets – The Streets within the Park are well defined and enclosed by buildings set behind boundary walls to the back edge of pavements. The streets form a radial pattern of straight linked roads and buildings responding in their form according to their location within the Park. Mature trees line pavements at intervals providing green canopy cover over the roads at certain points and a natural contrast to the houses and hard landscaping. The land rises gradually from the west and Woodhouse Road eastwards and north towards the Ridge and surrounding lands.
- 3.5 Plots – linear in pattern, building plots are rectangular in shape and stretch back from the roads to accommodate gardens behind buildings that face on to the roads. Plot sizes vary with larger plots to the top of the Park, utilising the land form and making the most of the natural landscape.

4.0 ASSESSMENT OF SPECIAL INTEREST

- 4.1 This section of the appraisal contains an assessment of the Park Conservation Area in terms of it's:
- a. Location and setting;
 - b. Historic development and archaeology;

c. Architectural and townscape character.

A Location and Setting

Location and Context

- 4.2 The Park is primarily a late Victorian and Edwardian residential suburb of Mansfield, being approximately ½ mile north of the town centre. The area lies east of Woodhouse Road and is centred on the radial roads of Park Avenue and The Park. Bath Lane forms the boundary of the Conservation Area to the south with Terrace Road Conservation Area located 30 metres to the south west. The grounds of Brunt's School form the boundary to the north east. The grounds of The Ridge and Spring Bank form the boundary to the northwest and to the west the railway track and Woodhouse Road form the boundary.
- 4.3 The Conservation Area varies from approximately 115m above sea level at its apex to about 90m above sea level at Bath Lane. The high ground offers views south-east across the valley to Ravensdale, from which there are views back into the Conservation Area across Carr Bank Park. The high ground on which The Ridge is located to the north of the Conservation Area makes this a highly visible plot, being seen from various points along Woodhouse Road and Old Mill Lane to the north and from Hallam Way to the north east. Carr Bank Memorial Park is located to the east.

Landscape Setting

- 4.4 The Park Conservation Area is a leafy suburb of Mansfield with areas ranging from tightly packed two and three storey terrace housing set in small to medium sized plots to large detached dwellings set in mature, heavily wooded extensive grounds. In addition to the housing and private gardens there is Carr Bank Park to the east of the Conservation Area where Mansfield Manor Hotel commands views across the Park and valley below towards Bath lane, Ravensdale and beyond. The Conservation Area is distinctive for its mature tree lined streets which complement the attractive buildings, combining together to make the area special.

B Historic Development and Archaeology

- 4.5 There is no known archaeology or entries in the Historic Environment Record for the Conservation Area.
- 4.6 The land on which The Park was built was primarily agricultural land until the late C19. Still surviving on Windmill Lane at the bottom of Clipstone Avenue are traces of an old barn, which was part of a crew yard here.

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4.7 The majority of the houses in the Park were built between 1891 and 1912, on land that was originally the copyhold of the Manor of Mansfield in the ownership of the Dukes of Portland; land was conveyed by the Manor for residential building. The original owners were prominent professional men, who hitherto had occupied houses within the town centre or lived 'over the shop'. With the rapid growth and progressive industrialisation of the town centre the middle classes were increasingly looking for space outside the centre in which to create a healthier, more rural living environment. The development of Mansfield has, until recently, been closely aligned with the needs and fortunes of the industrial development of the area.

4.8 The first of these developments in Mansfield was at what is now Crow Hill Drive Conservation Area. A number of large detached and semi-detached houses were built, in extensive grounds, on land sold off from Crow Hill House. Crow Hill Drive was almost all built over by the mid- 1880s and attention was then directed to land on the opposite side of Woodhouse Road.

4.9 In the 1880s Charles Vallance constructed the road and many houses forming



Park Avenue. Park Avenue was formed with a junction at Woodhouse Road and stretched east wards over the railway line. The line was opened in 1875 and continues through the town on the grade II listed viaduct. The building line on Park Avenue was set by the pre-existing narrow railway bridge and continued on from this with

Courtesy of the Old Mansfield Society
'Pocket Images' P15, 2007

other roads radiating from it. Charles was brother to architect Robert Frank Vallance, who would become a key architect in the Park, designing several houses including The Ridge and Lochbuie. Having built the Ridge, R.F. Vallance then resided there with his family.

4.10 R.F. Vallance was at this time Surveyor to Mansfield Town's Commissioners and after 1891 to Mansfield Corporation. One of his duties was the laying out of new roads and so it is likely that he would have also had some hand in the laying out of Park Avenue. Park Avenue remained an un-adopted road until 12th May 1899 when residents applied to have the road adopted as a highway. Figures 2 to 4 shows historic mapping from 1875, 1900 and 1919 respectively and figure 5 charts the periods of construction.

4.11 Following the opening up of The Park for development large residential properties continued to be built, the majority between 1892 and World War One,

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with some development on Oak Avenue and the southern end of Clipstone Avenue in the Interwar period (c1918-1939).

4.12 Brunt's charity was a key landowner in what would become The Park and held land on Bath Lane. They also had land on (what would become after 1900) Watson Avenue and Rufford Avenue. Here, large Arts and Crafts houses were built, which complement those in The Park, many of which were designed by R.F. Vallance.

4.13 Within The Park Conservation Area is a large mansion building, built between 1803 and 1805, with grounds stretching down to Bath Vale. It is thought the



house was designed by William Wilkinson, a local architect of note, responsible for several merchants' houses in the district. The house is now Mansfield Manor Hotel, but was formerly Carr Bank and before that called Stanton House, named after its first resident, George Stanton, a cotton industrialist. His mill still stands in Rock Valley, within sight of the mansion.

4.14 By 1836 the Greenhalgh family were renting Stanton House, gardens and mill from the Trustees of the Stanton Estate. Later in the C19 the house and grounds were sold to the 4th Duke of Portland, who rented the estate back to the Greenhalghs.

4.15 The earliest map evidence for the grounds shows little landscaping, with simply the house, stable block behind and a driveway to the east, sweeping in from Windmill Lane and up to the house and then curving around the building into the stable yard. Sometime after 1833 the grounds were enlarged by the incorporation of an adjacent strip field to the east, by this time several trees had been planted within the grounds.

4.16 The best evidence of the garden design comes from the Ordnance Survey 1st Edition map of 1877. This shows an area of gardens around the house (now called Carr Bank), parkland on the valley side and fringes of planting to the Bath Lane frontage. The entrance driveway remains unchanged, while to the southwest of the house were glasshouses and a looped walk through woodland - the structure of this area surviving today. To the northeast of the house appeared to be ornamental kitchen gardens with glasshouses, running along Windmill Lane. This area is now outside of the grounds of the park, partly under the south end of Clipstone Avenue and partly under the car park. East of the house was an ornamental garden with circular pathway, this survives largely intact, with the war memorial now within the circular area. Within this area the grotto is marked, leading through to a 'secret garden'. At this time the house and gardens appear

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to have been within a fenced boundary, suggesting the parkland below was grazed.

4.17 By 1877 an additional path was added from the entrance road running down the western boundary to Bath Lane. The Bath Lane and the eastern boundary became increasingly planted up with a belt of trees, providing a screen from the increasing industrialisation and settlement around the Park. By 1917 a summerhouse was built east of the house – this was demolished in the early 1980s.

4.18 The Park was used during WWI for army manoeuvres with trenches having been dug. In the aftermath of the WWI the town of Mansfield wanted a suitable memorial to those who had lost their lives during the conflict and a memorial fund was raised. In 1922 the 6th Duke of Portland sold the estate to the Town Council for the sum of £5630, to become a memorial Park to those who had fallen in the conflict. The Memorial Park was opened with much ceremony in 1924 and the majority of the current appearance of the park dates from then. A new memorial to those soldiers who have fallen in more recent conflicts has been erected in the area where the original bandstand once stood. A central flowerbed was planted with radiating paths and there were two rest gardens created either side of the



house. Several public facilities were added, including six tennis courts, a bowling green served by a pavilion, putting green and bandstand. The bandstand stood on the triangular promontory still visible at the lower end of the park, but was lost in the 1980s to fire. A new bandstand was erected at the centre of the area of the flowerbed in 2011. New

gateways were also constructed at the entrances to the park. The new buildings were designed by Mr C. S. Edson. The total cost of the creation of the Memorial Park was £5340.

4.19 In 1921 Mansfield Arts School moved into the Carr Bank and remained there for nearly ten years before moving to the purpose built Ashfield House in 1930. The house was then used as Council offices. It seems that the Park was used during WWII, though its exact purpose is unknown. The Council occupied Carr Bank until the late 1970s when the house was vacated until it was purchased for its current use as a hotel.

4.20 Carr Bank Memorial Park was the subject of a successful bid for Heritage Lottery funding in the 1990's for new railings, signage, sculpture and reinstatement of lost garden features.

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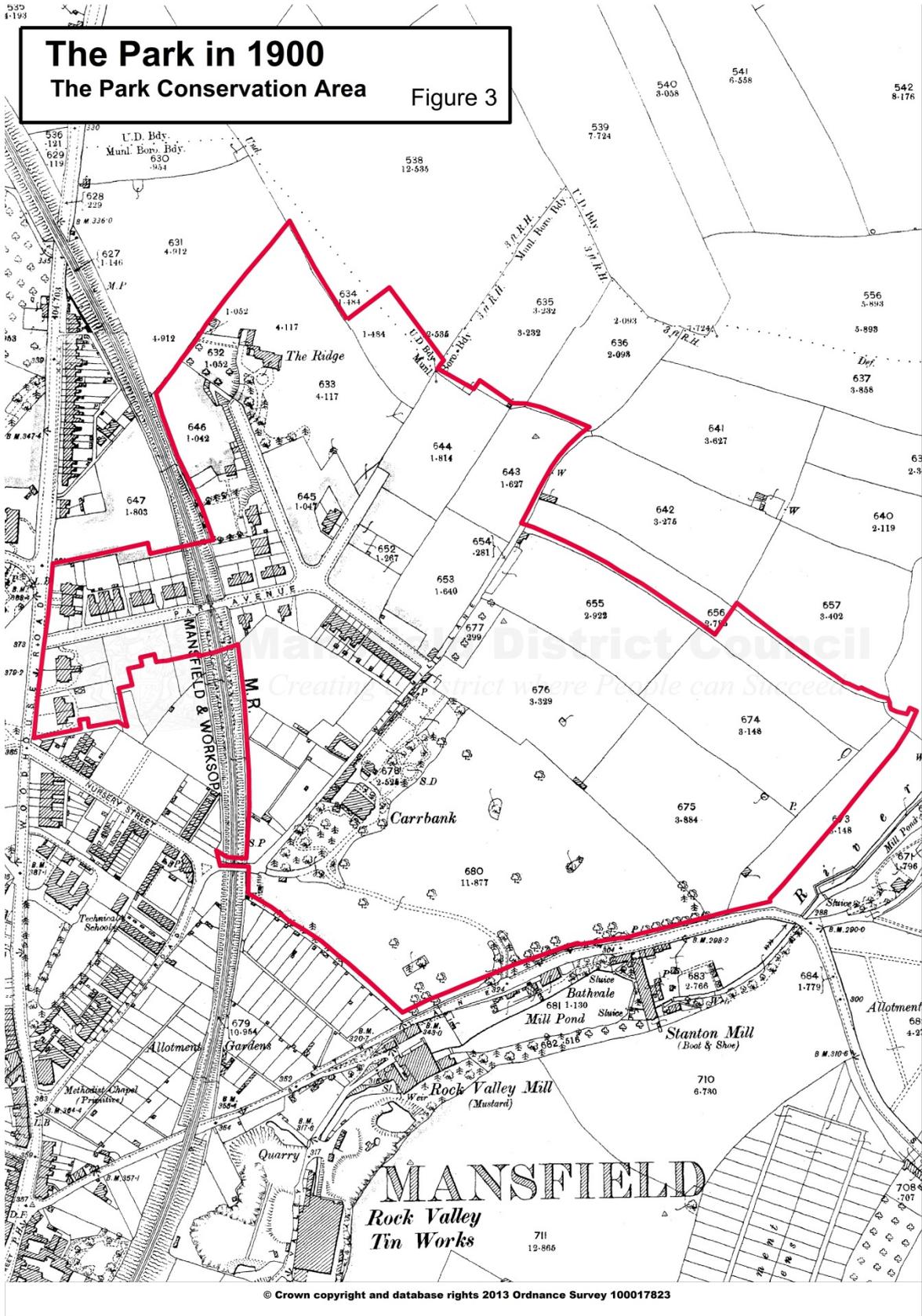
- 4.21 Carr Bank Hall (now Mansfield Manor Hotel) and its associated buildings are the oldest within the Conservation Area and form a distinct unit of buildings associated with the private estate of a wealthy local businessman.
- 4.22 The residential development of The Park is linked to the fortunes of the wealthy industrialists of late C19 Mansfield and the area includes many large dwellings, designed as symbols of conspicuous wealth, often set in large grounds and showcasing the latest architectural styles and trends
- 4.23 The first of the residential properties to be built were those along Park Avenue, the semi-detached houses fronting Woodhouse Road, Broomfield, Woodlyn, Parkholme, Park View and the terraces on The Park (off Windmill Lane). They were built approximately between the 1880s-1890s. The earliest buildings tended to be built from stone and are relatively large and imposing dwellings. They also show typical features of late Victorian architecture, for example two over two vertical sliding sashes and timber panelled doors set in classically detailed entranceways. These houses share a consistency of style.
- 4.24 The next significant development in The Park is from the turn of the C19 up to WWI, by which time a significant number of the buildings within The Park were built. In accordance with national architectural developments most buildings built here at this time, adopted features from the Arts and Crafts style of architecture. The Arts and Crafts style had its origins in an admiration for traditional art and craftsmanship and in particular looked back to medieval craft-guilds. This was expressed in the introduction of medieval features like timber framing, gothic and Tudor detailing, lower storey heights, with large areas of complicated, asymmetrical roofscapes and tall chimneys. Windows now tended to be leaded light casements, with some use of Art Nouveau stained glass designs.
- 4.25 The Ridge, built in 1899 and designed by local architect Robert Frank Vallance, is a fine example of this eclectic Arts and Crafts style. It was designed as a pattern book building, deliberately including a variety of styles in order to show the architect's capabilities. In doing so it also reflects many aspects of the designs of other buildings within the Conservation Area. The house is of a size and quality of only a few examples locally and was designed to be the most prestigious property within the main residential development of the Park. The Ridge currently stands vacant and its condition is poor, however the owners have planning permission for restoration and conversion of the Ridge and development within its grounds (MDC ref: 2012/0441 and 2012/0442/NT).
- 4.26 Of a competing scale and significance is Lochbuie, built by Vallance in 1907, and to a lesser extent also Sunnycroft, both exhibiting Arts and Crafts details. Lochbuie was built shortly after the Ridge some 100 metres to the south east with their grounds bordering each other. Both Lochbuie (now converted in to flats) and Sunnycroft have been restored as part of the Ben Bailey Homes

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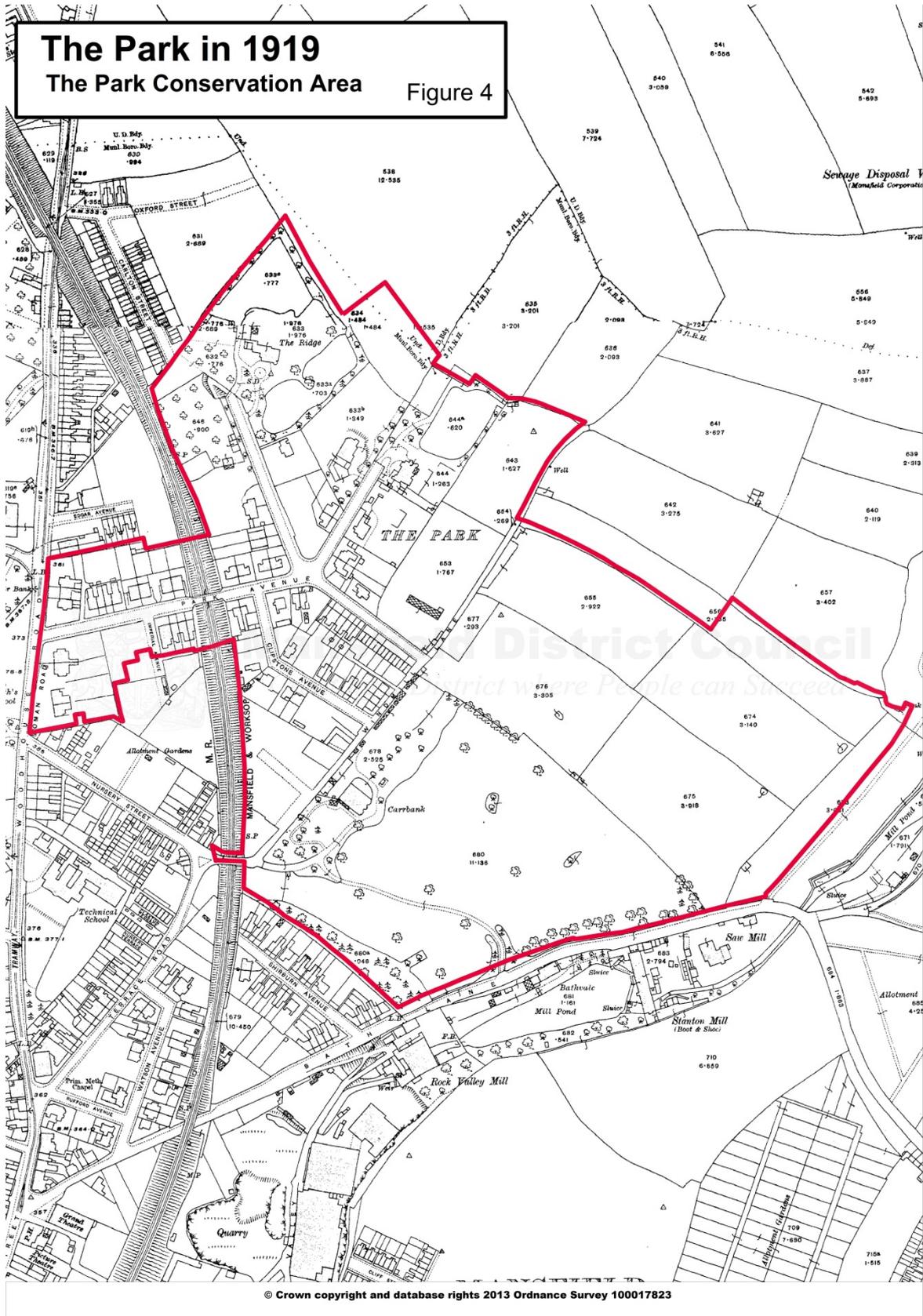
development c.2003 and make an important contribution to the character of the Conservation Area. Another good example of this style can be seen in the original portion of Ashdale Care Home, with its particularly fine timber plank door with decorative metal hinges.

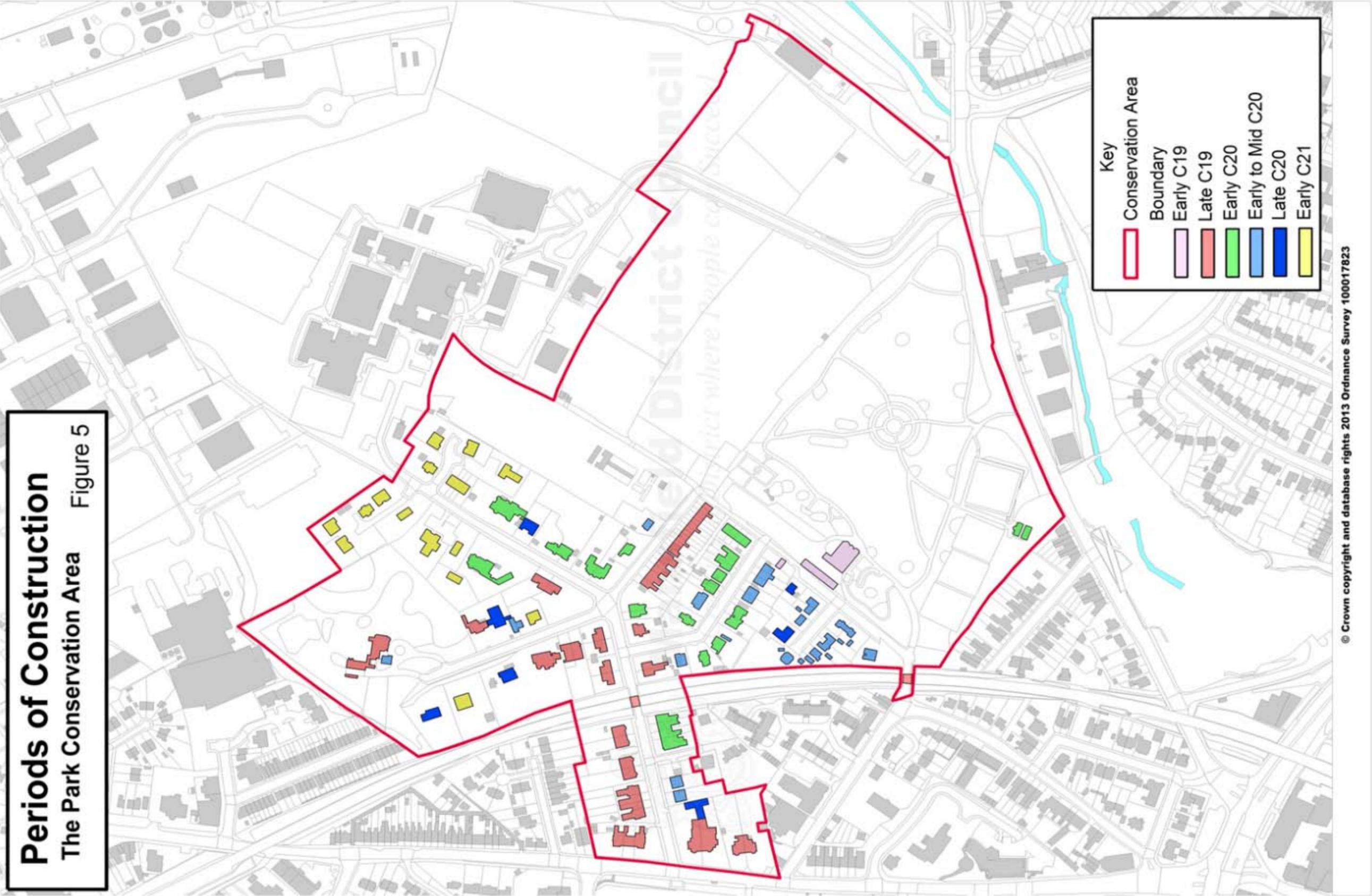
- 4.27 Arts and Crafts detailing filtered down to the more modest dwellings, with several houses at the top of Clipstone Avenue built in this style; an architectural theme used consistently and that makes the Conservation Area special.
- 4.28 Since the most recent large scale development in the Park which was undertaken by Ben Bailey Homes there has been one new house erected 'Oakholme' and this is within the grounds of Woodlyn. Work to develop the grounds of the Ridge and to restore the Ridge is imminent at the time of writing this document.

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C. SPATIAL ANALYSIS – LAYOUT AND PLAN FORM

Origins and Street Plan

- 4.29 The Park is primarily laid out around the radial roads of The Park and Park Avenue, creating a number of long, straight avenues. Houses are set back from the road behind front gardens, giving an open but controlled sense of space, with long, linear views.
- 4.30 The Park developed in a way that saw the area graduated in its land uses and building styles. The open areas of the landscaped Carr Bank Park and also the adjacent fields to the south-east, contrast with the built areas to the west. The built form changes from the terraced properties to the west (Woodhouse Road end) of Park Avenue, to a mixture of semi – detached and detached houses along Windmill Lane, Clipstone Avenue and The Park. As the land slopes upwards towards The Park the more condensed built form gives way to larger detached properties on The Park, set in more extensive and attractive landscaped grounds. Thus, this largely unspoilt planned Victorian and Edwardian suburb reflects in its entirety a social hierarchy that is accentuated through its eclectic mix of building styles where Arts and Craft architecture dominates. From the terraced houses on Park Avenue to ‘Lochbuie’ and the crown of the Conservation Area ‘The Ridge’ off the Park, the hierarchy is complete.

The character and interrelationship of spaces within the area

- 4.31 The Conservation Area is characterised by its hierarchy of buildings and spaces, the relationship between them and the natural landscape including numerous mature trees as well as the topography of the area which affords a variety of views. Gardens and grounds are separated by houses, with spaces between the buildings adding to the sense of grandeur.
- 4.32 The way streets join and terminate combine to create different types of spaces, which contribute to the character of the area. The centre of the radial routes is on high ground and opens out into a spacious pivotal point, with buildings angled onto it and views offered in four different directions down the main roads. From here views are also offered out down towards Windmill Lane and over the valley beyond.
- 4.33 There has been over the last decade some infilling within larger plots although the quality of developments has mitigated the loss of the spaces.
- 4.34 The Park has a diverse spatial character including the long narrow spaces of the roads enclosed by walls, buildings and street trees along Park Avenue to the large open green space of Carr Bank Park and the adjacent fields. The large garden plots of the area around the Ridge and to a lesser extent Lochbuie provide contrast to the smaller garden plots seen elsewhere within the Park although if the extant planning permission for the Ridge site is implemented then

this site will become more densely populated with buildings. The former nursery site adjacent to Windmill Lane is a large space between the open fields to the south east and the gardens of adjacent properties to the north. It is the relationship of buildings to spaces that contributes to the special character and appearance of The Park.

- 4.35 Carr Bank Memorial Park is an important area of open space and is well managed. The grounds of Carr Bank Park formerly belonged to the large C19 house, Carr Bank Hall, now renamed Mansfield Manor Hotel. Adjacent to Carr Bank Memorial Park are large fields that offer views to the west and Bath Lane. The fields off Windmill Lane to the east open out and stretch down the hill to Bath Lane. These fields give a rural and agricultural character to the area, reflecting past farming activity and providing an essential link between the modern urban environment and the former more rural open landscape environment which once predominated. An access road through the fields from Bath Lane to Brunts School has introduced an urban feature in to this area of open land.

Key Views and Vistas

- 4.36 Figure 6 indicates key views within the Park Conservation Area. The natural landscape and topography within the Park Conservation Area affords some special views, particularly long views through Carr Bank Park looking from the entrance off windmill Lane and also from Carr Bank Park hotel looking south and eastwards towards Bath Lane, taking in the newly erected bandstand and towards Ravensdale in the distance. Other long views, looking along Park Avenue and adjoining roads are more enclosed by the buildings and walls either side of roads. Shorter or glimpsed views are few in number due to the original layout of The Park area and historic pattern of development.

D. ARCHITECTURAL AND TOWNSCAPE CHARACTER

- 4.37 If a particular building or space, tree, wall or other feature is left out of the Conservation Area it does not mean that it is not important in itself. However, it does mean that its surroundings do not have the overall character that justifies inclusion in the Conservation Area, or it is separated from the main body of the Conservation Area by other areas not of sufficient merit to warrant inclusion. Areas immediately adjacent to the Conservation Area are important as they provide the setting for the Conservation Area and development proposals which impact upon these areas should take this into account.
- 4.38 The following description of The Park is done on a street by street basis. Where individual buildings are identified as being important, because they are either Listed Buildings or unlisted buildings that make a positive contribution to the character of the conservation area, they are highlighted and numbered in the body of the text. **These numbers cross reference to Figure 6 of the document to provide a more detailed description. Similarly, individual and groups of**

trees are also highlighted and numbered with the pre-fix 'T' and cross - reference to Figure 7 where they are identified.

Windmill Lane

- 4.39 The Conservation Area can be entered at the southern end of Windmill Lane. The railway bridge (1) and flanking stone walls make an attractive entrance feature.
- 4.40 Above the brow of the hump of the bridge two dressed stone pillars announce an entrance to Carr Bank Park. On the right is a further gateway with attractive, modern decorative ironwork gates, matching those used throughout The Park.
- 4.41 At the top of Windmill Lane views to the northeast open out onto the buildings which are ahead, framed by a pair of beech trees (T1). The road gradually narrows, giving a series of staggered points of interest.



Enclosure is given on the right by the stone boundary wall of Carr Bank Park and the attached Coach House. The wall retains a couple of older redundant entranceways, which add interest and history to the wall. On the left, properties are bounded by privet hedge.

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- 4.42 The houses on the left are probably Interwar in date, being two storey brick structures with some attractive features of their age, including tall chimneys, tile detailing and low overhanging eaves.
- 4.43 Approaching Oak Avenue three lime trees line the road on the north side (T2). Oak Avenue is a short straight road and views into this are given from Windmill Lane. The New Round house, framed by an oak tree (T3), makes an attractive termination to the view.
- 4.44 On the right is the stone Coach House (2) for Mansfield Manor Hotel (Previously Carr Bank Hall), currently used as a craft centre, with coffee shop. As one of the few non-residential buildings within the Conservation Area, it contains interesting features not seen elsewhere, like the arched carriage way and raised central tower with lunette window. This building forms an important element of the views up and down Windmill Lane and is flanked by a long boundary wall that gives a sense of enclosure to the road.
- 4.45 The road narrows towards Clipstone Avenue, presenting for view a small section of stone walling, a brick outhouse and an old stone gate pier being remnants of the old crew yard that was here before the land was developed for housing. The single storey height of this outbuilding allows views down the road towards number 1-4 Windmill Lane and beyond. Adjacent to the outbuilding is a small area of grass land bounded by a low iron railing fence, within which is a water pump and stone trough. This wider space provides a contrast to the built up Clipstone Avenue and enclosure of Windmill Lane by the stone wall to Carr Bank Stables and is important for this reason.
- 4.46 1-4 Windmill Lane on the left is an interesting row of four dwellings, altered in architectural detail, but clearly a quirky row of cottages in the Arts and Crafts style, using paned casements, overhanging eaves and corbelled chimneystacks. Of particular interest is the heraldic shield and medieval hood mould over each of the doors.



- 4.47 Beyond 1-4 Windmill Lane the lane narrows and stone rear facades of 2-26, The Park become prominent upon approach.

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- 4.48 On the right the stone wall bounding Carr Bank Park returns to the right and disappears into dense undergrowth. Views back up the road to the south west from this point are enclosed on the left and provide a series of staggered views, with the road broadening and gradually rising to the railway bridge.
- 4.49 Progressing down Windmill Lane north east the road becomes more of a country lane, narrowing significantly and bounded either side by stone walls. The wall of the Nursery is capped with an unattractive, unpainted galvanised steel railing, which could be enhanced. An interesting feature surviving here is another old stone gate pier.



- On the right the boundary wall is partially missing and in need of reinstatement. Land to the right is overgrown with vegetation preventing any further views across the fields and valley beyond. To the left views are offered up the hill towards the mature trees in the back gardens of properties on The Park.
- 4.50 As the road progresses north-east, the fields on the right are open to view, behind a mixture of boundary types. In places fencing could be enhanced. The fields are actively farmed and stretches of the open fields to the east of Windmill Lane are bounded by hedgerows, which together with the stone walls are an important element of the rural character of this area.
- 4.51 The land dips away sharply towards Bath Lane, obscuring this road from view, however views offer a glimpse of the remaining parts of the listed building Bath Mill which is mostly demolished and open out over to Ravensdale on the other side of the valley, providing a pleasant sense of openness. Mansfield Community Performance Centre stands surrounded by metal fencing just beyond the boundary of the Conservation Area.
- 4.52 The Conservation Area ends on Windmill Lane marked by roofless stone lean-to farm outbuildings on the right, Views are terminated by modern metal rail fencing and gateway that marks an entrance in to Brunts School.

Oak Avenue

- 4.53 Oak Avenue is a short cul -de -sac terminated by an interesting polygonal dwelling, called the New Round House (3). Although the Roundhouse has been

altered in its fenestration and by the addition of a side extension, its original form is still clear. It is one of the more interesting buildings within the area and holds a key position visually at the end of the road where it terminates the view and it is attractively framed by an oak tree (T3).

- 4.54 The majority of the rest of Oak Avenue is composed of semi-detached dwellings from the 1920s and 1930s. These have lost much of their original fenestration with an example of inappropriate Georgian imitation and stone cladding. The character of this road is a low density avenue, with semi-detached two storey houses, set back from the road behind small front gardens, many of which are bounded by privet hedges.
- 4.55 Views back down Oak Avenue are terminated by the stone wall of Carr Bank Park. The ridge of the other side of the valley is just visible above the wall.

Clipstone Avenue

- 4.56 At the bottom of Clipstone Avenue the side elevation of number 1 Windmill Lane is an attractive feature with its projecting eaves and corbelled chimneystack.
- 4.57 Entering Clipstone Avenue, the view north-west up the road is closed by the extensive and low-pitched roof of number 2 Clipstone Avenue (4). This building holds a key position where the road bends away to the right. This steep pitched roof, with low, overhanging eaves, is a typical feature of the Arts and Crafts style, which predominates in this area of The Park.
- 4.58 The buildings on the lower portion of Clipstone Avenue are built at a similar age to those on Oak Avenue. Most windows in this part of the Conservation Area and along Clipstone Avenue have been altered to UPVC with original Art deco features lost.
- 4.59 The other houses are mainly Interwar, semi-detached, using bay windows and projecting bays. There is also some use of terracotta stringcourse detailing and stone surrounds to windows and doors. The boundaries here are generally modern dwarf brick walls
- 4.60 Number 10 and 8 Clipstone Avenue mark the start of a gradual increase in the size and status of the dwellings as you move up the road. The properties also become slightly older the further up the road one goes. Number 10 exhibits some attractive architectural features of this age, including timber framing, moulded bargeboards, tile hanging and a ridge pinnacle.
- 4.61 Number 3 Clipstone Avenue is 'Sunnyways' (5), an attractive dwelling probably dating to the early C20. This building has a key position on the road as it bends round to the right. It has interesting architectural features, like the porthole detail in the gable, stained glass windows and six-over-one vertical sliding sashes. The house is covered in creeper that adds rich colours to the building and, when

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combined with the garden vegetation, gives a leafy appearance to the building. The property is bounded by a red brick wall, which gives way to timber fencing as it rounds the bend. There is an attractive oak tree to the rear (T4).

- 4.62 Number 6 Clipstone Avenue is another attractive red brick building of a similar age showing good architectural detailing in the use of terracotta over the windows, leaded casements and stained glass glazing in the door.
- 4.63 Number 4 Clipstone Avenue (6) is one of the more unusual buildings in the Conservation Area, with its gabled roof of plain tiles. The use of wavy barge boards is a feature seen at several other properties. A 'Monkey Puzzle' tree adds sculptural detail to the front garden (T5).
- 4.64 Number 2 Clipstone Avenue (4) is the building that terminates the view when seen from the south end of Clipstone Avenue, with its large and distinctive plain tile roof and low eaves. The building uses features like tile hanging, large barge boards and rough cast for walling, as seen elsewhere in the Conservation Area, but its use of timber shingles appears to be unique.
- 4.65 Clipstone Avenue is lined by red brick walls with pyramidal copings at its north end where it continues uphill to join Park Avenue, with views opening out to the pair of stone buildings at 17-23 Park Avenue. On the left is the rear range of number 18 Park Avenue and on the right is number 20 Park Avenue with its detailed projecting, pediment porch. A tall solid timber fence within part of the garden of this property abutting the brick boundary wall is a modern boundary treatment that detracts from the character of this part of the Conservation Area.

The Park (Off Windmill Lane)

- 4.66 From Windmill Lane looking north up The Park, is a row of red brick terraces on the left, stepping up the incline of Park Avenue. These are amongst the most modest buildings within the Conservation Area and are the only long terraces. The terraces have red brick frontages although rear elevations are of natural stone. Very little of the traditional glazing survives. To the front are small gardens enclosed with red brick walls with burnt brick copings. The front wall is an important feature of this row, defining its boundary on the street and surviving mostly intact although a few at the bottom end of the road have lost their walls where front gardens are used for parking.
- 4.67 On the right walking up the road is the Nursery, hidden by hedging. While this is an area of open space in the Conservation Area it is not open to the public or particularly visible. This is a neutral area, neither enhancing nor detracting from the character and appearance of the Conservation Area. There is potential for enhancement by improving the boundary treatment to the Nursery on Windmill Lane.

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- 4.68 Progressing up the street the terraces continue on the left and their status improves as they now have bay windows on the ground floor and are nicely detailed in local stone, using Mansfield Red stone for the walls with Mansfield White stone details. These buildings are bounded by a coped stone wall with gate piers, behind which are enclosed front gardens, a traditional feature of the period and which make a positive contribution to the character of the street scene. Looking up the road the incline becomes steep and accentuates the topography and rise in the ground towards the apex of the Park Conservation Area.



- 4.69 Further up on the right is 'Redcotes' which is an attractive Edwardian building of the early C20 in red brick, set in a leafy garden. This building exhibits features of its age, for example, tall chimneys, a tile hung bay with barge boards and ventilation breather in the gable.
- 4.70 Views back down The Park towards Windmill Lane are open right across the valley and terminate with the housing on the horizon. The foreground remains open and green. This is an important view within and out of the Conservation Area.

The Park (Towards Brunt's School)

- 4.71 Looking north, along The Park towards Brunts School, the first buildings on the right are a pair of impressive two and half storey, red brick, semi-detached, early C20 houses called 'Ashfield' and 'Fieldhead' (7). This building holds a key position at the apex of The Park and makes a positive contribution to the

character of the area. The properties are bounded by attractive low red brick walls with stone copings and brick gate piers with canted stone pyramidal coping stones that abut the back edge of the pavement. The footpath is lined with mature trees to the front edge of the pavement.

- 4.72 Opposite are Broomfield and Woodlyn (8) – large semi-detached dwellings of local stone and some of the first buildings to be built within the estate. Woodlyn has a single storey C20 glazed conservatory to its gable and a separate building within its grounds which is more recently erected. These properties are bounded by stone walls using pitch faced stone and along with the other walls either side of the road are important to the character and appearance of the area.
- 4.73 Adjacent to 'Fieldhead' are Parkhaven and Parkside, which are Edwardian, red brick, semi-detached dwellings with modern alterations.
- 4.74 Looking towards Brunts School, the road is lined by an avenue of attractive Lime trees (T6) at the front edge of footpaths either side. Woodlands is a modern bungalow built on the former tennis courts of Parkside. To the right of Woodlands is an unattractive row of garages with asbestos sheet roofing set behind a timber fence, which is a potential area for improvement. Progressing down the Park towards the school the dwellings increase in size and status, with Lochbuie and Sunnycroft, two of the largest and most significant buildings within the Park Estate. Both make a positive contribution to the character of the Conservation Area and are now restored and converted to flats as part of the Ben Bailey homes development of the early C 21.
- 4.75 On the left is Lochbuie (9), a large Arts and Crafts style dwelling with stables, similar in style and status to The Ridge. It was designed in 1907 by the architectural practice formed by Robert Vallance and Louise Westwick. Lochbuie is rich in architectural detail and is one of the finest buildings within the Conservation Area. The building is set within large grounds that stretch down to the north east boundary of the Conservation Area. A contemporary former coach house, also in the Arts and Crafts style of architecture, stands within the grounds to its left as viewed from the road and has also been converted to flats. To its rear is a new house utilising the Arts and crafts theme and built by Ben Bailey homes. A mature Horse Chestnut tree stands at the entrance to Lochbuie (T7).
- 4.76 On the right is Sunnycroft (10), another large detached dwelling. Although there have been several alterations it still retains a variety of original architectural features and has a varied roofline, typical of buildings of the Arts and Crafts style of architecture. It was set within large grounds running down towards the school, however there has been new development around Sunnycroft as part of the Ben Bailey Homes development and a modern estate type road now runs towards its rear where new housing is now located.

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4.77 The nature and character of this part of the Conservation Area when originally laid out was one of large properties set within extensive, landscaped grounds. When built, these large properties were occupied by relatively wealthy people including Robert Frank Vallance at the Ridge. The size of properties and their grounds reflected the social status of the owners and position in the hierarchy of the area. Today, a number of the larger terrace and detached buildings have been converted into new uses. In addition, in 2003 Ben Bailey Homes developed the area to the north of Sunnycroft and Lochbuie for housing resulting in a more densely populated and built urban landscape. While it is true that the original natural landscape character of this part of the Conservation Area has changed the development was careful to retain large green spaces and mature trees that have preserved some of the natural character and the balance of buildings to spaces. This is enhanced by the high architectural quality of the houses that have been built using appropriate natural materials and architectural detailing following the Arts and Crafts theme established by Vallance in the late C19.



The careful balance of buildings to spaces is important to the character of this part of the Conservation Area. Proposals for development should have regard to this element of urban design to retain the balance of natural and built landscape in this part of the Conservation Area.

- 4.78 Walking back up The Park towards the apex convergence of the four roads, the brow of the hill offers glimpses of the roofs beyond. The Lime trees that line the road form a leafy avenue (T6).

The Park (Towards the Ridge)

- 4.79 Heading north-west along The Park towards The Ridge the right hand side of the street is bounded by the stone wall of the grounds of Woodlyn. This wall is capped by a timber fence, giving significant height to this boundary and preventing any views into the garden. Stone walls form the front garden boundaries of properties and line the road either side to the back edge of pavement. The wall to the left is punctuated by gate entrances with stone pyramidal caps.
- 4.80 On the left is a semi-detached, late Victorian, stone dwelling now called Parkview and Parkholme (11), again, one of the earliest buildings to be constructed in The Park. The properties are set back behind a coped stone wall and have canted bay windows, deeply recessed porch door entrances with stone surrounds and key stones above. An old lamp column with a modern head fitted, stands within the pavement.
- 4.81 Further down on the left is Autumn Park nursing home (called Dovetail House) which is a large detached stone property set within what would have been extensive grounds, a proportion of which is now built over with Tolmar Lodge. The building has been quite altered though does exhibit features of its age, including an interesting Gothic doorway set in a lancet arch with hood mould and carved label stops, seen on the north facing elevation. A recent two storey extension has been added to this elevation. The front garden is bounded by a row of six lime trees that are protected by a tree preservation order (T10).
- 4.82 Tolmar Lodge on the left is a modern red brick building of one and half storeys. The building is effectively hidden from view as the land drops away behind a stone boundary wall, which was presumably part of the same wall bounding the grounds of Dovetail House.
- 4.83 Opposite and built within the former grounds of Woodlyn is the newest building on this stretch of the Park, Oakholme. Oakholme is constructed in pitch faced stone with a slate roof and a front garden bounded by a metal railing the property complements this part of the Conservation Area. Adjacent to Oakholme is a pair of garages. One serves the new building and once belonged to Woodlyn. The garage is probably Interwar in date. The garage on the left is possibly the coach

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house for Ashdale Care Home and is an attractive brick structure with dentilated eaves and breathers in the gable. Ashdale Care Home (12) was once a smaller detached dwelling but has been equalled in size by a large extension. The original portion of the property is an attractive stone and rendered property in the Arts and Crafts style. Ashdale Care Home is bounded by a modern stained timber fence in concrete posts, which detracts from the area. Mature trees are set within the grounds and combined with other mature trees along this road provide a dominant natural leafy aspect which considerably enhances the landscape character of the Conservation Area.

- 4.84 On the left is Spring Bank, another modern infill development. It is set well back from the road on land that slopes away to the west, which effectively screens the building from view. Spring Bank and Tolmar Lodge are separated by a more recent dwelling.
- 4.85 The increasing size and status of the buildings on this road culminates with The Ridge (13) on the right. This is the most prestigious building within the Conservation Area and was designed in 1899 as a pattern book building by owner and architect Robert Frank Vallance. The Ridge occupies the crown or apex of the Conservation Area and is a wonderful eclectic mix of architectural styles that sets it apart from other buildings. The grand stone entrance is a superb feature that makes this building special. Unfortunately, The Ridge has been a target for architectural thieves and vandals that has resulted in the loss of many fine features. The building also suffered a fire to central and rear areas. Lochbuie, its sister building, is close by and the two have common architectural detailing. It is the Ridge, however, that is the most important building architecturally and socially in terms of its position at the summit of the Conservation Area.



The Ridge (Nottinghamshire Archives DC/M 3/6/1/493)

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The trees within the grounds of the Ridge have been recorded in a study by Weddles of Sheffield on behalf of the owners. Of particular note are a willow (T8) and an avenue of lime trees (T9). Planning permission has been obtained (MDC Ref: 2012/0442/NT for conversion of the Ridge in to two dwellings and development of 23 dwellings and 18 apartments within the grounds of the Ridge that if implemented will result in the loss of some of the trees although retaining a number of others. Mr Vallance lived in the house until his death in 1908. There is unattractive metal security fencing along the boundary to the road and at its entrance.

4.86 Views back down the road are of a broad avenue, which is leafy and green in summer (T10).

4.87 The confluence of the four roads of The Park and Park Avenue form a wider open space and an important feature in the Conservation Area. The roads widen at this point, before narrowing again into each of the individual roads. The space at this confluence is framed by the buildings and boundaries around it and is an attractive pivotal point of the Conservation Area. A Royal mail post box with the emblem of King Edward VII stands in the pavement on the corner of The Park and Park Avenue outside numbers 22-



24.

Park Avenue (Towards Woodhouse Road)

4.88 Park Avenue is a long, straight road, dipping downhill to the west towards Woodhouse Road. It is lined with an almost unbroken avenue of limes (T11), an important and attractive feature. Park Avenue contains some of the older buildings within the Conservation Area, which are mostly built of stone and show a consistency of style. Houses are set back from the road, broadening the space given by the road, but enclosed by the good degree of survival of boundary walls



- 4.89 On the left is 22-24 Park Avenue (14), an attractive and well-proportioned pair of red brick semi-detached houses with classical detailing over the windows and doors. The buildings have been well-sited to frame the apex of The Park where the four roads converge.
- 4.90 Flanking the entrance to Clipstone Avenue are two red brick buildings. Number 20 (15) presents a main elevation to both Park Avenue and Clipstone Avenue with a classical pediment over the doorway on Clipstone Avenue. 16-18 Park Avenue (16) fronts to Park Avenue, with a rear range of outbuildings visible on Clipstone Avenue. This building displays an attractive use of stained glass windows and numbers 22-24, 20 and 16-18 Park Avenue have their original sash windows intact adding considerable character to their appearance.
- 4.91 On the other side of the road are two pairs of stone semi-detached houses, numbers 17-19 (18) and 21-23 (17) Park Avenue. This symmetrical use of a pair of buildings is also seen further down Park Avenue and adds to the coherence of the buildings on this road. The importance of this symmetry should be taken into account when considering alteration and/or extension. Importantly, they have retained their original features including doors and sash windows.
- 4.92 At this point, Park Avenue narrows slightly and traverses the railway line over a slightly humped stone built bridge with high stone walls (19). Views down the train track take in thick vegetation either side but offer a glimpse of the bridge at Windmill Lane/Nursery Street.
- 4.93 After the bridge the road broadens out and on the left is 8-14 Park Avenue (20), a row of three storey houses, now flats, with a distinctive range of gables, including a pair of Dutch Gables, unique in this Conservation Area. The frontage is a combination of red brick and render and there are stacked bay windows and oriel windows at first floor adding interest to the building.
- 4.94 On the right is another pair of stone semi-detached buildings, 13-15 Park Avenue (21) and 9-11 Park Avenue (22). Unfortunately the original fenestration to numbers 9-11 has been lost but their significance as an imposing set piece of architecture remains. These buildings are used as flats.

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- 4.95 On the left is a pair of brick detached dwellings. These are a later infill development, probably of 1930s-1940s in date. They are of a more modest size and scale, though do retain attractive brick quoin stones and porch details.
- 4.96 The last buildings on Park Avenue to the right are a row of stone terraces with repeating bays, 1-7 Park Avenue (23). A particularly nice feature of these buildings is the retention of the decorative iron railing above the bays.
- 4.97 At the junction of Park Avenue and Woodhouse Road are 28 and 29 Woodhouse Road, both imposing Victorian stone structures, which mark an exit point of the Conservation Area. The entrance to number 28 is via a side porch in a projecting gable with interesting Gothic window detail. Buildings are bounded by attractive pitch faced stone walls with entrance drives marked by stone gate piers with pyramidal coping stones.

Woodhouse Road

- 4.98 One of the main entrances to the Conservation Area is off the busy A60 Woodhouse Road. The entrance is flanked by tall and imposing stone buildings, with the tree lined Park Avenue stretching off gently uphill behind. On the left is 29-31 Woodhouse Road (24), a row of 3 houses. On the other side of Park Avenue is 27-28 Woodhouse Road (25), now both hotels. Impressive stone walls punctuated by pedestrian gate entrances flanked by stone piers with pyramidal copings enhance the setting of these buildings. Behind the walls mature trees provide a natural contrast to the buildings behind. Numbers 27-28 Woodhouse Road have white painted stone walls, a treatment not seen elsewhere within the Conservation Area and which hides the natural beauty of the stonework and should be avoided. These buildings have lost most of their original fenestration but are nevertheless of an impressive scale, with many good details surviving.
- 4.99 Further up Woodhouse Road are numbers 25-26 (26), a large stone semi – detached building, set well back from the road, with classical details using foliate capitals and polychrome work over the window. Windows are timber vertical sliding sashes.

Bath Lane

- 4.100 The southern boundary of the Conservation Area runs along Bath Lane, following the edge of Carr Bank Park. The Park sits on higher land than Bath Lane and is retained behind a stone wall, topped in places with decorative railings. From the edge of the Park the site and noises of Bath Lane intrudes into the relative tranquillity of the Park. There are a couple of entrances into the Park from Bath Lane, through grand rusticated stone gate piers.
- 4.101 The boundary then veers away from Bath Lane, following the fields by the River Maun. Another entrance to the Conservation Area is the access road through the area of open fields to Brunts School. This development represents an urban

intrusion into the open spaces of the fields and significantly detracts from their open character. Further developments of an urban nature should be avoided if the rural character of these fields is to be preserved. This unsympathetic intrusion detracts from views up through this part of the Conservation Area and from within Carr Bank Memorial Park. The mini roundabout at the bottom of the access road forms an unattractive entrance point in to the Conservation Area.

4.102 This road to Brunts school from the south now opens up access to the open fields and gives views back up the valley towards Windmill Lane, where a dip in the fields frames the terraces on The Park, forming one of the more attractive views within the Conservation Area.

4.103 The eastern boundary of the Conservation Area borders private school land.

Carr Bank Park

4.104 Carr Bank Park is bounded by a stone wall along Bath Lane and is entered through rusticated gate piers, giving a sense of importance to the Park. Within Carr Bank Park the main driveway into the Park off Windmill Lane is entered through rusticated gate piers with a gate bearing the date the Park was opened. The driveway curves into the Park on elevated ground, bounded by a stone wall that defines this significant entrance to the Park.

4.105 The character of this part of the Conservation Area is in complete contrast to the suburban nature of the Victorian and Edwardian housing development. Carr Bank is a large urban park and provides a valuable area of open space in a built up area. The Park is on land sloping approximately north- west to south- east. It can be accessed off Windmill Lane, from which views open out across the Park and over the valley to Ravensdale. The Park is mostly open grassland with a central area marked by a new but traditionally designed bandstand from where foot paths radiate outwards. Sports facilities are provided to the south west of the Park, together with an Arts and Crafts pavilion (27).

4.106 The grade II Listed Carr Bank House (now Mansfield Manor Hotel) (28) sits on high ground commanding an imposing and visible position within the Park. It is an attractive stone building of the early C19 with later alterations. From here there are long views across the Park towards Bath Lane and Ravensdale. Important views are recorded at Figure 6 'Townscape Character'.

4.107 A grotto (29) (Grade II listed) is also in the grounds east of the house and probably dates from the earliest schemes for the Park. Also of interest are a number of late C19 and early C20 pet graves (30) near the grotto, presumably laid out by the then owners of Carr Bank House. An ornate cast metal pergola over a path way adjacent to the grotto provides an attractive entrance towards a formal secluded garden.

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4.108 The Park is also home to four memorials (31-34), the largest of which sits near the terraced area east of the house. This is an imposing Grade II listed Monument to those killed in the First World War, located on a semi-circular platform with central steps and designed by the renowned local architect A S Buxton. To the west of the house where the carriage way curves round in front of the house is a further stone war memorial dedicated to the Sherwood Foresters. Also included in the south of the Park is a memorial to Thomas Hartas from his daughter, dated 1937. This memorial is interesting in its use of stone coursed with slate, giving the impression of rusticated masonry. The most recent memorial is to those killed in conflict since WWII ended (34).

4.109 A fine new bandstand (35) now occupies the centre of the Park and was erected in 2011.

4.110 Carr Bank Park is an especially important area of green open space, including landscaped grounds that retain some of the original specimen trees from the early landscaping of Carr Bank Park, including Cedars of Lebanon and Yew Trees, probably up to 200 years old.

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Mature trees are seen throughout Carr Bank Park and are recorded in a study by Midland Tree Surgeons Limited of Ashbourne Derbyshire undertaken in September 2003. Of particular note and visible opposite the car park entrance on Windmill Lane are a pair of Cedars of Lebanon (Fig 7 -T12). Also noteworthy is a shelter belt of twenty six lime trees (Fig 7-T13) that bound the Park on its northeast and southwest boundary.

Local Details

- 4.111 Buildings within The Park Conservation Area were principally first erected during the late C19 and then the early C20 when the road network was designed and laid out. This period was dominated in Mansfield by the influence of Arts and Crafts style architecture and buildings within The Park are very reflective of this. The eclectic mix of styles from previous periods of building history are seen; There are examples of Tudor style black and white timber work, tall red brick chimneys, Victorian vertical sliding sash windows with margin lights down the sides, bay windows and windows with coloured glass with designs incorporated.



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There are large overhanging roofs with clay or slate roof tiles and there are also timber panelled doors, some with coloured glazing and some set within deep recessed porches with stone surrounds.

4.112 Important to the make- up and character of The Park, are its boundary walls and trees which were also integral to the initial planned layout of the area. Boundary walls are one of the key features of The Park Conservation Area, complementing the houses, as well as defining the long spaces of roads and spaces between

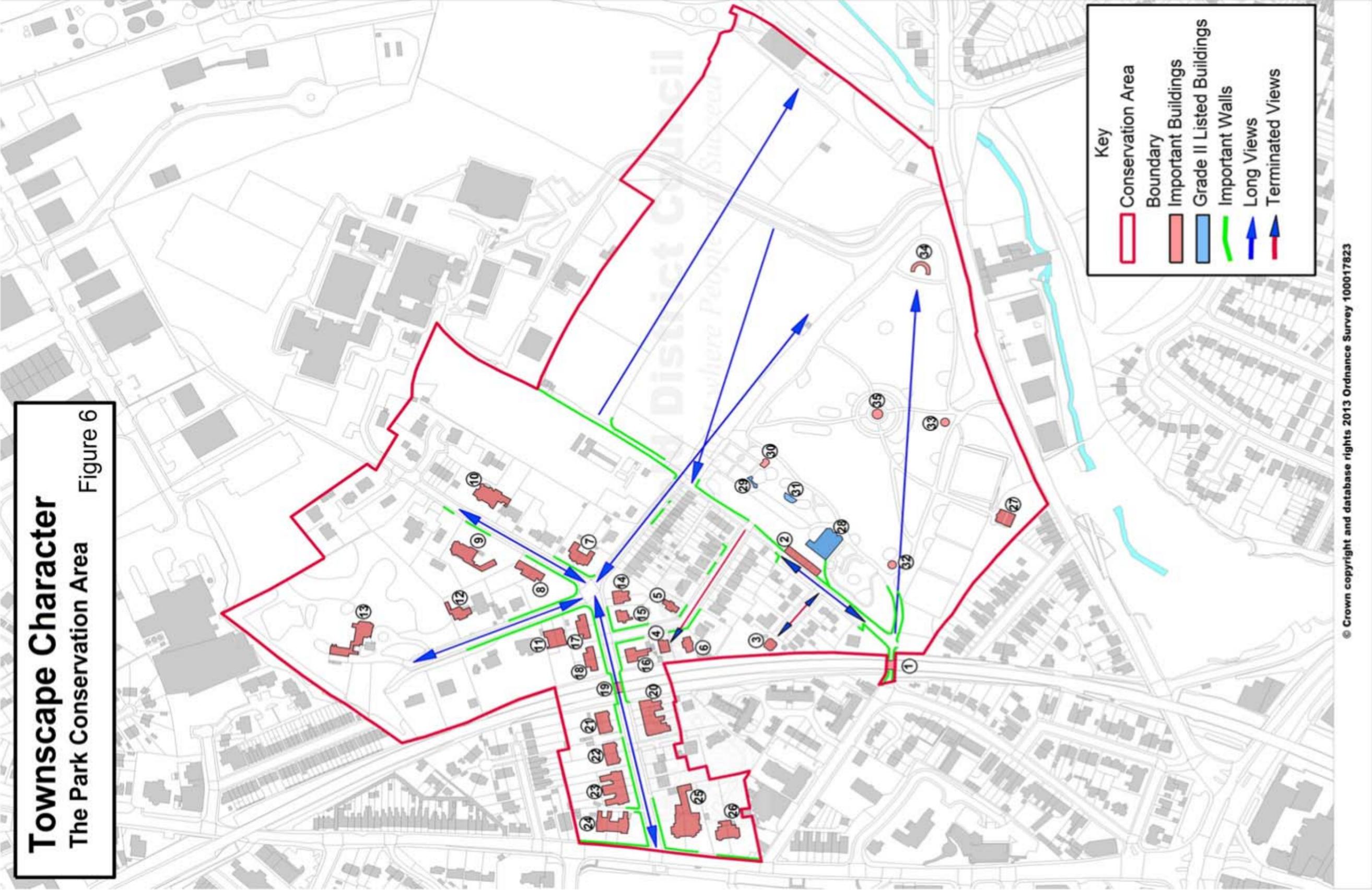
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buildings. Many stone boundary walls have stone gate piers with pyramidal coping stones some with the name of property inscribed.



There are also a number of attractive red brick walls with stone copings and gate piers with stone copings. The tall wall flanking Carr Bank coach house offers architectural interest in the form of blocked doorways. As Windmill Lane narrows towards Brunts School the road is bounded by stone walls either side. Carr Bank Park is also bounded by a stone wall along Bath Lane and is entered through rusticated gate piers, giving a sense of importance to the Park. Within Carr Bank Park the main driveway into the Park off Windmill Lane is also entered through rusticated gate piers where the driveway and stone walls that curve into the Park on elevated ground define this significant entrance to the Park.

- 4.113 Very little survives of the original agricultural use of the land on which The Park was built. However, a small section of stone walling and a stone gate pier on Windmill Lane (at the bottom of Clipstone Avenue) are the remains of a crew yard. A similar stone gate pier also survives near the entry to the Nursery. The Plan of Townscape Character at Figure 6 indicates important buildings and boundary walls that make a positive contribution to the character and appearance of the Conservation Area. Building descriptions are at Appendix A and relate by number to Figure 6.



Trees and Green Spaces

- 4.114 The Park Conservation Area derives much of its character from its greenery. This greenery comes not only from key individual trees but also from the large amount of planting within gardens of the houses and within pavements lining the roads of the area.



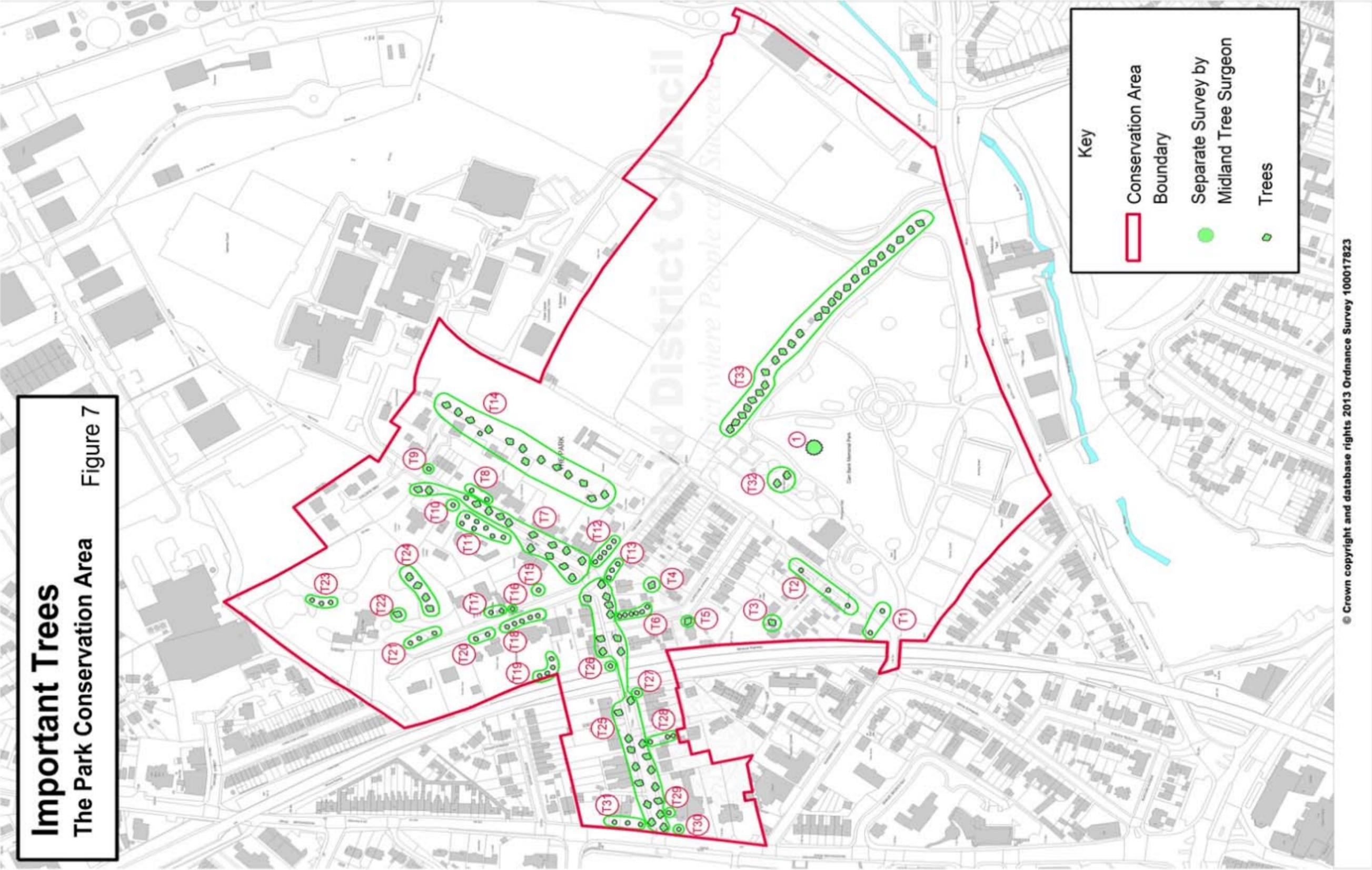
The northwest side of the Conservation Area is home to the more prestigious houses, like The Ridge, Lochbuie and Sunnycroft. These were all set in large, landscaped grounds with a mixture of open grassed areas and carefully placed individual trees and avenues of trees. The balance of buildings to spaces and in particular green spaces has shifted in favour of built structures. New developments in the grounds of Lochbuie and Sunnycroft have resulted in the loss of a number of trees and the same is now the case for the site of the Ridge where development is imminent. However the area retains its mix of natural and townscape character and the existing greenery and planting, including remnants of old orchards adds an important green backdrop to many of these buildings and is part of the special character of The Park Conservation Area.

- 4.115 Trees have been planted with care throughout The Park Conservation Area. Of particular note are the lime avenues, seen most clearly along Park Avenue and also at Lochbuie, Sunnycroft and along sections of Windmill Lane. These are designed to accentuate and soften the hard landscape of straight long roads and buildings. On Park Avenue the limes in summer partially obscure the buildings, offering glimpsed views. In winter the dynamic changes, as views open out with the bare trees framing the views up and down the road. This framing quality is particularly apparent and attractive around the apex of The Park where the four roads meet.
- 4.116 The impressive green space of Carr Bank Park, its mature trees and the trees planted within pavements along the Park make a hugely important contribution to the character of the Conservation Area. So too do the open fields that stretch down towards Ravensdale, being the last remnants of a previous era when the economy was dominated by agriculture. But it is also the cumulative impact of

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gardens and trees within gardens that make a collective and significant contribution to the character and appearance of the area.

- 4.117 While the trees referred to in this document have been highlighted for the positive contribution they make to the character and appearance of the Conservation Area, this does not mean that other trees are not important and most trees will make a positive contribution to the leafy and well-vegetated character of The Park. It is also significant to note that privet hedges also appear at various sites throughout The Park. They are seen along Windmill Lane, being used at several properties on the west side of the road. They form a green line delineating the street frontage and provide all year round greenery in a predominantly deciduous area. Trees within the Park that contribute most strongly to the character and appearance of the Conservation Area are identified at Figure 7 and its accompanying schedule.



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Important Trees

This list includes all those trees that contribute most strongly to the Conservation Area in terms of their appearance and/or historic interest. In the interests of amenity, provision has been made for the preservation of some of these trees by the making of Tree Preservation Orders. The exclusion of any tree from this list does not necessarily indicate that it has no contribution to make to the character of The Park Conservation Area. The numbers below relate to Figure 7.

- T1. Beech (S) and copper beech (N) framing entrance to Windmill Lane
- T2. Avenue of 3 limes on the north side of Windmill Lane
- T3. Oak in grounds of New Round House
- T4. Oak to rear of Sunnyways (TPO)
- T5. Monkey puzzle in grounds of 4 Clipstone Avenue
- T6. Five Cherry Plumbs, 1 yew, 1 Eucalyptus, at 20, Park Avenue (TPO)
- T7. Avenue of 16 limes along The Park toward Brunts School
- T8. 1 sycamore, one lime in grounds of Sunnycroft
- T9. 1 Lime in grounds of No.1 Sunnycroft Court
- T10.1 Sycamore south of 9 The Park
- T11.1 Beech, 1 Sycamore, 2 Horse Chestnut, 1 London Plane and 2 Lime to front of Lochbuie.
- T12. Row of 7 Limes, 6 within grounds (S) of Ashfield and one at Redcote, The Park
- T13. 1 Sycamore and 2 Limes within grounds (E) of 24 Park Avenue
- T14. Shelter belt of fifty various trees on land between The Park and Windmill Lane including 22 sycamore, 5 Beech, 7 Ash, 10 Holly, 1 Poplar, 1 birch and 4 Hawthorn
- T15. 1 Copper Beech within grounds of Woodlyn (TPO)
- T16. 1 Oak (NW) of Oakholme
- T17. 1 Beech within grounds of Ashdale care Home
- T18. Avenue of six limes in grounds of Dovetail House (TPO)
- T19. Group including Limes, Horse Chestnut and London Plane to rear of Dovetail House (TPO)

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- T20. 1 Beech and 1 Sycamore adjacent (E) of Tolmar Lodge
- T21. 1 Ash, 1 Holly and 1 Lime at entrance to the Ridge
- T22. Willow in grounds of The Ridge
- T23. 1 Beech and 2 Sycamores within grounds of The Ridge
- T24. Avenue of Limes at The Ridge
- T25. Avenue of twenty-five limes and 1 Maple along Park Avenue
- T26. 1 sycamore on railway embankment on Park Avenue
- T27. 1 Horse Chestnut to NE and within grounds of 8-34 (Flats) Park Avenue
- T28. 1 Willow to front garden and 1 Sycamore and 1 Birch to rear garden of 4 Park Avenue
- T29. 1 Walnut (N) within grounds of The Lodge Hotel
- T30. 1 Sycamore (W) within grounds of The Lodge Hotel
- T31. 2 Limes and 1 Copper Beech adjacent to A60 within grounds of 29 Woodhouse Road
- T32. Pair of cedars of Lebanon in Carr Bank Park 2
- T33. Shelter belt of twenty-six limes in Carr Bank Park 2

1 See also Midland Tree Surgeons Ltd: Tree Survey of Carr Bank Park, Bath Lane, Mansfield (September 2003) for a full survey of trees in this park. Copies are available to view at the Council.

Non Designated Heritage Assets

4.118 The District Council has adopted a set of criteria to be used to identify non designated heritage assets of local importance. This guidance follows the guidance published by English Heritage in May 2012 entitled 'Good Practice Guide for Local Heritage Listing' (See Appendix C). Such assets do not meet the standard for national listing but are nevertheless of significant local importance. Within the Park Conservation Area there are two Local Heritage assets of note, these being 'The Ridge' and Lochbuie.

Negative Factors

4.119 Traffic Intrusion and Streetscape

Like the suburbs of many historic towns The Park Conservation Area has suffered from the intrusion of traffic as car ownership has risen, leading to an increase in on street car parking. This has presented a challenge to the area and in particular to those narrower streets where access is more difficult for vehicles. One result of this has been the desire to take private vehicles off road by removing front walls and parking on front garden areas, most notably along the Park leading to Windmill lane. This in turn has resulted in the break up or loss of boundary walls in some parts.

4.120 The introduction of natural materials to pavements and the use of a uniform traditional street light column design painted black would help improve the appearance of streets. Ideally, if the design of the original street columns could be replicated (where the evidence of originals exists) this would offer the best solution to enhancing the character and appearance of the area. However, this may not be possible and in the shorter term it would be beneficial to repaint all existing lighting columns black to improve their appearance and as an alternative to replacement of the whole column the use of more traditional designed light heads to existing columns could be explored. Modern off the shelf highway street lighting columns are of a standard design and would not reflect the status and character and appearance of the area and so if replacement columns are ever considered they should be reflective of the history of the area.

4.121 In addition, while most trees within the footways are in good health and allow pedestrian access between the tree at the front edge of the pavement and boundary walls at the back edge of pavement, one or two trees require managing to ensure this principle is maintained throughout the area.

4.122 Within and adjacent to front gardens there are some properties with tall solid timber fences which are visually harmful to and out of character with the street scene. These could be replaced with hedgerows to provide privacy to front gardens and a more natural appearance that would enhance street scenes in keeping with the historic character and appearance of the area. Modern security metal fencing such

as that at the entrance to the old nursery site on Windmill Lane also detracts from the appearance of the area and should be painted black or removed.

4.123 Individual Buildings of Negative Impact

The Park is blessed with many finely designed buildings and there are no principal buildings within the Conservation Area that have a negative impact. However, there are some garages with corrugated metal roofs along the Park that detract from the appearance of the area.

4.124 Traditional Features

Traditional features to buildings are important because they add value and character to the architectural quality and appearance of buildings and bring historic integrity. The Park Conservation Area has suffered with the loss of traditional building features to a number of properties and in particular the replacement of timber sash windows and timber panelled doors with modern UPVC equivalents and the loss of natural slate or clay roof tiles, replaced with concrete versions. This is noticeable in properties along Woodhouse Road, stone terrace properties to the lower end of Park Avenue and along the Park towards Windmill Lane and the stone Terrace. There has also been a trend to remove front garden walls to make way for parking on front garden areas resulting in visual harm not only to the setting of the properties in question but also to the enclosed nature of the street scene as a whole. It is important that the consistency in styles and presence of walls is maintained.

4.125 Infill Developments

Since the Ben Bailey's housing scheme was built at the top end of the Park in 2003, one new house has been erected along the Park towards the Ridge. Other development has seen smaller extensions to properties and the development at the Ridge is under construction at the time of updating this Appraisal. Overall the standard of infill development has been high in the use of traditional and natural materials and styles and the overall character of the Conservation Area has been maintained. However, the more open landscape character at the top end of The Park in the area of Lochbuie and the Ridge has changed/is changing due to the development occurring there. But there remains a considerable presence of mature trees and spaces that complement the overall existing character of the area.

Loss

- 4.126 Perhaps the greatest threat to the Conservation Area has been damage caused by vandalism to the Ridge, the home built by Robert Frank Vallance in 1899. The Ridge was designed and located as the crowning glory of the planned Victorian Conservation Area. More recently, following a public enquiry in 2002 that saved the building from demolition by Nottinghamshire County Council it has changed ownership twice but remained vacant. Architectural theft and fire has destroyed parts

The Park Conservation Area Character Appraisal and Management Plan

of the building and the opportunity to revive its fortunes now lies in the hands of the current owner who as part of the Planning permission for the site is set to restore the building.



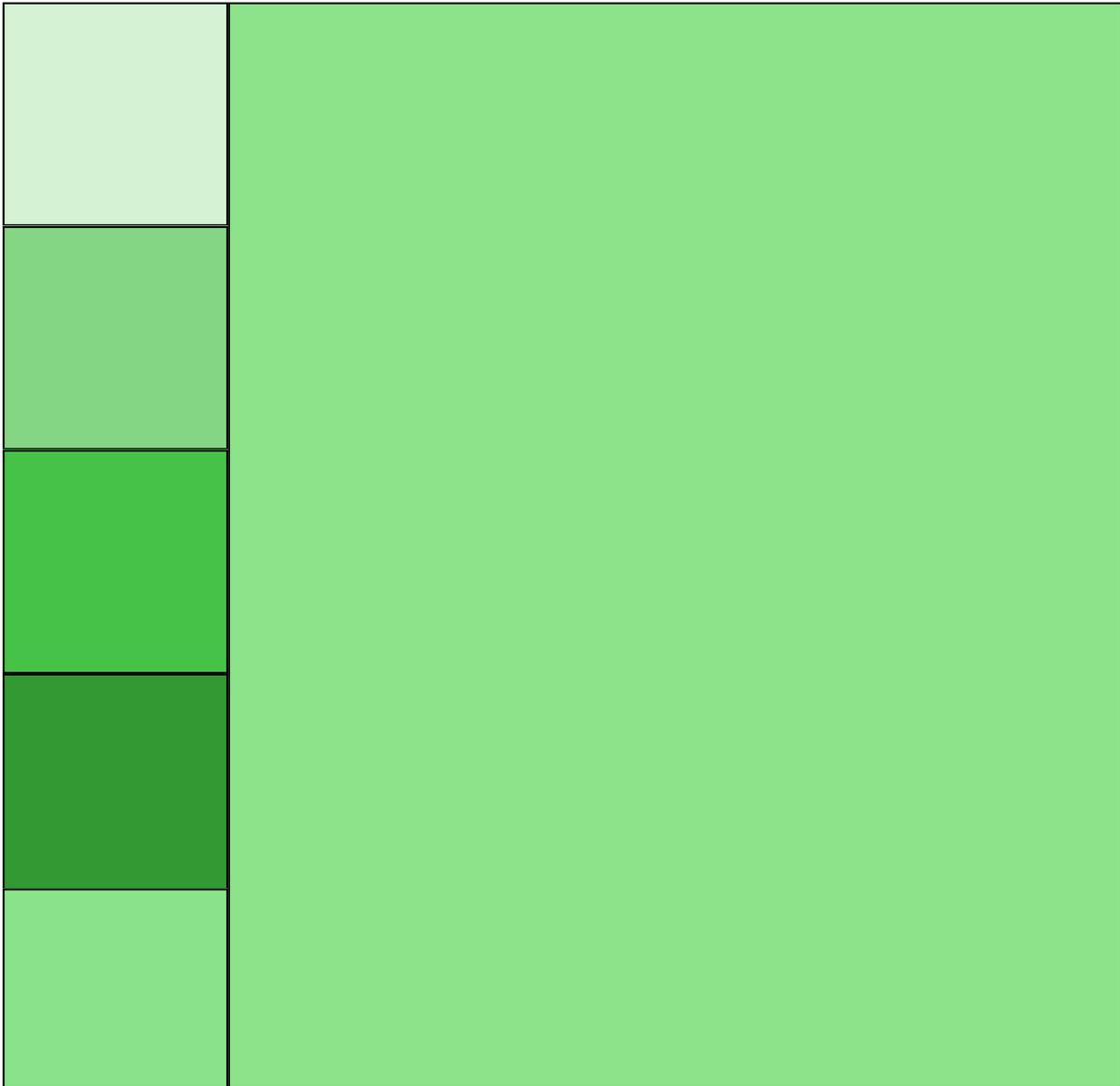
Above The Ridge in 2002 and below in 2010
after the fire in 2008



4.127 In terms of its buildings the Conservation Area has retained its original character and it is the loss of traditional building features that represents the greatest threat. The loss of traditional building features including timber vertical sliding sash windows and timber panelled doors harms the appearance and character of traditional properties. These have been replaced with modern equivalents in UPVC or in a timber style that does not match the age of the building when it was built. Buildings within the Conservation Area are commonly bounded by red brick or stone walling with in many cases impressive stone entrance piers. Some properties have lost their walls or had them altered to a different style that reduces the consistency of original style to the detriment of the area.

Part 2

Management Plan



Management Plan for The Park Conservation Area

5.0 Introduction

- 5.1 The purpose of this Management Plan is to identify actions and policies which will preserve and enhance the character and appearance of The Park Conservation Area. This will be done by seeking to ensure that change is managed in ways that maintain and reinforce the special qualities and character of the area. The Management Plan should be read in conjunction with Part I, the Conservation Area Character Appraisal for The Park Conservation Area, which outlines the historic development of The Park and defines the special architectural and historic interest of the area in addition to the character and appearance of the built and natural environment within and adjacent to the proposed Conservation Area.
- 5.2 The Management Plan has been updated from that which was adopted on 5th March 2009 and should be read in conjunction with the updated 'The Park' Conservation Area Character Appraisal which was originally adopted in March 2006. Both documents are now put together in one document.
- 5.3 Section 6 sets out Mansfield District Council's Strategy for protecting the special character and historic interest of The Park Conservation Area and highlights the mechanisms through which these policies will be delivered. Section 7 sets out design guidance for both infill development and alterations to existing buildings. Section 8 sets out the Planning Policy context, section 9 sets out the opportunities for enhancing The Park Conservation Area and section 10 is concerned with monitoring of the Conservation Area.

6.0 MANAGEMENT STRATEGY

Protection of the Existing Historic Environment.

Introduction

- 6.1 This section sets out Mansfield District Council's management strategy for protecting the character and historic interest of The Park Conservation Area and highlights the mechanisms through which the strategy will be delivered. Conservation Area Status will itself automatically bring controls and extra protection to trees and important local buildings as demolition of a whole building (or wall) within a Conservation Area will require Planning Permission and proposed work to trees requires six weeks' prior notice in writing to the Planning Authority.
- 6.2 The Management Plan must address a number of issues which are currently having an adverse effect on the special character of the Conservation Area. These are:
- Inappropriate alterations and materials to important buildings and structures
 - Loss of traditional boundary walls and inappropriate replacements or alterations to walls resulting in the loss of historic character and appearance
 - Buildings at Risk
 - Building vacancy
 - Poor quality street lighting
 - Signage issues
 - Neglected sites/ buildings
 - public realm maintenance and quality
 - Inappropriate parking
- 6.3 In order to tackle the above issues, there are a number of Management Plan objectives which are to:
- Protect important local buildings and boundaries from loss. These are identified on plan at Figure 6.
 - 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.
 - Protect important buildings from loss of historic features by seeking the introduction of an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 1995 to limit the degree of alterations which can take place without planning permission being required.
 - Encourage new buildings within or adjacent to the Conservation Area to have regard to the special character and appearance of the area and to be designed in an appropriate manner.
 - Protect important views. These are defined in the Character Appraisal at figure 6

The Park Conservation Area Character Appraisal and Management Plan

- Protect and seek appropriate management of important trees within footpaths. These are identified at figure 7 and accompanying schedule of the Character Appraisal.
- Seek the reinstatement of traditional lighting throughout the Conservation Area and the introduction of sympathetic materials to the public realm.
- Remove inappropriate signage
- Tackle Neglected sites
- Address inappropriate parking

Wildlife in the Conservation Area

6.4 Conservation Areas, due to their concentration of old buildings and mature trees offer potential habitats and shelter for bat roost sites. Any demolitions or restoration of vacant/derelict buildings is likely to impact on bats. Repairs to old stone walls in The Park Conservation Area may impact on bats as they use crevices as places to shelter. It is an offence to kill, injure or disturb bats or places where they may reside. Prior to the start of work to repair buildings, walls or other sites where bats may be present a survey should be undertaken to ascertain their presence which will then identify whether or not a protected species licence is required. This must be obtained before building work starts where this is appropriate. Due to their threatened status, all species of bats and their roosts are afforded protected species status under the Wildlife & Countryside Act 1981 and also under European legislation: The Conservation (Natural Habitats & c.) Regulations 1994. For further advice consult the bat mitigation guidelines 2004 published by English Nature which is available to view on their website or contact direct:

Natural England, Block 6 & 7 Government Buildings, Chalfont Drive,

Nottingham, NG8 3SN

Tel: 01159291191

Fax: 01159294886

Email: eastmidlands@naturalengland.org.uk

Alterations and Article 4 Directions

6.5 The Park Conservation Area Character Appraisal highlights inappropriate alterations to buildings that have eroded the special character and appearance of important buildings. A recent survey of The Park Conservation Area reveals a loss of traditional building features such as sash windows, roof tiles, and doors. Many have been replaced with inappropriate modern equivalents such as UPVC windows and doors, that don't respect the special character, age or appearance of buildings. In addition a number of boundary walls have been altered inappropriately such as by the replacement of brick walls with timber panel

fencing or in some cases their loss altogether to create a hard standing for vehicles to the front gardens of buildings. To prevent the continued incremental loss of traditional building features the Council will pursue an Article 4 Direction which removes permitted development rights under the Town and Country Planning General Permitted Development Order 1995. There will be a general presumption against alterations to important buildings or boundaries that adversely affects their character and appearance or that of the Conservation Area.

See section 7 for design guidance on traditional building features, such as windows and doors.

Buildings at Risk

- 6.6 The Council holds a Building at Risk register, which is a record of all listed buildings that are in a poor condition and this is reviewed every few years. There are no listed



buildings within The Park Conservation Area that are currently on the register however, the Council will continue to monitor the situation. The Council will also monitor the condition of important unlisted buildings within the Conservation Area and where they have been neglected actively seek their protection through legislation. The Ridge is a vacant unlisted building of local historic interest and its condition has significantly deteriorated over

the last few years. However, planning permission is now in place for the Ridge site and this includes the restoration of the Ridge and its conversion in to two apartments. Work has commenced at the time of writing this Management Plan.

Repairs and maintenance

- 6.7 Repairs to older buildings should use traditional building methods and techniques to ensure the character and appearance of buildings is maintained. For example the use of lime mortar for pointing to stone or brickwork or the care and repair of timber sash windows to keep them in good working condition. Within Conservation Areas it is expected that repairs to traditional buildings should be achieved through the use of matching materials or the reinstatement of authentic natural materials such as slates or clay tiles to replace inappropriate concrete tiled roofs. Where features such as windows or doors are beyond repair and where they are constructed of timber they should be replaced in timber to a design to match the age of the building to which they belong. It is not appropriate to insert factory made standard windows or doors within historic buildings for example or to replace timber with UPVC or metal, as these substitutes are unable to replicate the fine mouldings evident on traditional properties. Such materials would harm the visual

appearance of the traditional building, the historic integrity of the building and the contribution it makes to the surrounding area. In addition, timber generally is more sustainable in terms of its effect upon the environment and is more flexible when it comes to changing colours or repairs. When properly maintained, timber windows and doors can last for many years.

6.8 With regard to the use of timber as opposed to UPVC there are also environmental considerations to be taken in to account. For clarity, reference to UPVC should be taken as referring to any other form of extruded plastic window/door system. These can be summarised as follows:-

- 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 and paints, 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 new section spliced in whereas this cannot be achieved with UPVC.
- 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.
- 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.
- 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)

Reinstatement

- 6.9 Mansfield District Council will encourage the reinstatement of traditional materials and detailing on the historic buildings appearing within The Park Conservation Area.
- 6.10 In carrying out alterations and developments that require permission or where an article 4 Direction is in place it will be required that traditional materials and detailing are reinstated in order to reinforce and protect the character and appearance of the Conservation Area as defined in the character appraisal. This principle will be encouraged throughout the Conservation Area. Photographic evidence of traditional features that have since been removed can inform this process.

- 6.11 In carrying out maintenance or alterations to historic buildings of interest within the Conservation Area, Building Regulations will where appropriate, be applied flexibly 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.

Public Realm maintenance and Quality

- 6.12 In terms of surface treatments, lighting, signage and street furniture the following principles should be followed to preserve and enhance the Conservation Area. These principles have not changed since the first Management Plan was produced in 2009. Standard, off-the-shelf design solutions do not add local distinctiveness or the creation of a sense of place. Indeed, lighting columns that are out of scale with adjacent buildings, 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 will 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.
- Use of existing traditional lighting columns and consistent improved modern column design elsewhere.
- All street furniture to be in black with gold trim

- 6.13 While the above principles should be supported, the ability to undertake improvements to the public realm will depend upon the availability of funding which will be monitored.

- 6.14 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 The Park and can be found at www.englishheritage.org.uk

Tree Maintenance and Management

- 6.15 The Park Conservation Area is heavily influenced by its tree lined avenues and their importance cannot be overstated. These trees along with a number of others within the Conservation Area are protected by Tree Preservation Orders (TPO's). The long term maintenance for trees in the public highway rests with Nottinghamshire County Council. The District Council are responsible for the maintenance of trees on its own land including Carr Bank Park and in September

The Park Conservation Area Character Appraisal and Management Plan

2003 the Council commissioned a survey of all the trees in The Park that was undertaken by Midland Tree Surgeons Ltd. The recommendations set out in their report should be adhered to for the benefit of the continued appearance and maintenance of The Park. A copy of this report is held at the District Council offices.

- 6.16 Where a tree has to be taken out for justifiable reasons it must be replaced with a tree of native plant species to help protect the character of the Conservation Area. It is recommended that new tree planting is with native plant species. For works to trees within the public highway advice may be sought from Nottinghamshire County Council's tree officer or the District Council's tree officer in respect of its own land. The Nottinghamshire Landscape Guidelines are also a useful reference.
- 6.17 The Park is heavily influenced by its landscape and special regard is placed upon the preservation of Carr Bank Park and the adjacent fields to the east off Windmill Lane that stretch down the hill to Bath Lane. The Character Appraisal sets out the importance of these and other green spaces, the streets, gardens, trees, hedges and views within The Park. Mansfield District Council will seek to preserve the special relationship of the green landscape and more urban elements of the Conservation Area including walls, boundaries and buildings. The fields to the south of Windmill lane are an important green space and remnant of past farming activity and should be protected.

Demolition

- 6.18 Proposals that seek "the demolition of a structure or building will normally require Planning Permission. The Planning Authority will have special regard to the desirability of preserving or enhancing the character or appearance of The Park Conservation Area and the part played in the architectural or historic interest of the area by the building for which demolition is proposed. Permission 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.
- 6.19 Upon granting permission 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 or at least the interim tidying and use of the site has been made and planning permission for those works granted. This avoids ugly gap sites appearing and being left over a length of time.
- 6.20 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 Park Conservation Area will be weighed against the potential harm caused to the Conservation Area and take account of the significance of the asset proposed for demolition.

Enforcement

- 6.21 In the first instance Mansfield District Council will negotiate with owners to secure the appropriate repair of buildings. The following powers are however available and will be utilised if negotiation is unsuccessful.
- 6.22 Urgent Works Notices - Mansfield District Council may serve Urgent Work Notices under section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 upon owners of the unoccupied parts of listed and unlisted buildings in The Park Conservation Area to arrest deterioration and secure emergency or immediate repairs.
- 6.23 Repairs notices - Mansfield District Council may serve repairs notices under Section 48 of the above Act on owners of statutory listed buildings in the Conservation Area requiring works reasonably necessary for the proper preservation of the building.
- 6.24 Proper maintenance of land - Mansfield District Council may serve a Notice to require the proper maintenance of an area of land, under section 215 of the Town and Country Planning Act 1990 upon the 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

- 6.25 Significant areas of excavation relating to new development may require a watching brief or more significant investigation prior to works commencing and by an appropriately accredited specialist.

Funding

- 6.26 The Park is primarily a residential area and grant schemes in more recent times have tended to focus upon commercial properties within historic areas because of where funders such as English Heritage have focussed their efforts. The Council will however continue to keep a close watch on the potential for a grant scheme or individual grant opportunities within The Park Conservation Area. The benefits of such a scheme would be in the reinstatement of lost architectural features, repairs to historic buildings or the enhancement of public spaces.

7.0 DESIGN GUIDANCE

New design and development

7.1 Mansfield District Council actively encourages imaginative, high quality design that is designed with respect for its context. Applications for planning permission within the Conservation Area must normally be accompanied by a design and access statement and a Heritage Statement, the latter explaining the impact upon the Conservation Area or other heritage asset and how that impact (if harm is likely to result) is mitigated. Planning Permission for new development will normally only be granted where it respects the special character of The Park Conservation Area. New development should take account of the design guidance within this document to enhance the distinctive character of the Park as defined in the Conservation Area Character Appraisal and should, therefore, be informed by that form, character and detailing.

7.2 This section sets out design guidance for both infill development and alterations to existing buildings. Guidance covers:-

(i) Appropriate site layouts

(ii) The relationship of new development with existing building lines

(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 of development which gives The Park its distinctive character.

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

- Maintenance of street front building lines;
- Maintenance of historic plot boundaries;
- Scale and massing of new buildings;
- Height of new buildings
- Plan form, elevation treatment, design and materials of new buildings
- The relationship of buildings to spaces
- Protection of important views and spaces
- Protection of important trees
- Location of car parking associated with any new development

Building Regulations

- 7.4 In carrying out maintenance or alterations to historic buildings of interest within the Conservation Area, Building Regulations should where appropriate, be applied flexibly and with care to ensure the special character of those buildings is not diminished. Where Building Regulations allow for exemptions relating to historic buildings, conservation of historic character should be seen as important. Regulation 9 of Approved Document L 1 'Conservation of Fuel and Power in Dwellings', is particularly relevant in this regard.

Reinstatement works

- 7.5 Mansfield District Council will encourage the reinstatement of traditional materials and building features.
- 7.6 In carrying out alterations and development to listed buildings and where an Article 4 Direction applies, it will be a requirement that traditional materials and detailing are reinstated in order to protect and enhance 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 grant schemes as and when funding becomes available to encourage this.

Plan Form

- 7.7 New development and extensions to existing buildings should respect the historic plan form of The Park Conservation Area. The Park Conservation Area is a planned Victorian Conservation Area and this character is described in the Character Appraisal. Buildings, walls, views, spaces and trees are all important considerations. New buildings should complement existing building lines as far as possible and boundary treatments respectful in their design, position and materials. New roads should follow existing patterns of development in their layout and the relationship of buildings to spaces should be respected according to the character of the particular part of the Conservation Area development is proposed.
- 7.8 The location of car parking associated with any new development should be planned to prevent erosion of the Conservation Areas character. The location of car parking within plots should respect historic street frontage lines and the historic pattern of plot boundaries. The general aim should be to incorporate cars in an unobtrusive manner that respects the historic built form of The Park. The conversion of existing front gardens to create space for vehicular parking will not normally be allowed as this will erode the character of The Park Conservation Area.

Massing, scale, height and form

- 7.9 New buildings should respect the scale, height and massing of existing adjacent buildings and those within the nearby streetscape. The eaves height, ridge height

and roof pitch of any new building should be respectful of the existing pattern and design of these elements in existing traditional buildings in the vicinity, which are predominantly of two storeys. Some of the 'Arts and Crafts' buildings towards the 'top' north end of the Conservation Area near the Ridge and Lochbuie have complicated roof arrangements, while others are much simpler. New development should seek to complement and take their reference from the roof forms of existing nearby buildings.

- 7.10 New buildings should respect the established rhythm of building frontages and vertical or horizontal emphasis that is often emphasised by the pattern of window design.

Materials and detailing

- 7.11 New development should reinforce the historic character of the Conservation Area through the use of locally distinctive building materials and by respecting local details. Materials such as Mansfield Stone (or an agreed match) or bricks for walling, Welsh slates and/or plain clay tiles for roofs and painted timber for windows and doors should be used. The Park Conservation Area is characterised by many buildings of the Arts And Crafts style period of architecture. Traditional late Victorian/Edwardian architectural details and features, such as leaded lights, sash windows, timber panelled doors and low and overhanging eaves are all evident and make an important contribution to the character of The Park.
- 7.12 While it is not expected that new buildings should slavishly follow existing old buildings in their design and architecture, new development should be design-led, producing well-considered buildings that are recognizably of our age, whilst respecting both history and context. New building should complement the existing in the use of materials and design, unless the existing buildings are themselves of a poor design and out of character with the Conservation Area.
- 7.13 Timber should be used for windows and doors for reasons of historic integrity. 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 UPVC should be avoided within the Conservation Area. Secondary glazing technology has improved and is especially useful in older properties with sash windows where it can be used so as not to affect the window operation or design. This, coupled with the use of draught strips to the parting bead in sash windows can drastically improve thermal efficiency and is preferable to altering these traditional building features so important to the appearance of older properties. In modern or new buildings timber double glazed windows are acceptable.
- 7.14 In the construction of new development developers should have regard to existing patterns of development and architecture.

7.15 The detailing of new development should respect local character

- Windows - local vernacular buildings are characterised by a number of traditional window patterns and these should be used to guide new development. In new buildings double glazing is acceptable and can be incorporated using timber windows that reflect more traditional styles of window, thus complementing existing patterns of architecture in the Conservation Area. Traditional windows in the area are vertical sliding sashes.
- Doors - early door patterns are characterised by timber raised and fielded panelled doors with fanlights over. Half glazed Victorian standard patterns are also used in The Park. These would have the upper half glazed and the lower part with raised and fielded panels.
- Gutters and down pipes - traditional buildings used cast iron for gutters and down pipes and painted them in black. New development should use cast metal also painted in black and 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 Park. 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 buildings in the area.
- A number of buildings in The Park have verge boards, finials to roofs, decorated door surrounds and timber 'Mock Tudor' decoration to upper walls. New development could choose to reflect some of these elements as a way of enriching the character of The Park.
- Proposed developments should be sympathetic to existing plan form (see above). In The Park many properties are set back behind a front garden, bounded by either stone or brick boundary walls, which make an important contribution to the appearance of the Conservation Area.

Trees and new Development

- 7.16 Proposals for new development will be expected to retain mature trees and incorporate them within the proposed development unless an acceptable justification can be made for their removal. Six weeks' notice in writing to the District Planning Authority must be given before a tree is lopped, topped or felled. Figure 7 and its accompanying schedule indicate those trees that contribute most strongly to the character of the Conservation Area. However, developers should be aware that the exclusion of any tree from the plan does not necessarily mean that it has no contribution to make to the character of the Conservation Area and the requisite notice applies to all trees in the Conservation Area.

8.0 PLANNING POLICY CONTEXT

- 8.1 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 Buildings and Conservation Areas) Act 1990).
- 8.2 Mansfield District Council has a duty to pay special attention to preserving and enhancing the character and appearance of Conservation Areas in exercising its planning powers. To continue this duty adopted documents will be periodically reviewed and updated. The review of this appraisal will continue to provide a consistent and sound basis upon which to determine applications. It will also help in defending the Council's position at appeal against refusals of planning applications that could have a detrimental impact in The Park Conservation Area. This appraisal has identified what contributes towards the special character of The Park Conservation Area, highlighting any negative or neutral features and provides the basis from which to develop proposals for the preservation and enhancement of the Conservation Area.
- 8.3 Every effort has been taken to include or analyse those elements that are key to the special character of the Conservation Area. Where buildings, structures or features have not been specifically highlighted, it does not necessarily follow that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide, within which decisions can be made on a site-specific basis.
- 8.4 The Park Conservation Area Character Appraisal should be read in conjunction with the following policy documents which provide information on local and national policy relating to Conservation Areas:
- a. National Planning Policy Framework, March 2012;
 - b. Mansfield District Council Local Plan (adopted 1998) saved policies;

The Conservation Area Character Appraisal and Management Plan is prepared in the light of planning policy guidance and legislation relevant at the time of writing (December 2013). You should be aware that legislation may change over time and therefore always check with the Planning Department prior to undertaking development work).

National Policy

- 8.5 The Appraisal has been produced in line with the following Acts and guidance:
- a. **The Planning (Listed Buildings and Conservation Areas) Act 1990**
 - i Section 69 (1) of the Act imposes a duty on the Local Planning Authority to designate as Conservation Areas any "areas of special architectural or historic interest the character or 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 and to conserve or improve the "special interest" of an area.

- ii Section 69 (2) of the Act imposes a duty on the Local Planning Authority to review its Conservation Areas 'from time to time' to determine if further areas should be designated and periodically update the formulated documents
- iii Section 71 of the Act places a statutory duty on the Local Planning Authority to "formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas".

b. National Planning Policy Framework (March 2012)

- i. Annex 2 describes conservation as "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance".
- ii Annex 2 describes 'Heritage Assets' as "a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and non - designated Heritage Assets identified as important (including local listing)".
- iii Section 12 paragraph 126, places the emphasis on "sustaining and enhancing the significance of heritage assets, and "the contribution made by the historic environment to the character of a place" and that "new development should make a positive contribution to local character and distinctiveness"
- iv Section 12 paragraph 127, puts an onus on Local Planning Authorities to only designate areas which justify such status as "the concept of conservation" can be "devalued" if the "designated areas lack special interest" It should however be stated that conservation is not merely the preservation to the exclusion of all change but must concern itself with enhancing areas and ensuring changes are sympathetic to their surroundings.

English Heritage Guidance

- i Guidance on Conservation Area Appraisals (English Heritage, February 2006);
- ii Guidance on the Management of Conservation Areas (English Heritage, February 2006).
- iii Understanding Place: Conservation Area Designation, Appraisal and Management (English Heritage 2011).

Local Saved Policies

- 8.6 There are a number of saved policies of the Mansfield District Local Plan (adopted 1998) relating to the historic environment and to Conservation Areas within the District. The following policies are of relevance. Also see appendix B
- BE1 New Developments
 - BE2 to BE5 Listed Buildings
 - *BE6 to BE10 Conservation Areas*
 - BE12 and BE13 Archaeology
 - BE14 and BE15 Advertisements
 - BE16 Environment Improvements
- 8.7 Work is underway to prepare a New Local Plan for the District, which will replace the existing saved policies of the Mansfield District Local Plan. This Appraisal and Management Plan will provide background information to support relevant policies in the New Local Plan and will be a relevant consideration in the determination of planning applications.
- 8.8 Although not a statutory document the District Council has also published an 'Urban Design Compendium' which sets out the Council's vision and aspirations for urban design and this is accessible on the Council's website by going to the following link. www.mansfield.gov.uk/conservation.

Planning Applications

- 8.9 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, but in a sensitive manner. All development, within and in the setting of the Conservation Area should ideally make a positive contribution to enhance or better reveal the significance of the area.
- 8.10 In normal circumstances, householders have permitted development rights to carry out certain minor works to their properties, such as the construction of minor extensions to the dwelling and the erection of garden buildings. Permitted development rights for householders are set out in full in the Town and Country Planning (General Permitted Development) Order 1995 (as amended). However in Conservation Areas permitted development rights are much reduced and more stringent controls apply.
- 8.11 It is recommended that before carrying out any works to your property that you contact the Local Planning Authority for advice as to whether planning permission would be required.**
- 8.12 The pruning or felling of trees within a Conservation Area requires six weeks prior notification to the Local Planning Authority.

- 8.13 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. For guidance refer to Mansfield District Council's Interim Planning Guidance Note 13: Advertisements.
- 8.14 The District Council may refuse to consider outline planning applications within the Conservation Area because of the lack of detailed information. Proposals for development within the Conservation Area must be accompanied by a Heritage Statement that outlines the significance of the location and assesses the impact of proposals upon the Conservation Area and/or other heritage assets. Guidance on heritage statements can be obtained from www.planning-application.co.uk. The acceptability or otherwise of any proposed new buildings within the Conservation Area will, in many cases, depend on details of the siting, design, appearance and materials to be used in construction. There is also a requirement for planning applications to include a Design and Access Statement. (Guidance on contents of Design and Access Statements can be obtained from www.communities.gov.uk and www.planningportal.gov.uk).
- 8.15 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 within the Conservation Area, but also outside, on the fringes of the area, where such development is likely to adversely affect the character or setting of the Conservation Area.
- 8.16 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

- 8.17 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, Planning Permission is obtained from the Local Planning Authority before certain buildings are demolished. Planning Permission from the Local Planning Authority will be required for demolition of any non-listed building which exceeds a cubic content of 115 cubic metres. Permission 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.
- 8.18 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

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others. Planning Permission 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 granted if, in the opinion of the Council, it is beyond repair or falling into disrepair. Substantiated proof that there is no acceptable alternative for its use would be required. As enhancement of Conservation Areas is one of the aims of the Local Planning Authority, redevelopment of the site of any demolished building should result in an improvement to the appearance and character of the area.

- 8.19 Where an unoccupied unlisted building that makes an important contribution to the character of the Conservation Area appears to be in a poor state of repair or being allowed to deteriorate, to preserve its character and that of the Conservation Area, an appeal can be made to the Secretary of State who may consider it worthy of retention and so direct that an Urgent Works Notice can be served under section 54 of the Planning (Listed buildings and Conservation Areas) Act 1990.
- 8.20 If, in the opinion of the Local Planning Authority, 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.
- 8.21 It is advisable that anyone wishing to undertake development proposals within the Conservation Area contacts the Local Planning Authority's Development Control Department in the first instance.
- 8.22 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 not only match the aperture in size, but should in their construction and detailing match the age of the building where they will appear, and that they be constructed in timber.
- 8.23 The Local Planning Authority will consider the implementation of an Article 4 Direction within the Conservation Area, under the Town and Country Planning (General Permitted Development) order 1995, which will remove permitted development rights.

9. OPPORTUNITIES FOR ENHANCEMENT

9.1 There are a number of opportunities for enhancing The Park Conservation Area including enhancement of underused sites and improvements to the public realm. These opportunities are set out below and are in addition to the general requirements mentioned above in relation to imposing an Article 4 Direction to control the loss of traditional building features: Where there is a project involving statutory Council functions this will take priority. Projects will be subject to availability of resources and funding. This list is not exhaustive and new projects that appear and are not included below should be considered in the light of suitability and the resources available at the time to implement them.

- Land to north east of Mansfield Manor Hotel - This area of land is located between Carr Bank Park and the wall bounding on to Windmill Lane, adjacent to the existing car park. This land has been left underused and unmanaged for a number of years and as a space is important to the setting of Carr Bank Park and the hotel. There is an opportunity for the enhancement of this space with a soft landscaping scheme that would complement its surrounding environment.
- Wall along Windmill Lane - This wall has suffered in the past from theft of loose coping stones. Work will include sourcing new stone, reinstatement of coping stones, repairs and repointing. A survey will be required to determine the presence or otherwise of bats (see paragraph 6.4).
- Metal fencing on Windmill Lane - The metal palisade fencing at the entrance to the nursery site and the steel fencing opposite the nursery that bounds the field to the immediate south east should be painted black.
- Fencing and Boundaries - Boundaries to plots and sites should maintain traditional forms as far as possible such as stone or brick walls. Metal or non-traditional forms of fencing where visible from the wider area should generally be avoided.
- The Ridge- Monitor the development of the Ridge site and its restoration under the current planning permission.
- Rationalize Street signs - An audit of all street signs should be undertaken to determine redundant poles and signs which with approval of Nottinghamshire County Council can then be removed. Where possible, existing signs should be located as unobtrusively as possible, with street names attached to walls rather than on separate poles. New signs should preferably be in cast iron.
- Street lighting - Traditional street light columns should be retained and painted black. Potential to replace existing standard highway columns with a design to match those in Carr Bank Park should be investigated. All street lighting columns, new and old to be painted black.
- Street Furniture - Street furniture, including bins to be painted black.

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- Railway Bridges - Co-ordinate with network Rail to remove self- sown trees affecting bridges. Improve appearance of security fencing to side areas of the bridge, these to be painted black.
- Road Markings - Discussions with Nottinghamshire County Council Highways Department to investigate potential for double yellow Lines in the Conservation Area to be reduced to 50mm width.
- Footway and kerb Materials - We will seek the introduction of natural stone footway and kerb materials as and when funding opportunities arise.
- Tree Guards - The area around the base of some trees within the footway are in need of repair and improvement and this should be explored.
- Parking - The Council will explore with Nottinghamshire County Council current parking provision in The Park with a view to seeking improvements.
- The Nursery Site – Development of this site to be carefully managed through appropriate Planning controls.

10. MONITORING CONSERVATION AREAS

Review of Appraisal

- 10.1 In line with English Heritage guidance, The Park Conservation Area Character Appraisal and Management Plan should be reviewed again in five years. The review process should attempt to quantify improvements made in The Park Conservation Area by assessing change against a number of agreed targets. The tables below provide a measurement of change to the indicated targets

Indicator	Ref	Measurement	Value	Change since 2009
Designated Heritage Assets	A1	Number of Listed Buildings	3	0
	A2	Number of Landmark Buildings / Unlisted Buildings of Merit (see Fig 6 in Character Appraisal)	35	1
	A3	Number of listed or unlisted historic parks of merit	1	0
	A4	Number of entries on the Heritage Environment record (Not covered by other designations)	0	0
	A5	Number of Tree Preservation Orders made covering trees within the Conservation Area	13	0

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Indicator	Ref	Measurement	Value	Change since 2009
Heritage at Risk	B1	Number of listed buildings or unlisted buildings of merit identified as needing urgent and/or non - urgent works	1	0
	B2	Number of monitoring surveys not carried out by stated key date	0	0

Indicator	Ref	Measurement	Value	Change since 2009
Managing Positively	C1	Number of applications for Planning Permission determined in accordance with Conservation advice where Conservation Area is a statutory consideration	13	13
	C2	Number of applications for Listed Building Consent determined in accordance with Conservation advice	5	5
	C3	Number of applications for Conservation Area Consent determined in accordance with Conservation advice where Conservation Area is a statutory consideration	2	2
	C4	Number of notifications to Local Authority for works to trees.	19	19

Indicator	Ref	Measurement	Value	Change since 2009
Enhancing The Historic Environment	D1	Number of buildings receiving grant assistance for repair or reinstatement of historic fabric	0	0
	D2	Number of enhancement schemes completed	2	2
	D3	Number of replacement trees planted	59	59

APPENDIX A: IMPORTANT BUILDINGS

This list includes all those buildings that contribute most strongly to the Conservation Area in terms of their architectural or historic interest. Some of these will be listed buildings that are identified by the Department of Culture Media and Sport as having special architectural or historic interest. **The exclusion of any building from this list does not necessarily indicate that it has no contribution to make to the character of The Park Conservation Area**, but rather that it does not possess the overall special character needed or that it has been so altered to such a degree that its original style has been changed. English Heritage provides guidance for considering whether an unlisted building makes a positive contribution to the special interest of a Conservation Area within their publication 'Conservation Area Practice', 1995. These unlisted buildings of Local Interest possess a level of significance that can be measured against Mansfield District Council's adopted criteria for assessing the significance of local Heritage assets. The numbers below relate to Figure 6 'Townscape Character' and to the text in the body of the report.

1. Railway Bridge and flanking walls, Windmill Lane

Late C19 Bridge over railway line constructed 1875. Cast iron, ten decorative panels with rail above; Flanked by stone walls with sloping coping stones.

2. Coach House to Carr Bank Hall and boundary wall, Windmill Lane (Grade II listed)

Probably early C19: Two storeys with off-centre carriage way and tower above. Mansfield Stone with a hipped slate roof. New fenestration of painted, timber, side hung casements. Front elevation to Windmill Lane; segment arched carriageway running through to rear elevation, with stone voussoirs and timber door. Above is a four light window and above this is the raised rectangular tower with hipped roof. Within the tower is a blocked lunette window with projecting stone sill. To the right of carriageway are two ground floor four-light windows under stone lintels with two four-light windows above. To left of carriageway are three ground floor four-light windows under stone lintels, with four four-light windows above.

Rear elevation: 10 bays wide. Segmental arched carriageway as the front but with glazed aperture. Above are four single lights set under stone lintels with the lunette above. To left of the carriageway are four two-light casements with stone lintels at ground floor level, with three four-light casements above. To right of tower is two storey glazed section. To right of this at ground floor is a two light window with a four light window to its side followed by a pair of single storey segmental archways with timber doors and four-light window at the far right. At first floor level to right of the carriageway are five four-light casements. The north east side elevation has a ground floor door, to the right is a three-light window under stone lintel, set within a redundant blocked segmental arch, also traces of previous lean-to construction. Above is a narrow run of four lights. The west elevation has single storey lean-to under pitched slate roof.

3. The New Round House, Oak Avenue

Octagonal: one and a half storey dwelling of probably early C20 date. Red brick with stringcourse below the windows, steep pitched octagonal clay tiled roof. Front elevation with two double casements at ground floor, set within stuccoed surrounds, with dormer above. Return either side with single double casement at ground floor. To left of front elevation is single storey extension. Side elevations with dormers.

4. Number 2 Clipstone Avenue

Dwelling of probably early C20 date: Two bays, one and two storey, brick and rendered with plain tiled roof and two tall brick chimneystacks. Front elevation; projecting gable with two storey tile-hung curved bay and gable with timber shingles and wooden barge boards. Single storey to left of gable with modern glazed door and two light window to the left. The windows and door are UPVC. The property is bounded with late C20 walling materials.

5. Sunnyways, 3 Clipstone Avenue

Two storey dwelling: probably early C20 in date, broadly cruciform in plan with a gable to the front and east elevations. Brick and render with plain tile roof and two chimneystacks, one to the west and one to the east. The front gable has a ground floor, flat roofed canted bay with timber casement windows incorporating stained glass. Above are two timber vertical sliding sashes with six panes over one. Within the gable is a porthole detail and the gable is framed with bargeboards with finial at the ridge. The east gable has single storey, flat roofed, square bay window with entrance porch to the left, with oriel window above the bay and dormer in the roof. Garage with decorative bargeboards, clock within the gable and small timber louver with weathervane, bounded to the front by red brick boundary wall with blue brick half-round copingstones, gate piers topped with stone balls. The brick wall gives way to a timber fence as the property rounds the bend of the road.

6. Number 4 Clipstone Avenue

Two storey dwelling probably early C20 in date: Rendered with north and east gambrel roof of plain tiles. Gable with wavy profile; The eaves overhang and are supported on corbels. The east gable has a fifteen-pane window at ground level, flanked by five light windows. Above is a sixteen light window. In the east elevation of the northern gable is a double hung timber entrance door. North facing elevation has large central ground floor window with four four-light windows above. South facing gable has dormer within gambrel roof. The windows are UPVC, emulating a 1930s metal casement window. The Property is bounded with white picket fence and stone walls.

7. Ashfield & Fieldhead, The Park

A pair of two-and-a-half storey dwellings built in the early C20th: Designed by Vallance and Westwick for Mrs Jackson Dean¹. Red brick and plain tile: U plan with gabled roof to front portion and hipped roof to side portion. Projecting central portion to front elevation, Central front and rear brick chimneystacks with stringcourse. Front elevation ground floor; single storey canted bay with raised, scalloped parapet, with three sashes (six panes over one). Flanked by buttressed porch with recessed door (glazed over at Ashfield) in semi-circular brick arch with stone keystone under a crenelated raised parapet; return to flanking single leaded light with decorative apron. First floor; pair of central sashes above bay (six panes over one), return to flanking high level single leaded light with decorative apron. Two segmental arched dormers in roof with three lights and lead cheeks. Side elevation has gable roof with finial, with timber framing to Fieldhead and timber plank to Ashfield. Ground floor to Ashfield has modern flat roofed glazed extension, with a six light window above in segmental arch with decorative apron, similar arrangement at Fieldhead. On side elevation towards the rear is a further two storey projecting section of three bays with central stack and finials, with similarly glazed windows. The property is bounded by a brick wall, capped with blue bricks with a central pillar with stone cap.

8. Woodlyn and Broomfield, The Park

A symmetrical pair of semi-detached dwellings built in 1891 for Charles Vallance². The plans show that this is just one of a group of three identical buildings intended for the corner site here. Two storeys to the front and three to the rear, 6 bays; Mansfield stone (to the front) and yellow brick (to rear) with slate, gabled roof; Stone string course running through first floor windowsills. Central and end yellow brick chimneystacks. Ground floor; central pair of lights in dressed stone surround with stone mullion (removed from Broomfield) and decorative stone lintel (windows are a pair of plain sashes at Woodlyn and a single modern timber casement to Broomfield). Flanked by panelled timber doors with over light, within projecting stone surround with semi-circular arch with dropped keystone and moulded capitals. Doors flanked by two storey canted bays with two over two sashes. First floor has four two-over-two timber sash windows, flanked by similar bays under polygonal slate roof. To the rear is a projecting central gable with two windows at second floor and four at floor level. There are various extensions including a UPVC mock Georgian design conservatory on the side elevation of Woodlyn and two storey stone garage adjacent. The properties are bounded by a stone wall with curved coping stones and gate piers with pyramidal capping.

¹ DC/M 3/6/1/633. ² DC/M 3/6/1/140, dated 7 November 1891.

9. Lochbuie- The Park

Detached dwelling and stables in the Arts and Crafts Style, designed 1907 by the architectural practice formed by Frank Vallance and Louis Westwick, for Mr R.H. Wiggins, solicitor³. Set in extensive grounds with mature trees, now with new building to rear. Two storeys plus attic; red brick with stone dressing, areas of timber framing, plain tile roof. Windows with stone mullions and stone surrounds. The tall red brick chimneys have Shavian decorated brick corbelling. Recessed central porch with Mansfield Stone columns, the capitals carved with classical motifs, and above it carved stone volutes, brackets and swags, with a naturalistic face of a young girl in the centre. To left of entrance is a two light window, above entrance is a four light window in stone surround. To left again is a cross wing of two storeys plus attic with decorated mock-Tudor timber framing. To the right of the entrance is a canted bay that projects through the roof line. Further right is black and white close studding on the first floor, with a canted bay on the ground floor. To the rear is a double gable with stone ball finials. There is a two storey canted bay with veranda with stone columns to the right and two windows above. To the right is a further two and half storey section of brick and timber framing.

10. Sunnycroft

A house, built in 1900. Designed by J. E. Goodacre of Stockwell Gate for John Edward Adcock, solicitor⁴. Designed in the Arts and Crafts style and set within large grounds, it has been altered significantly since its original construction. Two storeys with attic. Red brick walls with plinth at ground floor with tile hung second storey (plain and fish scale tiles) under plain tile roof. Two storey canted bay with conical roof to front, with pair of single lights with stone mullion and surrounds at ground floor, with seven, timber, side-hung casements with stained glass over lights at first floor. To left of bay is a ground floor sash (six panes over one). To the right of the bay is a gable of two storeys plus attic, containing at ground floor three grouped sashes (six over one) with stone mullions and surrounds to the left, with single similar sash to the right. Above the gable is tile hung with plain and fish scale tiles. The first floor contains four side-hung timber casements with over lights to the left, with two similar windows to the right. Within the attic of the gable is a three light window, the gable being timber framed above. To the right of the gable at ground floor is the entrance way with single storey hipped lobby. There is a range of extensions to the south elevation. To the north elevation is a timber-framed gable to the right, with chimneystack, with a first floor four paned casement with over light. To the left is a first floor bay with flat roof. The first storey previously over sailed on the north elevation with a flat roofed projecting extension now beneath.

³ DC/M 3/6/1/1745, dated 3 August 1907. ⁴ DC/M 3/6/1/780, dated 25 May 1900.

11. Parkholme & Parkview, The Park

Symmetrical, four-bay semi-detached late C19 dwelling; Two-storey plus attic. Rough coursed stone with first floor band and slate roof with gable end chimney stacks. The side elevations are red brick with yellow brick banding. Ground floor; central pair of recessed timber doors with decorative leaded and stained glass panels, set within a stilted arch porch with dropped keystone, fluted pilasters and capitals. Flanked by single storey bay windows with hipped leaded roofs, with sashes at Parkview and timber casements at Parkholme. First floor; two single windows above the doors, flanked by a pair of windows above the bay - those at Parkview are two over two sashes, those at Parkholme are timber casements. Above the outer pair of windows is a dormer within a raised gable with bargeboards and single casement in each. Rear; double gable with bargeboards and central flat-roofed dormer to Parkview, pair of central two storey canted bays with conical slate roofs, flanked by a single window to ground and first floor – sashes at Parkview, timber casements at Parkholme. The properties are bounded with a coped stone wall with square gate piers with pyramidal cap stones.

12. Ashdale Care Home, The Park

Detached dwelling (now private care home) of early C20 date with large late C20 extension. The older section to left comprises two storeys, pebble dashed with rendered plinth and projecting central gable. Central projecting gable has door to the right in stone surround with stone voussoirs, dropped keystone stone quoins and corbelled capitals. The door is of timber plank construction with decorative metal hinges. To the right of the door is a single light window, to the left is a four paned leaded casement. Within the gable at first floor is a pair of three light leaded casements. The gable has tile detailing and corbelling at the eaves. On the left of the gable is a brick chimney stack, with two others to the rear. To the right of the gable is a projecting single storey pitched section with leaded four light French Door. Above the pitched section is a four paned leaded light. To left of gable is a projecting single storey section with single leaded light door. The property is bounded by a modern stained timber fence in concrete posts. There is an associated brick garage with coggled eaves and breathers in the gable.

13. The Ridge, The Park

A large, detached two and three storey dwelling, built in the Arts and Crafts style in 1899 with some C20 extension. Set within large, mature grounds. Designed by and home to local architect R. F. Vallance. Predominantly red brick, with areas of tile hanging, diaper work and close stud timber framing, with Mansfield Stone for window surrounds and entrance porch. The roof is plain tiled with an elaborate variety of roof designs. The building is of a complex plan form and design, using a variety of projecting gables and bays with conical roofs, with the first storey over sailing the ground floor in places in a jettied structure. The front elevation has a gable to the left, which overhangs a first floor canted, oriel window on timber brackets. To the right is the front entrance, making use of classical detailing around the door in stone with balustrading above. Above this is a part canted bay with stone Tudor

Gothic tracery in the windows and crenelated parapet. To the right is a two storey canted bay forming the corner of the building, with stone mullions at ground floor level, timber framing at first floor with polygonal roof and finial. An imposing feature is the double height entrance hall seen on the side elevation, with two turreted bay windows linked at first floor level by a wooden veranda. The adjacent coach house/stable block has steeply pitched, red tiled roof.

14. 22-24 Park Avenue, Fernhill and Highview

A pair of semi-detached dwellings built in 1901 for Henry Huckerby⁵. Four bays, two storeys, red brick with first floor coggled stringcourse, hipped slate roof with coggled eaves and two ridge stacks. Pair of central recessed timber panelled doors with plain over lights under corbelled, pedimented door hood with ribbon motif. Flanked by canted bays with plain sashes, stone mullions and sill, corbelled cornice detail and flat roof. To the first floor are four marginal light sashes with stone sills and corbelled pediment. The windows are mostly original with one timber mock sash replacement to the front right. Side elevations have a three-over-three sash window at ground and first floor. The property is bounded by a modern stone wall. Two storey rear ranges.

15. 20 Park Avenue

A detached dwelling built in 1897. Designed by Frank Cook for Mr W. Houfton⁶. Three bays to Clipstone Avenue elevation, two bays to Park Avenue elevation. Two storeys, red brick with double first floor band and dentilated eaves. Hipped slate roof. Clipstone Avenue elevation has central projecting single storey pedimented porch with dentilated details. Within the porch is a central, arched, stone entranceway with plain capitals and dropped keystone, with timber and glazed panelled door. Porch is flanked by plain sash windows under stone lintels. At first floor are three similar sashes, the central being stained glass. Park Avenue elevation has to ground floor a pair of canted bays with conical plain tile roofs, with stone mullions, sills and lintels. Above are two plain sashes under stone lintels. Central chimney stack. To the left is a small pitched two storey section with small chimney. The rear (south elevation) is rendered and has a single storey pitched range and a modern flat roofed extension. The property is bounded by original red brick wall with red brick coping stones.

16. 16-18 Park Avenue

Late C19, symmetrical, semidetached dwelling. Four bays, two and half storeys. Red brick with gabled slate roof with four side chimneystacks. To ground floor are a pair of central, recessed, timber panelled and partially glazed doors with stained glass over lights, in stone surround with segmental arch with dropped keystone, flanked by two storey bays with plain sashes and stone surrounds. To the first floor are two narrow central plain sashes with stained glass, flanked by the bay windows under conical slate roof with finial.

⁵ DC/M 3/6/1/836, dated 20 April 1901. ⁶ DC/M 3/6/1/520, dated 2 Feb 1897.

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Side elevations have two ground floor plain sashes with single, central plain sash at attic level. Rear ranges of two and single storey with a mixture of original and replacement windows. The property is bounded by original red brick wall with blue brick triangular coping stones.

17. 21-23 Park Avenue

Matching pair of late C19 semidetached dwellings. Six bays, two storeys. Mansfield Stone to front and side with yellow and red brick to rear. Gable Slate roof. Central and end yellow brick chimney stacks. At ground floor: pair of double windows grouped under stone still with stone mullion. Flanked by panelled entrance doors with decorative over light to number 23 and with projecting stone surround with semi-circular arch, dropped key stone, moulded capitals and plinth, flanked by single storey canted bay with flat roof, moulded cornice, and stone mullions. At first floor level, three two over two sashes to each house with projecting stone lintel and sill. No 23 has all stone cills, lintels and mullions painted. Two and a half storey projecting gable to rear, four bays wide with ridge stack.

18. 17&19 Park Avenue

Number 17 has plain sashes and painted sills and lintels, number 19 retains the original glazing of plain sashes at ground floor with two-over-two sashes at first floor, with the exception of the front window in the bay which has lost the original sash and been replaced by a single large pane. Doors are timber panelled with over lights. The properties are bounded with a rough coursed Mansfield stone wall with coping stone, raised gate piers with pyramidal cap stone. No.17 was built by Charles Vallance and was his family home until 1964.

19. Railway Bridge, Park Avenue

Railway bridge of Mansfield Stone walls with plain, dressed, sloping coping stones and pyramidal coping stones at either end.

20. 8-14 Park Avenue

A terrace of dwellings built in 1903. Designed by E. Bryan Dean for Mr J. W. Witham. Number eight was planned as a detached dwelling⁷, with numbers 10 to 14 added immediately after⁸. Eight bays, two and half and three storeys. Brick and render with slate roof with decorative ridge detailing. Central chimneystack. From left to right of front elevation: 1st bay - two storey, canted, rendered bay with flat roof, roof light above. 2nd and 3rd bay - Dutch gable with two entrance doors in rounded arch (one now blocked as a window), above are two canted oriel windows with flat roofs, with two windows above within the gable. 4th bay – Dutch gable with two storey canted bay with flat roof at ground and first floor, window above within Dutch gable. 5th bay – two storey canted bay with flat roof and roof light above. 6th bay – ground floor door in rounded arch with window above and roof light above that. 7th bay – three storey canted bay in red brick with round paned window

7 DC/M 3/6/1/1170, dated 29 June 1903. 8 DC/M 3/6/1/1190, dated 1 August 1903.

above in gable. 7th bay two storey canted bay with flat roof, with window to second floor and gable above. West elevation left to right: projecting ground floor section under pitched roof with two windows, with first floor and second floor windows above. To the right is a double gable, within the 1st gable bay is a ground floor entrance way in rounded arch with window to the right, and above is a flat roofed canted bay with third floor window above. Similar arrangement in next gable but no ground floor door and additional ground floor window. To the right two windows on each three floors. Largely plain east elevation. Rear elevation has a series of gables and mixture of two and three storeys. Original glazing has been lost.

21. 13-15 Park Avenue

C19 semi-detached dwellings; Six bays, two storey plus attic. Mansfield Stone with hipped slate roof. Central and side yellow brick chimney stacks. Four central plain sashes each on ground and first floor, flanked by two storey canted bays with conical slate roof. Stone band running through window lintels and sills; Scalloped detailing in window lintels; Pair of single light dormers in attic, with hipped slate roofs. Side elevations, central timber panelled door in classical arched surround with capitals and dropped key stone; Single plain sash to left. To right is plain sash between ground and first floor, two plain sashes at first floor, single dormer in roof.

22. 9-11 Park Avenue

C19 semi-detached dwellings; Six bays, two storey plus attic. Mansfield Stone with hipped slate roof. Central and side yellow brick chimney stacks. Four central plain sashes each on ground and first floor, flanked by two storey canted bays with conical slate roof. Stone band running through window lintels and sills; Scalloped detailing in window lintels; Pair of single light dormers in attic, with hipped slate roofs, Side elevations, central timber panelled door in classical arched surround with capitals and dropped key stone; Single plain sash to left. To right is plain sash between ground and first floor, two plain sashes at first floor, single dormer in roof; all fenestration in UPVC.

23. 1-7 Park Avenue

A terrace of four, two storey, late C19 dwellings; eight bays with projecting end gables with barge boards. Mansfield Stone with slate tiles to 1-3 and concrete tiles at 5-7. Four yellow brick ridge stacks. String course above and below first floor window. Ground floor; pair of central doors in moulded door case, flanked by single storey canted bay with flat roof, corbelled cornice and decorative iron railing, flanked by similar doors, flanked by projecting gable containing similar bay. First floor has one window in stone sill and lintel per bay. Side elevations with projecting central gable with similar bay at ground floor with window above; flanked by a window at ground and first floor level. Projecting rear ranges. Nearly all original glazing has been replaced. The decorative iron railings survive on all the bays. Porch added to no. 1. Bounded by low stone boundary wall.

24. 29-31 Woodhouse Road

Terrace of three, late C19 dwellings. Seven bays, two and half storeys, with projecting two storey end gables to front and side. Mansfield Stone with painted raised band through first floor window sill and lintel, yellow brick to rear, painted stone sills and lintels. Slate roof with four ridge stacks. Front elevation, ground floor; central timber panelled door with segmental arched over light and raised stone surround, flanked by canted, corbelled, flat roofed bays with segmental heads to windows, flanked by similar doors (door to the left is a modern replacement), flanked by projecting two storey canted bays. First floor; five plain windows flanked by canted bays within projecting gables. Two central dormers and attic windows within gables. Additional roof lights to no. 31. Side elevations; central projecting two storey gable, hipped roof to rear, central two storey canted bay with attic light above, ground floor window towards the front, first floor window towards the rear with dormer above that. No. 29 has modern ground floor pitched extension to right of projecting gable, conservatory to left of gable at no. 31. Projecting gables to rear and various ground floor extensions. Original glazing largely replaced. Bounded by stone wall with sloping coping stones, projecting gate piers with pyramidal capstones.

25. 27-28 Woodhouse Road (Mansfield Lodge Hotel)

A pair of semi-detached dwellings, now hotel, built in 1883. Designed by Frank Vallance for Mrs Mettham⁹. Six bays, two and a half storeys, white painted stone with first floor band and corbelled eaves to the front, plain tile roof. Central and end chimney stacks in unpainted stone, the central with trefoil detail. Ground floor, front elevation; four central windows under small, pitched, plain tile roof with four windows above. Flanked by projecting gables with two storey canted bays with conical roof, with overhanging corbelled barge boards. Attic window in each gable above bay. Two central hipped dormers. Side elevation of number 28 has projecting two storey pitched section with steps leading up to a single storey pitched porch to the right. Projecting portion has two windows to the ground floor with a central Gothic traceried window above – formed from two plain sashes with semi-circular heads, stone mullions with capitals, with a quatrefoil light above. Chimney stacks flank the central projecting portion with dormer above. Similar side elevation to number 27 but with additional modern extensions. Modern single storey extensions to the rear. Property bounded by original, unpainted Mansfield Stone wall with curved coping stones, square stone piers with pyramidal cap stones

26. 25-26 Woodhouse Road

A pair of symmetrical, semi-detached dwellings, built in 1882 for Mrs Mettham¹⁰. Four bays, two storeys, Mansfield Stone with Mansfield Red Stone detailing and string courses. Hipped slate roof with central and projecting side stone chimneystacks with stringcourses. Ground

9 DC/M 3/6/1/291, dated June 1883. 10 DC/M 3/6/1/270 dated 1882.

floor front elevation; central pair of three light windows with red stone columns topped with foliate capitals, set within raised red stone surround with

tooled lintels. Above is a segmental hood mould with polychrome stone work underneath. Above at first floor is a pair of windows in raised stone surrounds with tooled lintels. Central bays flanked by two storey, canted bays with conical slate roof, with windows set within raised red stone surrounds. Plain sashes to front. Side elevations have entrance way to the right, with raised stone surround with arch, plain capitals and dropped keystone. To the left is a plain sash window, similar window above. Above entrance way is a two over-two sash window. Two storey ranges to rear with conservatory at no. 25. Bounded by low stone wall topped with C20 fencing.

27. Pavilion, Carr Bank Park

C. 1924 in date, built for the bowling green. Square in plan with glazed central section. Single storey. Brick plinth with mock timber framing and render above, plain tile roof. Central stack. Windows are doubled glazed, paned casements in timber units. NE elevation, central canted bay with paned windows under gable roof with timber veranda to either side. SE elevation, central gable flanked by two gablet roofs, central double entrance door flanked by 8 paned casements. Double paned casement and return of veranda to right. SW elevation central canted bay under gable with three paned casements, flanked by two double paned casements. NW elevation central gable flanked by two gablet roofs, central double entrance door flanked by 8 paned casements, with door to right and double casement and return of veranda to left.

28. Carr Bank House, now Portland Hall Hotel (Grade II listed)

Early C19 Country House, now hotel, with mid C19 and C20 additions and alterations, set in extensive grounds that now form Carr Bank Memorial Park. Ashlar with ashlar dressings and hipped slate roofs with moulded cornice at eaves height. Two storeys. South elevation composed of three bays, with central two storey bay with glazed entrance door porch of marginal lights, with slate hanging above, flanked by two storey canted bays with hipped slate roofs. Side bays have three plain sashes on each floor, the lower ones taller. The rear has a large two-storey addition in rock faced stone and there is a conservatory on the south west elevation. Veranda in front of house with late C20 railings.

29. Grotto in grounds of Carr Bank Hall (Grade II listed)

Probably early C19 restored late C20. Built of limestone rubble, reinforced with concrete and partly covered in earth. It is in the form of a curving tunnel with a triangular headed entrance to the west, with two smaller openings on the south side and two further openings on the north side. The east entrance has a concrete segmental arch.

30. 7 Graves in Pet Cemetery in the grounds of Carr Bank Park

There are five gravestones for deceased pets, dating late C19 to early C20. Six are flat slabs, that dedicated to 'Jumbo' is hipped in shape.

31. War Memorial in Carr Bank Park (Grade II listed)

Built c1920 and designed by A. S. Buxton. Semi-circular platform with central steps enclosed on the curved side by a wall with moulded coping and square end piers with moulded caps. At the apex is a rectangular pedestal topped with a cornice, segmental pediment and blocking course. There is a central bronze wreath and inscribed granite tablet, flanked by ramped fluted buttresses. At the foot of the pedestal a small bronze tablet set in a sloping panel flanked by fluted buttresses and surrounded by a semi-circular kerb. On each side of the pedestal is a short ramped coped wall ending in a square pier with stepped square cap.

32. War memorial in Carr Bank Park

Stone memorial on chamfered and moulded plinth, with moulded hipped cap stone. Bronze tablet dedicated to the Sherwood Foresters who gave their lives in WWI with an additional tablet to those who lost their lives in WWII.

33. Memorial to Thomas Hartas from his daughter, Carr Bank Park

Dated 1937. Ashlar coursed with slate in the joints, giving the impression of rusticated masonry. Projecting fountain section set on a semi-circular platform with stone fountain above in a semi-circular basin with bronze tablet around the spout. Above is a bronze tablet inscribed 'Erected to the memory of Thomas Hartas of this town by his daughter 1937'

34. War memorial in Carr Bank Park (east)

Stone wall war memorial with flat stone copings. Separate Octagonal stone dais with black granite top on which is located 3 sculptures in granite in the shape of tear drops. This memorial is to those who have fallen in conflicts since the Second World War and in more recent conflicts.

35. Bandstand in Carr Bank Park

Cast metal bandstand on stone plinth c2011; timber ceiling and conical shaped roof over with cast metal finial. Roof supported by eight cast iron columns with decorative ironwork at top of and between columns. Decorative cast metal railing encloses performance area.

APPENDIX B: NATIONAL AND LOCAL CONSERVATION PLANNING POLICIES

A: National Policies.

The legal basis for Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 with national policy being provided by the National Planning Policy Framework (March 2012). This document sets out the Government's national policies on different aspects of spatial planning and planning policies on the conservation of the historic environment in England. The document should be read alongside other relevant statements of national planning policy. Guidance to help implement this policy, including the legislative requirements that underpin it is provided in the Planning for the historic environment practice guide. Both documents can be downloaded from www.communities.gov.uk.

B: Mansfield District Council Conservation Policies

The Saved policies of the Mansfield District Local Plan (adopted 1998) include a range of conservation policies. These are as follows:

BE1 Planning Permission will be granted for developments which achieve a high standard of design provided they meet all of the following criteria:-

- 1) The scale, density, massing, height, layout and access relate well to neighbouring buildings and the local area generally;
- 2) The materials used are in keeping with the sites surroundings;
- 3) The level of hard and soft landscaping is consistent with the type and design of the development and its setting;
- 4) The proposal integrates existing landscape and nature conservation features.

BE2 Planning and related applications for listed building consent will not be granted for development proposals which involve demolition of a listed building other than in exceptional circumstances. Applications will be judged against the following criteria: -

- 1) The importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms
- 2) The particular physical features of the building which justify its inclusion on the statutory or local lists;
- 3) The buildings setting and its contribution to the local scene;
- 4) The extent the proposed works will bring substantial benefits to the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment.

BE3 listed building consent and/or planning permission will only be granted for alterations/additions/changes of use of a listed building or structure where this would not adversely affect its character, its architectural merit or historic interest.

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BE4 Planning permission will not be granted for developments which would have an adverse impact on the setting of a listed building. Applications will be judged against the following criteria:-

- 1) Whether the setting of the listed building would be preserved or enhanced;
- 2) whether the design of the proposed development would be in keeping with the setting of the listed building;
- 3) Whether existing landscape features which contribute to the setting of the building would be retained or enhanced.

BE5 Planning permission will be granted for developments which would involve the beneficial re-use of listed buildings.

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

1. Respect the special character of the Conservation Area;
2. Be designed to respect and integrate with the surroundings. Particular attention should be given to the mass, form and scale of development and its impact on the surrounding environment;
3. Use materials which are of good quality, and reflect the design of the building(s) as a whole. Infill developments should use materials which are sympathetic to their surroundings and which complement materials used in adjacent and prominent buildings in the street scene. Extensions to or alterations to buildings should use materials which match or are compatible with the original building;
4. Not have a detrimental effect on the character or amenity of the surrounding area by way of visual impact, noise, traffic generation or other factors;
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 judged against the following criteria:-

1. The part played by the building 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;

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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 or 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 C: 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, anyone 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).

In addition, Mansfield District Council has adopted its own criteria for assessing non designated heritage assets that are consistent with English Heritage criteria for assessing non designated heritage assets. The relevant document can be viewed by following the link: www.mansfield.gov.uk/localheritageassets

Appendix D: Useful References

Research

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

The Old Mansfield Society: Picture the Past - Breedon Books.

The Old Mansfield Society: Pocket Images 2007 ed.- Nonsuch

Mansfield -A Pictorial History by David J Bradbury – Phillimore & Co. Ltd 2005
ISBN: 1 86077 337 0

Mansfield District Council (2010-2011): Building at Risk Register.

Policies

HMSO (1990): Planning (Listed Buildings and Conservation Areas) Act 1990: Department of Communities and local government (2012)

National Planning Policy Framework (March 2012)

Mansfield District Local Plan (Adopted 1998) Saved Policies: Mansfield District Council

Guidance

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

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

English Heritage – Understanding Place: Conservation Area Designation, Appraisal and Management (March 2010)

The Park Conservation Area Character Appraisal and Management Plan

APPENDIX E: CONTACT DETAILS

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Mansfield District Council

Creating a District where People can Succeed

Mansfield District Council

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