

Mansfield District Council

Conservation Area Character Appraisal and Management Plan



Mansfield District Council
Creating a District where People can Succeed

Bridge Street and Market Place Conservation Areas

September 2008
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Contents

Index	3- 4
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Part I: Conservation Area Character Appraisal

1.0 INTRODUCTION	7- 8
What is a Conservation Area?	7
Information sources	8
Structure of appraisal	8
2.0 SUMMARY OF SPECIAL INTEREST	9-12
General character	9-10
Character areas	10-11
Figure 1 – Character Areas	12
3.0 ASSESSMENT OF SPECIAL INTEREST	13-45
A. Location and Setting	13-15
Location and context	13
General character and plan form	13-14
Landscape setting	14
Figure 2 – Location Plan	15
B. Historic Development	16-19
Early Mansfield	16-17
Mansfield’s industrial development	17-19
Figure 3 – Historic plan c1823	18
The development of transport	19
C. Layout and Plan Form	19-25
Origins and street plan	19-21
Figure 4 – Historic plan c1877	22
Figure 5 – Mansfield Town centre c1884/1920	23
Figure 6 – Historic Photographs	24
Key views	25
D. Architectural and Townscape	25-45
Leeming Street Area	25-28
Figure 7 – Leeming Street Area	27
The Market Place	28-30
Figure 8 – Market Place	29
Brewery & Warehouse District	31-33
Figure 9 – Brewery and Warehouse District	32
St Peters Church and its Vicinity	34-36
Figure 10 – St Peter’s Church and its vicinity	35
The Viaduct	37-38
Figure 11 – The Viaduct	38
The Northern Area	39-40
Figure 12 – The Northern Area	40
The Southern Gateway	41-42

Figure 13 – The Southern Gateway General Architectural Character	42 43-45
Figure 14 – Buildings with Special Interest	45
4.0 LOSS, DAMAGE AND INTRUSION	46-53
Loss	46-47
Damage	47-50
Intrusion	50-52
Figure 15 – Townscape Appraisal	53
5.0 SUGGESTED CONSERVATION AREAS BOUNDARY REVIEW	54-57
Figure 16 – Boundary Review	57

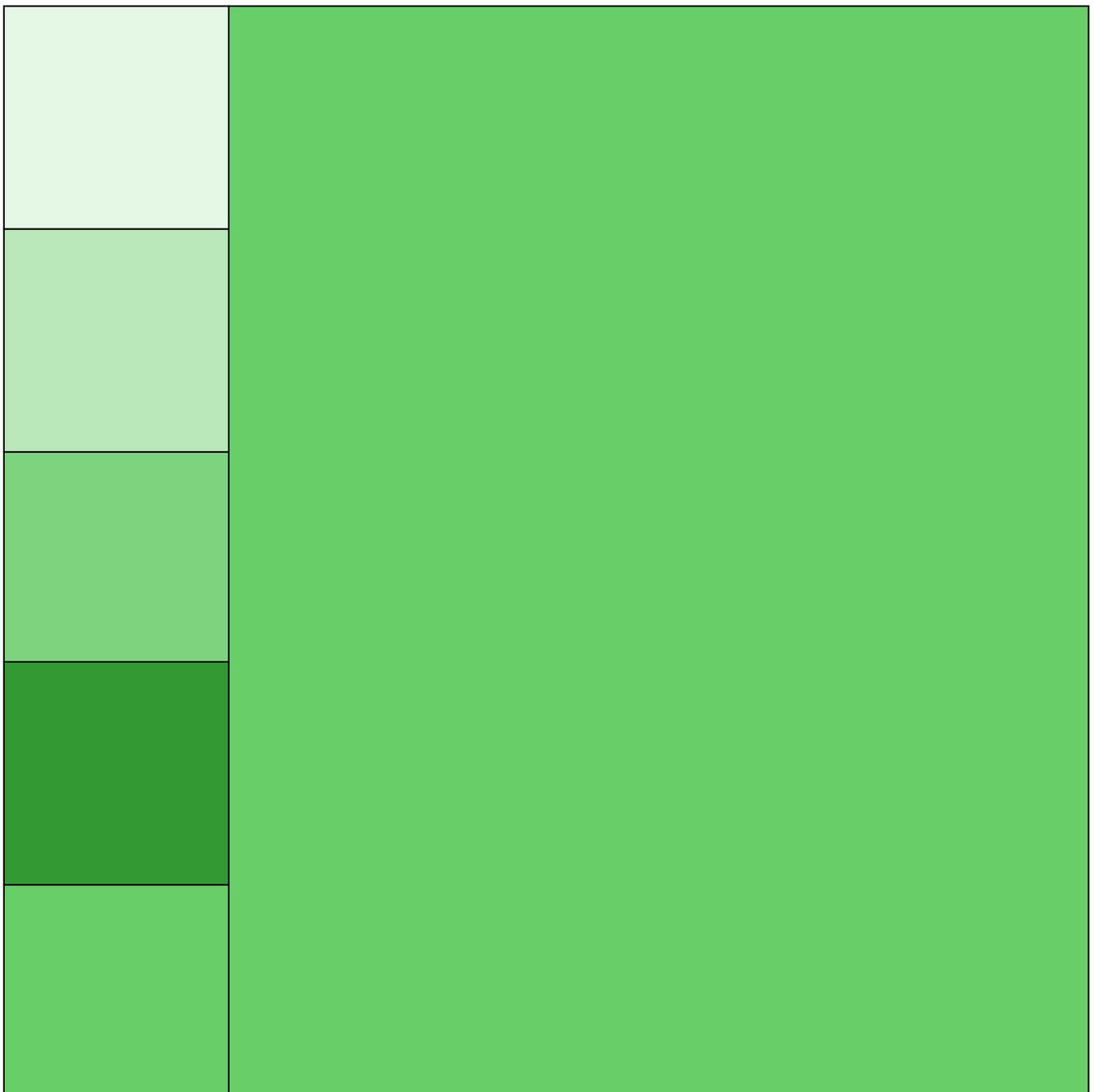
Part II: Management Plan

6.0 INTRODUCTION	60
7.0 MANAGEMENT STRATEGY	61-65
8.0 PLANNING POLICY CONTEXT	66-70
9.0 KEY PROJECTS	71-74
10.0 DELIVERY	75-77
11.0 MONITORING THE CONSERVATION AREAS	78-80

Appendices

A. National and Local Conservation Related Policies	
B. Mansfield District Council Area Specific Policies.	
C. Planning Requirements in Conservation Areas.	
D. Schedule of Buildings with Special Interest	
E. Unlisted Buildings in a Conservation Area	
F. Useful Information	
G. Contact Details	
Language Sheet	

Part I Conservation Areas Character Appraisal



1.0 INTRODUCTION

- 1.1 Mansfield is an important historic market town set in the valley of the River Maun, located 15 miles north of Nottingham and 25 miles northeast of Derby. The town developed as a market town during the medieval period with a market charter being granted in 1227. Some industrial activity emerged concurrently but it was later during the eighteenth and nineteenth centuries that industrial activity increased significantly based on a range of trades including malting, framework knitting and cotton production. Mansfield town centre contains three Conservation Areas – Market Place, Bridge Street and West Gate.
- 1.2 The purpose of this document is to provide a detailed appraisal of those townscape features, buildings and spaces that give the Bridge Street and Market Place Conservation Areas their distinctive character and interest. This appraisal outlines the historical development of Mansfield town centre and defines the special interest, character and appearance of the built and natural environment within the two Conservation Areas and adjoining areas.

What is a Conservation Area?

- 1.3 A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Mansfield District Council, under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, designated the Bridge Street and Market Place Conservation Areas in 1974. Both designations were extended in February 1990, October 1994 and most recently in September 2002.
- 1.4 The special character of an area derives from a combination of many things, such as trees, walls, open spaces, groups of buildings and the way they are arranged. In the case of the Bridge Street and Market Place Conservation Areas, designation is recognition of the settlement's medieval layout and its industrial heritage, the group value of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.
- 1.5 In producing and updating this appraisal extensive use has been made of guidance issued by English Heritage:
 - a. Guidance on Conservation Area Appraisals, February 2006.
 - b. Guidance on the Management of Conservation Areas, February 2006, and
 - c. Understanding Place: Conservation Area Designation, Appraisal and Management, March 2011.

Information Sources

- 1.6 This appraisal has been compiled through site survey, discussion with Mansfield District Council Officers, and with reference to the following key sources:
- a. Mansfield District Council records, including historic maps, listed buildings and buildings of local interest;
 - b. Nottinghamshire Extensive Urban Survey Draft Archaeological Assessment Report, Mansfield; and
 - c. Nottinghamshire, Nikolaus Pevsner, Yale University Press, 2002.
- 1.7 A full bibliography of sources is included as an Appendix to this report.

Structure of Appraisal

- 1.8 The appraisal is structured according to English Heritage guidance, as follows:
- a. Planning policy context;
 - b. Summary of special interest;
 - c. Assessment of special interest; and
 - d. Suggested boundary changes.
- 1.9 Appendices are attached, to cover:
- a. District Council Related Policies;
 - b. Schedule of Listed Buildings; and
 - c. Useful Information.

2.0 SUMMARY OF SPECIAL INTEREST

2.1 This section summarises the special interest of the Bridge Street and Market Place Conservation Areas and defines their character and appearance, which it is desirable to preserve or enhance.

General Character

2.2 Mansfield is largely the result of two broad phases of development. In medieval times, Mansfield developed as a market town in parallel to the emergence of some early industrial activity. Evidence of Mansfield's medieval past is clearly visible in the settlement's street layout. In the eighteenth and nineteenth centuries Mansfield experienced rapid industrialisation. The railway viaduct is the most tangible feature of this period in Mansfield's history, but there are other buildings, such as the Old Malting (Grade II Listed) on Midworth Street and the Old Town Mill (Grade II Listed) on Bridge Street, which are intertwined with the industrial development of Mansfield.

2.3 The character of the Bridge Street and Market Place Conservation Areas is provided by a number of different elements which combine to give the town its special feel and appearance. These elements are as follows:

- *Buildings* – the Bridge Street and Market Place Conservation Areas contain buildings varying in style and age – no single building style predominates. However, in general terms, the older, pre-industrial buildings are built of local stone with plain clay tile or slate roofs, while buildings of the industrial period tend to be constructed of brick with slate roofs. The vast majority of buildings are constructed to the back edge of pavement, providing definition and enclosure to the public realm.
- *Street pattern* – the street layout within the Bridge Street and Market Place Conservation Areas is very distinctive with a series of routes radiating outwards from the Market Place. Many of these routes can be traced back to the early medieval period, including Stockwell Gate, Ratcliffe Gate, West Gate and Church Gate (now Church Street). Church Gate and West Gate, extending westwards from St. Peter's Church, was the main thoroughfare with the current route of Clumber Street/Toothill Lane forming a back lane. Leeming Street was present in medieval times, but was almost completely redeveloped in the initial decades of the twentieth century. Regent Street is more recent and was constructed in the twentieth century.
- *Market Place* – evolved as a significant public open space with a clearance of buildings in the early nineteenth century. Located at the centre of Mansfield, this space, with a series of routes radiating from it, gives the town its legible structure. Market Place is surrounded by many interesting buildings, with architectural styles spanning from the Georgian period to Art Deco through to more modern examples.
- *The railway viaduct* – is the most striking feature of the town. The high arches of the viaduct frame many intriguing and interesting vistas.

- *Church of St. Peter and St. Paul* – this church represents one of the oldest buildings within the Bridge Street Conservation Area. It is a significant landmark structure and is highly visible from many parts of the town.

Character Areas

2.4 Given the size of the Bridge Street and Market Place Conservation Areas it is possible to identify a series of distinct character areas each with their own special interest. The location of each character area is set out in Figure 1: Character Areas and a summary of the special interest of each are outlined below:

Leeming Street area

2.5 This area is focused around Leeming Street and Toothill Lane. The layout is linear in character, as it traces the route of Leeming Street. Toothill Lane runs across the area, linking this character area to the Bridge Street Conservation Area. The area contains shops and drinking establishments. As a result, the townscape is characterised by a series of shop fronts. In most cases these shop fronts are inappropriate in their design. At first floor level and above, the facades of predominantly nineteenth century buildings are visible. Examples of eighteenth and twentieth century architecture are also visible.

Market Place

2.6 This area contains the most significant public space in the town. A number of routes, reflecting the emphasis of the medieval patterns of development based on trade and exchange, collectively meet in this space. These include Leeming Street, Church Street, Market Street (originally known as Spittlehouse Gate), Stockwell Gate and West Gate. Market Place is surrounded by properties dating mainly from the nineteenth and early twentieth centuries, many of which have gained Listed Building status. Noteworthy are the Old Town Hall, built in 1836 (Grade II* Listed) and the Bentinck Monument at the centre of Market Place, erected in 1849 (Grade II* Listed). Public realm improvements to Market Place, including the installation of new surface treatments and street furniture, were completed in 2006.

Brewery & warehouse district

2.7 This area is a relatively isolated and neglected part of the town. Many of the buildings have a unique character whose history is closely intertwined with the industrial development of Mansfield. The Council has adopted a Supplementary Planning Document to guide development proposals in the White Hart Street area.

St. Peter's Church and its vicinity

2.8 This area, focused on the Grade I Listed St. Peter and St Paul Church, contains some of the oldest buildings in the Bridge Street and Market Place Conservation Areas. The Church is a key landmark visible from many parts of the town. The area has a 'Y' shaped street layout, made from a combination of three routes: Church Street, Church Side and Bridge Street. The area has a distinct 'village' feel, which is largely the result of the scale of the streets, the presence of mature trees and the presence of the River Maun which runs through the edge of the area.

The Viaduct

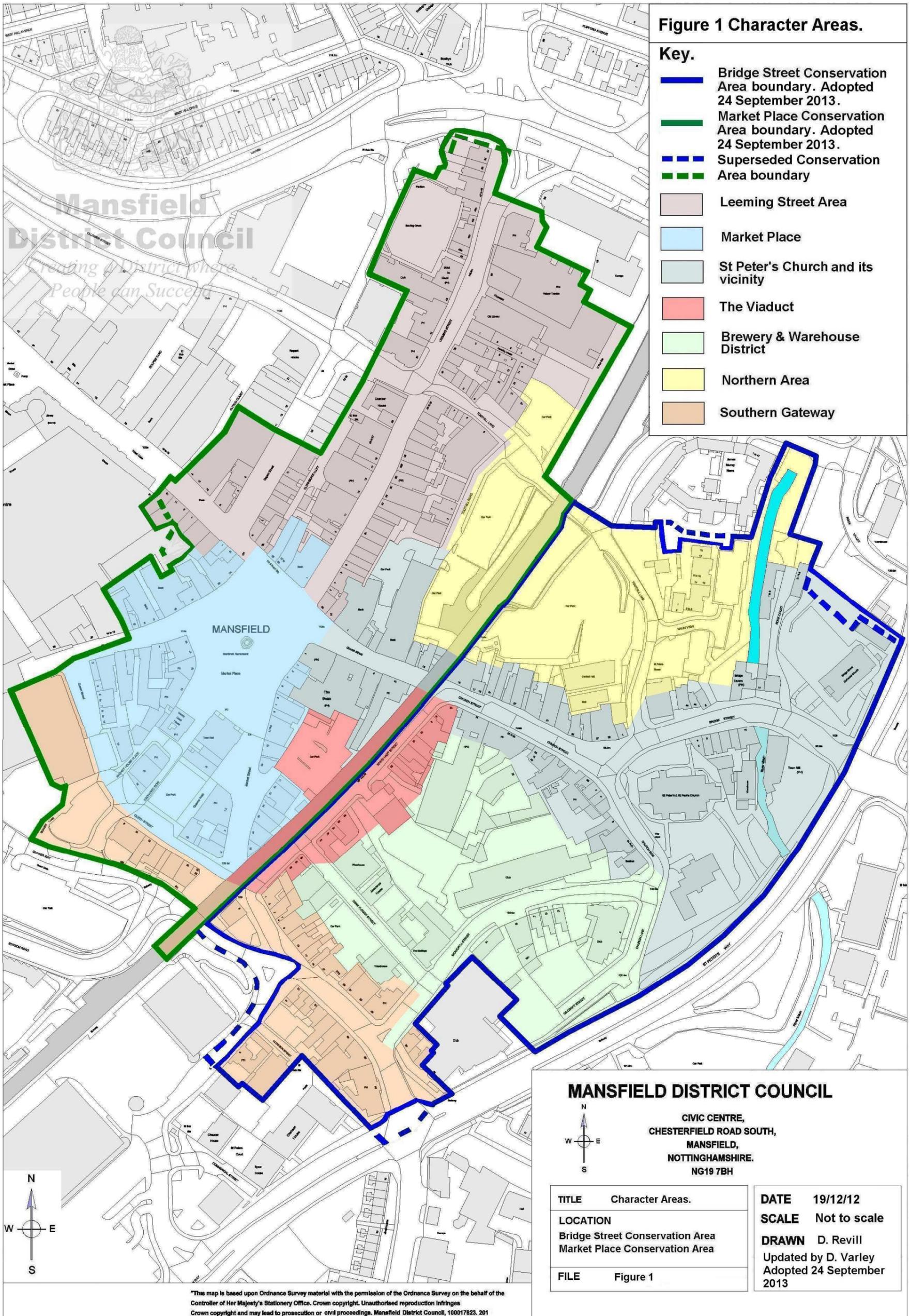
- 2.9 The railway viaduct constructed between 1872-75 dominates this area. The dominance of this feature over the historic core can be viewed as a unifying feature in the urban landscape. Whilst a sizeable gap site is located to the north of the viaduct, behind the Swan Hotel, a series of properties are evident along the narrow White Hart Street to its south side – albeit to varying degrees of quality, merit and completeness.

Northern area

- 2.10 This area focused along Toothill Lane has largely remained undeveloped throughout Mansfield's history, a large section of which is currently used as surface car parking. The predominant features of the area are its topography and the railway viaduct. The plateau between Toothill Lane and the viaduct is the most 'special' element, offering as it does dramatic views of the town centre. The area also contains an important natural feature with the River Maun running through the eastern end of the area. The area has partially been redeveloped but has further significant development potential.

Southern gateway

- 2.11 This area is linear in shape following the routes of Queen Street and Albert Street. The area contains a number of shops and drinking establishments built in the Georgian and Victorian periods. The area is dominated by traffic and the quality of the environment is generally not conducive to the creation of a flourishing retail environment. Quaker Way acts as a barrier to movement between Market Place, Queen Street and the area to the south west of Quaker Way.
- 2.12 The following section looks in more detail at the special interest of the Bridge Street and Market Place Conservation Areas.



3.0 ASSESSMENT OF SPECIAL INTEREST

3.1 This section of the appraisal contains an assessment of the Bridge Street and Market Place Conservation Areas in terms of their:

- A. Location and setting;
- B. Historic development;
- C. Layout and plan form; and
- D. Architectural and townscape character.

A: Location and Setting

Location and context

3.2 Mansfield is located 15 miles north of Nottingham and 25 miles southeast of Derby. The town lies at the confluence of the Ladybrook and River Maun in a shallow basin formed by the ridges of magnesian limestone and Sherwood sandstone. The lowest part of the settlement is along Bridge Street. From here the land rises gently to the west and north-west and more steeply to the east. The Bridge Street and Market Place Conservation Areas are located at the heart of Mansfield, either side of the prominent Grade II Listed viaduct. The viaduct offers those arriving in Mansfield by train (or simply passing through), interesting views over the town. This gives greater significance to the roofscape of the two Conservation Areas, which are highly visible.

3.3 The two contiguous Conservation Areas cover most of the town's historic core (with the exception of West Gate), which sits within the modern ring road St. Peter's Way. Constructed in the 1970s, St. Peter's Way creates a well defined edge too much of the Bridge Street and Market Place Conservation Areas. Glimpsed views into the Conservation Areas from the ring road are possible down Leeming Street, Bridge Street and Albert Street, and to a lesser extent Clumber Street.

General character and plan form

3.4 The overall plan form is defined by the street network, the railway viaduct and the town's ring road (St. Peter's Way). The street network has its origins in medieval times. The main thoroughfare of Church Gate (now Church Street) and West Gate extended westwards from St. Peter's Church. What is now referred to as Clumber Street and Toothill Lane formed a back lane, with long narrow plots fronting West Gate running back to Clumber Street. Market Place was extended in the nineteenth century and Regent Street created in the twentieth century. The viaduct has a clear impact on the town's plan form, bisecting the town centre in functional and character terms. The ring road, running along the south eastern boundary of the Bridge Street Conservation Area forms a barrier to pedestrian movement and constrains the growth of the town centre.

3.5 In terms of the pattern of development, building plots line the key streets and buildings are generally constructed to the back edge of pavement in a terraced format – although this is less true in the area around St. Peter's Church where there are more free-standing buildings; examples include the Old Grammar School and the Bridge Street Methodist Church. Other elements of the plan form worth noting are the remnants of the former burgage plot boundaries and original stock yards evident in

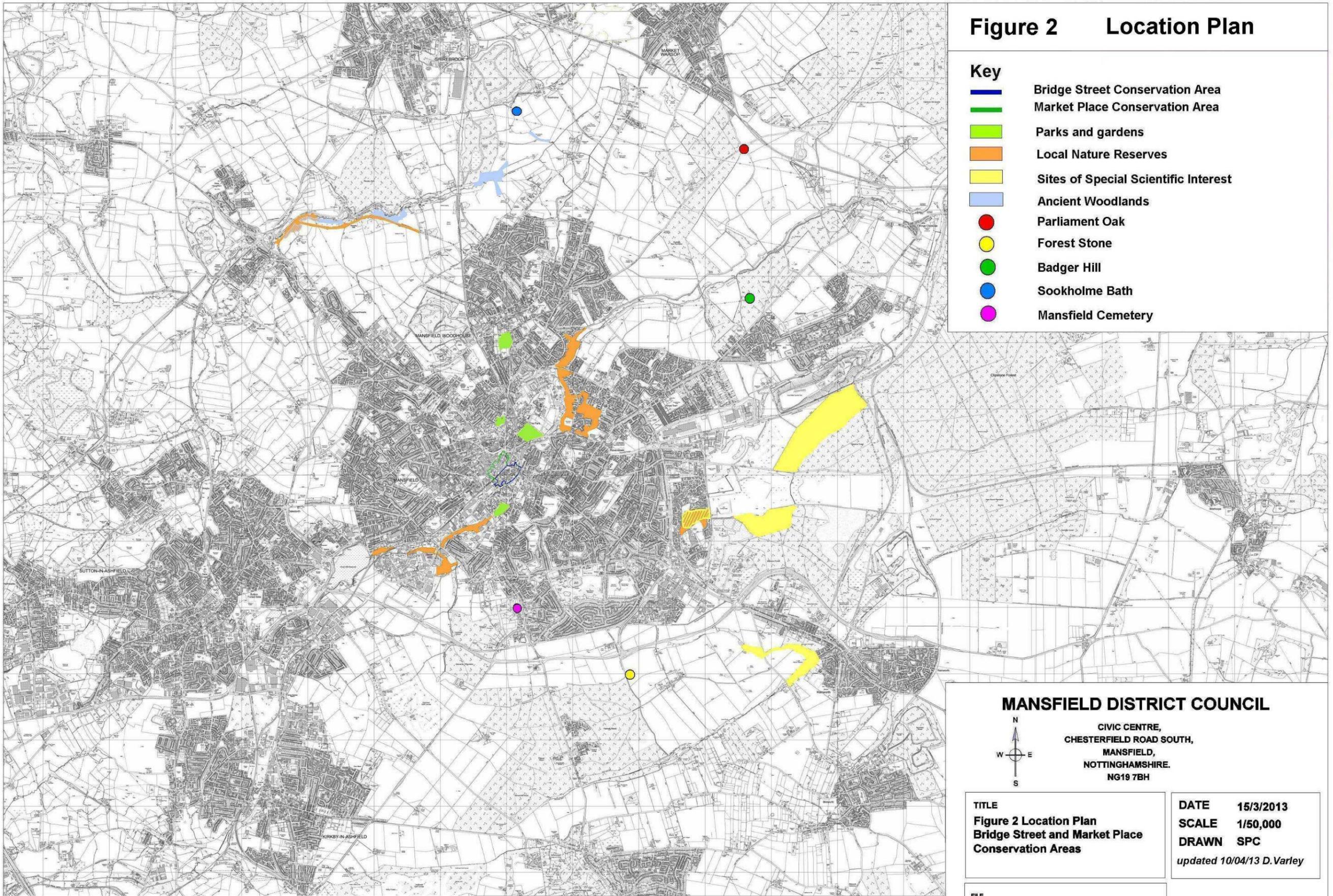
the area located between White Hart Street and Midworth Street.

Landscape setting

- 3.6 Mansfield town centre is influenced to a great extent by its topographical setting. It is set within a valley and is surrounded by hills. This creates a number of continuous vistas of key landmarks within the town centre and also provides high level views of interesting roofscapes, including those of a locally distinctive nature, especially as framed through the railway viaduct.
- 3.7 The primary landmark buildings in the Bridge Street and Market Place Conservation Areas include:
- The railway viaduct
 - The Church of St. Peter and St. Paul
 - The Maltings
 - The former Moot Hall
 - The Town Hall
 - The Bentinck Monument in the Market Place
 - The Court House
 - The CO-OP building
- 3.8 These landmarks are important features of great local significance and are all listed (with the exception of the CO-OP building).
- 3.9 Mansfield town centre is extensively developed which causes a confining affect further emphasised by rising topography and the curving aspect of the inner ring road and Quaker Way. Open areas and recreational space within the Conservation Areas are therefore of a premium. The open aspect of the Market Place, with its fountain, seating areas and trees, the junction of Church Street, Bridge Street and Churchside, with its modern art seating, and the quiet well established grounds of St Peter and St Paul's church all play important roles.
- 3.10 Although the Conservation Areas are situated within an extensively urban environment they are located within easy walking distance of local parks, Titchfield and Carr Bank, with Local Nature Reserves situated in close proximity to these. Further afield, to the north, are the Ancient woodlands of Ox Pasture Wood, Hind Car Wood, Northfield House Wood and The Coppice and to the east are sites of special scientific Interest. Other sites of interest within easy travelling distance of the Conservation Areas are Baxter Hill, Parliament Oak and Sookholme Bath, allegedly an ancient healing spa. Mansfield has one Registered Park and Garden, this being Mansfield Cemetery on Nottingham Road; this is situated to the south of the Conservation Areas with the Forest Stone, a commemorative stone marking the site of the great forest court and swain-moot, appearing to their southeast.

Figure 2 Location Plan

- Key**
- Bridge Street Conservation Area
 - Market Place Conservation Area
 - Parks and gardens
 - Local Nature Reserves
 - Sites of Special Scientific Interest
 - Ancient Woodlands
 - Parliament Oak
 - Forest Stone
 - Badger Hill
 - Sookholme Bath
 - Mansfield Cemetery



MANSFIELD DISTRICT COUNCIL



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

TITLE
Figure 2 Location Plan
Bridge Street and Market Place
Conservation Areas

DATE 15/3/2013
SCALE 1/50,000
DRAWN SPC
updated 10/04/13 D.Varley

FILE

B: Historic development

- 3.11 The history of Mansfield can be traced back over many centuries. Mansfield developed as a market town during the medieval period, in parallel to the emergence of some early industrial activity. The industrialisation of cottage techniques grew in momentum during the eighteenth century, and a range of trades emerged including malting and brewing, tanning and leather-working and framework knitting. The only frame knitters' houses in the town that survive today are on West Gate and Stockwell Gate. During the late eighteenth and early nineteenth centuries, Mansfield utilised the power of the River Maun to spin cotton. Iron foundries developed during the nineteenth century and are contemporary with the exploitation of the local coalfields.
- 3.12 Mansfield's isolation was eased by the turnpiking of roads in 1760, followed in 1819 by the Mansfield and Pinxton Railway being completed to carry coal. During the nineteenth century, rapid urbanisation subsequently saw Mansfield's population grow considerably. In 1847 the railway line was bought by the Midland Railway Company and upgraded to accommodate steam trains. The viaduct that dominates the town centre today was constructed between 1872-75.

Early Mansfield

- 3.13 The earliest known remains of a permanent settlement in the town are relatively recent, dating from the Roman Conquest era. Archaeological evidence has consisted of farming tools, huts and houses being found as well as discoveries including coins from the rule of Vespasian, Constantine and Marcus Aurelius.
- 3.14 The origins of the name 'Mansfield' can be found in the Domesday Book as 'Mamesfield'. The name 'felde' is an ancient English word, which was originally defined as a wide stretch of open land, whereas 'Mam' is of ancient Celtic origin, meaning a rounded hill. It would appear that the first English settlers in this part of Nottinghamshire, perhaps as early as 600 AD, learned the local geography from the Celts who had been living in the area for many centuries. This provides an indication as to why many of the old names for natural features were retained.
- 3.15 The Domesday entry also indicates that a small population occupying only a few dozen houses were resident in the settlement at this time. The early settlement of Mansfield is assumed to have centred on an early version of the Church of St. Peter and St. Paul, which already served the town during this period. Following the Norman Conquest, Mansfield effectively became the capital of the Royal Forest of Sherwood. This status was the earliest catalyst to encouraging the town to develop as a commercial and trading centre.
- 3.16 Mansfield's current primary shopping streets, including West Gate and Stockwell Gate, were established during the Middle Ages. There would have been several inns, including the present day surviving Swan Inn that probably provided a bustling social scene. All buildings at this time would have been timber-framed, with the exception of the Church and perhaps Moot Hall, and set in a close knit pattern of yards. The 1823

plan of Mansfield (see Figure 3) illustrates that the pattern of yards survived into the nineteenth century.

Mansfield's Industrial Development

3.17 Mansfield's transformation from a small market town into an industrial town followed the emergence of five primary industries.

3.18 Stone quarrying was the first industry to emerge in the thirteenth century. During the sixteenth and seventeenth centuries there was then a growth in local agricultural activity following the founding of the great estates, known as the Dukeries in Sherwood Forest. This in turn led to the development of two further important industries – malting and framework knitting, with the latter using wool from the forest's sheep. Ongoing progressions in technology throughout the industrial revolution hailed the arrival of heavy industries to the town, including the founding of iron.

Quarrying

3.19 There are two varieties of local stone, but variations in their composition throughout the district have subsequently created diversity in the local architectural styles. Mansfield white, a fine grained Magnesian Limestone, of sandy composition, is the predominant building material in the area and in its finest cut form was used to construct Mansfield's Town Hall. The Red Mansfield Stone, dolomitic sandstone, found in 50 foot long beds, was quarried in Rock Valley and along Chesterfield Road to the north of the town centre and was sought after for decorative building work.

Malting

3.20 There were 36 maltings in Mansfield by the middle of the eighteenth century, the majority of which were owned by William Broadhurst. The only surviving example today, built circa 1740, is currently vacant and is located off Midworth Street within the town centre.

Textiles

3.21 In 1727 there were some 40 framework knitters in the town. By 1800 there were approximately 700 operational frames (illustrating the rapid growth in the industry that was experienced) – manufacturing stockings, cotton and silk gloves amongst others. This illustrates the rapid growth that was experienced in the industry during the eighteenth century. The Duke of Portland built five cotton mills in the late eighteenth and early nineteenth century, all of which were located along the River Maun.

Iron founding

3.22 Excellent resource supplies of local sand led to the establishment of iron founding in the area. Evidence of this enterprise can be traced back to 1788, when Luke Abbott was the main driver behind the local industry. By the late nineteenth century there were in excess of ten iron founding companies in Mansfield. However, decline of the industry saw this figure halved by the 1940's.

LOST MANSFIELD

MAP 1

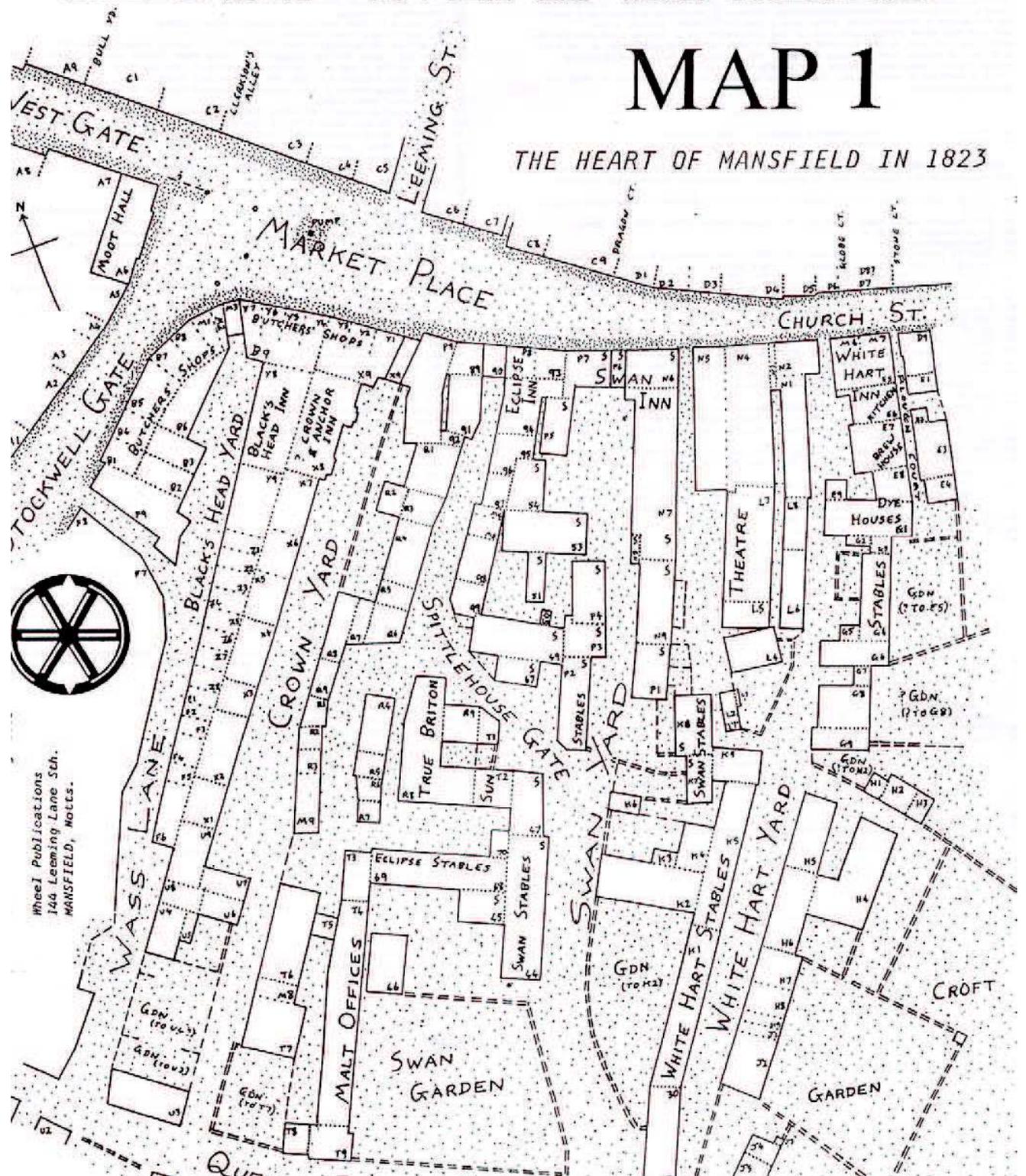


Figure no.3 - Historic Plan c.1823

Coal mining

- 3.23 Towards the end of the nineteenth century, the development of the coalfield close to Mansfield led to mining becoming an important occupation for the town's inhabitants and the local population grew significantly. The five collieries that existed in Mansfield's heyday were major enterprises, each employing in the region of 2,000 men. All ceased operation during the course of the 1990's.

The development of transport

- 3.24 Industrial development had the benefit of introducing improved transport facilities to the town. Construction of the town's viaducts, especially in terms of their impact on the form and patterns of development, made a physical statement that the town had well and truly transformed from a market town to an industrial urban area.
- 3.25 The Mansfield and Pinxton Railway was constructed in 1819 as a horse drawn plate way. In 1847 the line was purchased by the Midland Railway Company and upgraded to allow use by steam trains. This meant making more gradual some of the shaper curves of the original route – thus isolating the eight-arched Kings Mill Viaduct. The viaduct that today dominates the town centre was constructed between 1872–75 when the railway was extended northwards towards Worksop.
- 3.26 In the second half of the twentieth century, increases in motorised traffic and the resulting congestion led to the construction of the town's ring road in the 1970's. This modern transportation feature creates a barrier between the town centre and areas immediately beyond it. The severance caused by the ring road limits pedestrian movement and creates a series of poor quality gateways into the historic core.

C: Layout and plan form

Origins and street plan

- 3.27 The earliest known settlement on the site of the current town took place in the Anglo-Scandinavian period, with Edward the Confessor having an estate there. According to the Draft Archaeological Assessment Report, the original Anglo-Scandinavian settlement is assumed to have centred on the Church and the river crossing (although there is no evidence which currently supports this).
- 3.28 Evidence of prehistoric and Roman activity within the town centre is limited. The discovery of a Neolithic stone discovered in 1919 during building works at the CO-OP site on Stockwell Gate is the only evidence of prehistoric activity. Similarly, the only Roman evidence comes from isolated finds.
- 3.29 In terms of the early medieval period, virtually nothing is known about the settlement of Mansfield during this time. It is believed, however, that the medieval settlement of Mansfield extended westwards from the Church and river crossing along Church Street and West Gate and eastwards along Bridge Street and Ratcliffe Gate. The route of Toothill Lane and Clumber Street also existed in the medieval period as a back lane to the main thoroughfare of Church Street/West Gate.

3.30 In medieval times Mansfield lay on an important road which ran from Nottingham through to Worksop. The importance of this route increased in the thirteenth century when it superseded the old Great North Road.

3.31 The Draft Archaeological Assessment report for Mansfield identifies a number of medieval components. Areas within the Bridge Street and Market Place Conservation Areas identified as belonging to the medieval period include:

- (i) The Church of St. Peter and St. Paul, the churchyard and vicarage site (albeit the limits of the churchyard in the medieval period are currently unknown),
- (ii) The old Town Mill adjacent to the River Maun,
- (iii) The river crossing, Bridge Street. The current bridge is believed to date from 1776, but the existence of an earlier bridge is indicated by two documents, one dated 1614, the other c.1615,
- (iv) Three areas are identified as possible sites of the market, none of which are suggested to be necessarily mutually exclusive,
 - a triangular space at the junction of Stockwell Gate, Church Street and West Gate
 - the open space near St. Peter and Paul's Church
 - the bottom of Ratcliffe Gate
- (v) The settlement block bounded by West Gate, Leeming Street and Clumber Street,
- (vi) The settlement block bounded by Church Street, Leeming Street and Toothill Lane,
- (vii) Settlement fronting the northern side of Bridge Street,
- (viii) Settlement fronting the southern side of Church Street, and
- (ix) Settlement fronting the western side of West Gate and the north eastern end of Stockwell Gate.

3.32 From approximately 1780 onwards Mansfield experienced rapid expansion as the town underwent rapid industrialisation. County maps of the late eighteenth century (although believed to be limited in terms of their accuracy) indicate that ribbon development had started to form along the key routes of Leeming Lane, Stockwell Gate, Nottingham Road and to a lesser degree along Ratcliffe Gate. However, much of the growth experience in the late eighteenth century and early nineteenth century took place on existing plots and within existing yards and courts.

3.33 Unfortunately Mansfield is poorly served cartographically. The Lost Mansfield Map (see Figure 3) illustrates the heart of Mansfield in 1823. The Sanderson Map, 1833 – 36, is the earliest map to illustrate field and town plot boundaries but is only at a small scale. The earliest detailed maps date from 1877 (Ordnance Survey Map and Captain Beamish Plan) (see Figure 4).

- 3.34 The Lost Mansfield Map of 1823 illustrates a number of streets which are still evident today, such as West Gate, Church Street, Stockwell Gate and Queen Street. Market Place is clearly visible on the plan, but it occupies a much smaller space than the current Market Place. In the early 1820s, the area between Stockwell Gate and White Hart Yard was densely developed with buildings arranged around a series of yards. In 1831 the decision was taken to build a Town Hall. The construction of this new public building served to highlight the poor condition of the buildings which surrounded and detracted from it. The decision was taken to demolish these properties in 1838, and a new spacious market place was subsequently created.
- 3.35 The 1877 plan of Mansfield illustrates, in part, the new Market Place with the Monument to Lord George Bentinck at its centre. The monument, in the Gothic Revival style, was designed by T.C. Hine in 1849. The plan also shows the viaduct constructed in 1872-75. A historic photograph of land to the south of the railway viaduct in 1874 shows that much of this land still lay vacant at this point in time.
- 3.36 By the 1880's the centre of Mansfield had developed into a form and structure which is still largely visible today. The 1884 plan clearly illustrates Market Place at the centre of the town with a series of routes – West Gate, Stockwell Gate, Market Street, Leeming Street and Church Street – radiating from it (see Figure 5). The historic photograph of Church Street in 1899 illustrates the town's viaduct towering above the crowds of people lining the pavements (see Figure 6). In the last decade of the eighteenth century the town extended beyond its medieval limits for the first time.
- 3.37 Between 1891 and 1921 Mansfield underwent another period of rapid expansion. Its population increased from c.16,000 to nearly 45,000. Exploitation of the concealed coalfield around the Mansfield area was the main reason for the growth. The maltings industry suffered an early decline and by 1920 only two maltings were still operating in the town.
- 3.38 Other industries, however, continued to flourish throughout the twentieth century, including coal, hosiery, iron foundries and engineering industries. In the 1970's important changes to the town included the construction of the Inner Ring Road and the Four Season Shopping Centre. Parts of the town were also pedestrianised. These schemes attempted to address the growing traffic problems as well as the need for new shopping facilities.

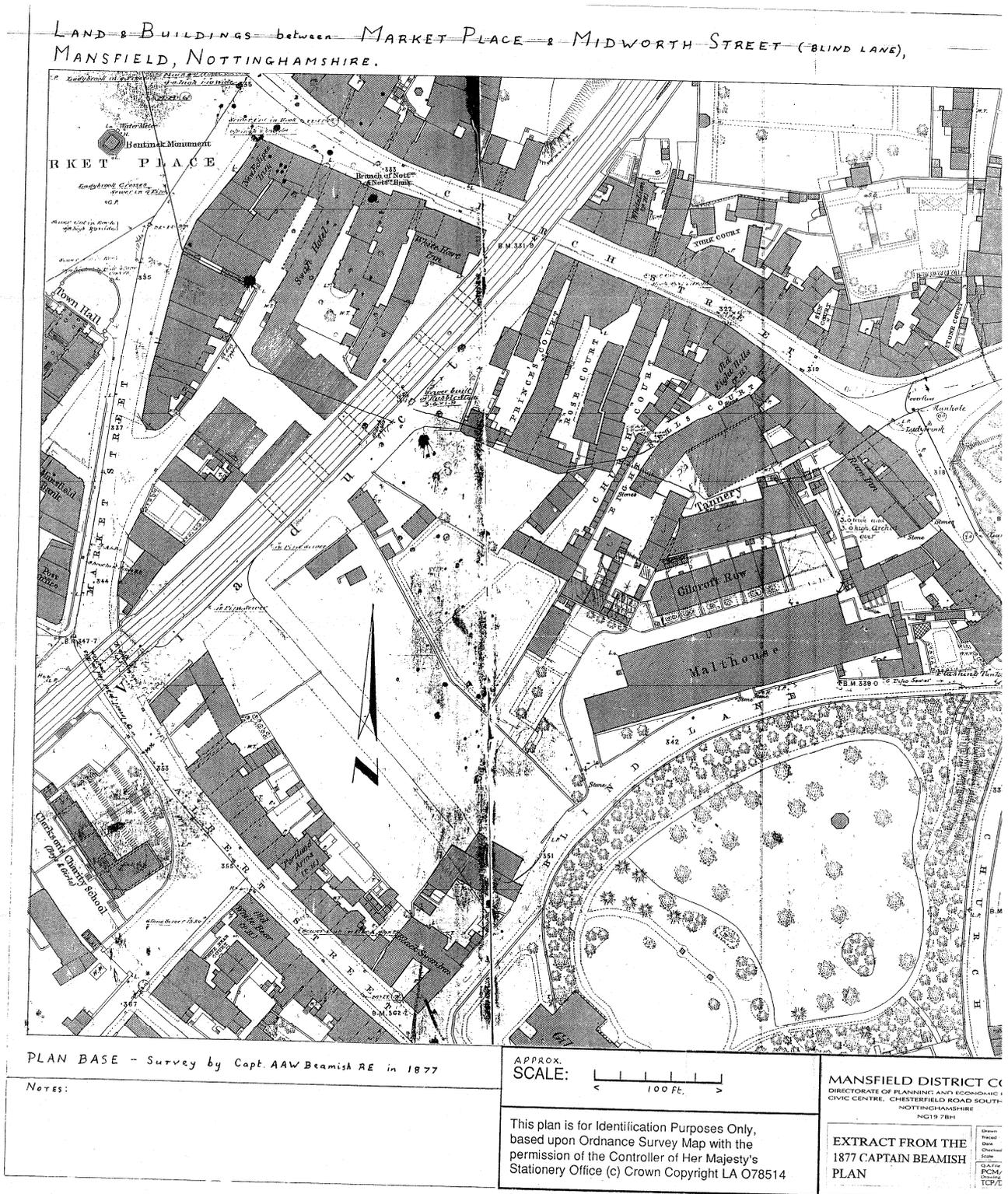
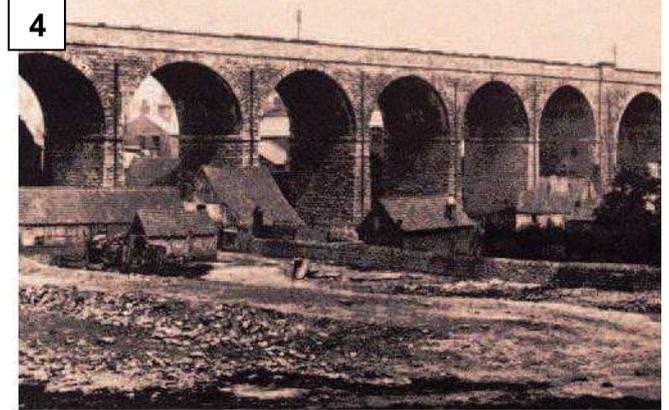
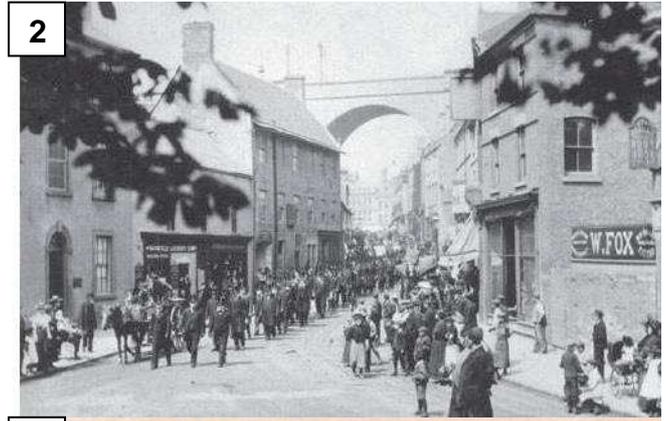


Figure no. 4 - Historic Plan c.1877



Figure no. 5 - Mansfield Town Centre c.1884/1920



1. Historic aerial image of Mansfield.
2. Church Street in 1899.
3. View west along Midworth Street.
4. Following the construction of the viaduct, 1874.
5. White Hart Street and viaduct, 1910.
6. White Hart Street and environs, early 20th Century.

Figure no. 6 – Historic Photographs.

Key views and vistas

- 3.39 Views out of the area are short, truncated and contained in the most part, reflecting the nature of the street pattern and topography. However, views out over the majority of the historic core are possible from the edge of the White Lion Yard car park and from elevated viewpoints at the end of Rock Valley. Views across rooftops vary as buildings respond to the landform and changes in ground level. Such views are a key feature and roofscapes are important features within these Conservation Areas.
- 3.40 Most internal views are intimate and glimpsed, particularly into or out of the streets radiating from Market Place, lending emphasis to the generally enclosed character of the street scene. However, the view down Leeming Street towards Market Place is a grander view, which terminated on the Old Town Hall.
- 3.41 The viaduct dominates the view along streets such as White Hart Street. The high arches of the viaduct also frame views through the viaduct in both directions where it crosses Church Street, Toothill Lane and at the junction of Queen Street/Albert Street.

D: Architectural and Townscape Character.

- 3.42 This section focuses on the architectural and townscape character of the Bridge Street and Market Place Conservation Areas.
- 3.43 The key issues addressed by the analysis, in line with English Heritage guidelines, are:
- Prevailing former uses and their influence on plan form and building types.
 - The architectural and historic qualities of the buildings and their contribution to the special interest of the area.
 - The contribution made by listed and key unlisted buildings.
 - The contribution made by greenery and green spaces.
- 3.44 The discussion initially focuses on the seven distinct character areas identified earlier (Figure 1), before looking at the general character of the two Conservation Areas. Where individual buildings are identified as being important, because they are either Listed Buildings or they display some special feature or historical significance, they are recorded and numbered in figure 14 – buildings of special interest and Appendix B: schedule of buildings with special interest, the later providing a more detailed description.

Leeming Street area

- 3.45 The area, focused along Leeming Street, also includes parts of Regent Street, Toothill Lane, West Gate, Clumber Street as well as Toothill Road. It is possible to distinguish between the area to the south of Toothill Lane and that to the north, which have different characters. Regent Street and the lower section of Leeming Street are lined with properties generally dating from the twentieth century, although there are also buildings from the seventeenth and eighteenth centuries (see Figure 7). Most of these properties are used for retailing and modern shop fronts dominate the street

scene at ground floor level. The section of Leeming Street to the north of Toothill Lane is more mixed in its usage and is lined with several clubs and pubs. The Palace Theatre and Museum (2) can also be found in this area. Most buildings date from the end of the nineteenth century and the first decades of the twentieth century.

Origins and townscape

- 3.46 In the medieval period, a block of long narrow plots fronting West Gate ran up to a back land now referred to as Clumber Street. These plots became increasingly developed over the course of the nineteenth century with the construction of cottages and outbuildings behind the street frontage and at right angles to it. This phase of development saw the creation of numerous yards, ginnels, alleys and courts. Three such examples, Eclipse Yard, Alfred Court and Clearkson's Alley still survive today.
- 3.47 During the twentieth century the area was bisected by Regent Street, a route constructed parallel to Leeming Street. Although Clumber Street and Leeming Street date back to medieval times, both routes have been widened on more than one occasion. Clumber Street was widened in 1827 and again more recently, whilst Leeming Street was widened at the end of the eighteenth century and again around 1904 (Herrett, 1973). Regent Street and the lower part of Leeming Street are both pedestrianised – surface paving patterns are inappropriate and not in-keeping with the character of the Conservation Area.

Buildings of historic or architectural merit

- 3.48 The style of architecture varies considerably throughout this area. Along the section of Leeming Street to the south of Toothill Lane the buildings are predominantly late Victorian in style and are interspersed with some twentieth century examples. Buildings worth noting include the Grade II Listed Brunt's Building (34 to 42 Leeming Street (11)) an office building with shops below, and the Grade II Listed Imperial Buildings (28A, 30 and 32 Leeming Street (12)) originally a row of three houses with shops below. Number 11 Leeming Street (Grade II Listed (13)) is an eclectically styled shop of 1901. A particularly fine façade is evident above the poor quality shop front (a later twentieth century alteration) featuring arched windows, carved timber pilasters and decorative rosettes.
- 3.49 The buildings on Regent Street generally date from the early twentieth century and their style is quite different to those on Leeming Street, with the resurgence of Classicism and an occasional foray into Art Deco. Regent Chambers (21) is a fine neoclassical building that extends to the corner of Regent Street and West Gate. Further along Regent Street, Marks and Spencer occupy a fine Art Deco building of high quality.



1. Handley Arcade, Leeming Street
2. Baroque Revival Style building, Leeming Street.
3. Properties on Regent Street.
4. Properties fronting the eastern side of Leeming Street.
5. Eclectic style building, Leeming Street.
6. Junction of Leeming Street and St. Peters Way.

Figure no. 7 - Leeming Street area

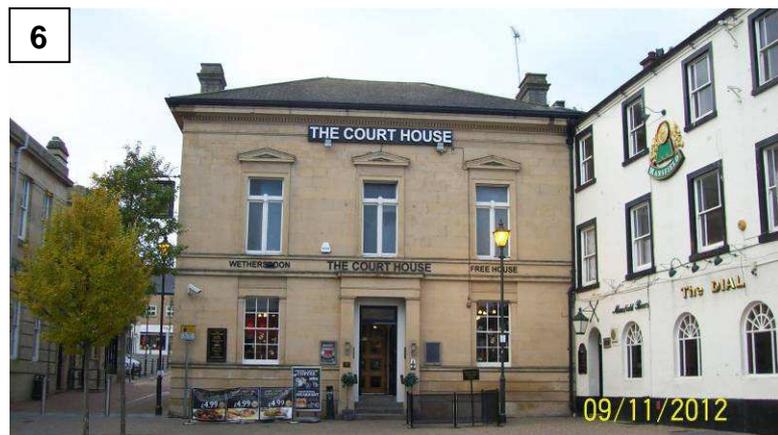
- 3.50 On West Gate the buildings within the Conservation Area are more domestic in scale as compared to Leeming Street. No.1 West Gate (16) has a modern shop frontage, yet interestingly the structure features two small-pane original sash windows, with raised stone surrounds, to the first floor and a central sash to the second.
- 3.51 The townscape in this area is dominated by shop fronts at ground floor level. Most shop fronts are later additions to the structures in which they are housed. Most of these date from the mid to late twentieth century and have no architectural value, although there are remnants of late nineteenth and early twentieth century examples.
- 3.52 Buildings along the section of Leeming Street to the north of Toothill Lane date predominantly from the early twentieth century, although there are examples from the late nineteenth century, and nos.46 to 52 Leeming Street (Grade II Listed (7)) is an early eighteenth century house, with a lower early nineteenth century block attached. Buildings worth noting include the Bowl in Hand Public House (4) designed in 1899 by Vallance and Westwick for the Mansfield Brewery Company and no.58 Leeming Street with its grand neo-classical entrance, converted in 1938.

The Market Place

- 3.53 The Market Place character area (see Figure 8) comprises the Market Place, along with Market House Place, Exchange Row and Queen Street to the south west. A number of important historic routes – Leeming Street, Church Street, Market Street, Stockwell Gate and West Gate – collectively meet in Market Place. Market Place is Mansfield's largest hard landscaped public space and acts as a key focal point. It is not of a grand scale. Instead most internal views are intimate and glimpsed, particularly into and out of apertures around the Market Place, lending emphasis to the generally enclosed character of the street scene.
- 3.54 Market Place has recently been the subject of major public realm improvements. The scheme, which mixes traditional materials and small modular pavements, has been designed to suit the different practical needs of market traders and their stalls, pedestrians and vehicular traffic. Contemporary street furniture has been used as part of the design.

Origins and townscape

- 3.55 Market Place originally followed the alignment of West Gate and Church Street and comprised a small triangular area of land at the junction of these two routes with Stockwell Gate. Early maps of West Gate and the north-eastern end of Stockwell Gate indicate building plots of varying lengths. Those situated along the Stockwell Gate frontage are indicated as being considerably shorter than those found along West Gate.
- 3.56 The Former Moot Hall (32), which commanded the old Market Place space, stands on the eastern end, possibly on the site of its medieval namesake, although this cannot be fully certified. The Moot Hall was 'in decay' in the sixteenth century and as a result it was reconstructed. Today the surviving Moot Hall, at the north-western corner of the Market Place, was built through proceeds from the Countess of Oxfordshire 1762. Originally it was supported in its construction upon massive stone



1. Cavendish Monument to George Bentinck 1849, Market Place.
2. Town Hall, Market Place.
3. View of part of the refurbished Market Place looking north-west.
4. Few of the buildings situated to west side of the Market Place
5. Art Deco building to eastern side of Market Place
6. Western corner of the Market Place.

Figure no. 8 - Market Place

columns. This space underneath the hall was, therefore, left open and accessible for the market people's use.

- 3.57 A further period of development saw this space converted into shops and a private residence in the early nineteenth century. It is not clear what the evidence for this is, but if true, any conversion must have been earlier. This was the conclusion drawn by the author Harrod in 1801 when describing the building, noting 'it answers, however, every purpose excepting the principal object that of sheltering the market people...' Chapman's map of 1774, although crude in its depiction of the settlement, indicates that development had spread some way beyond Stockwell Gate by this time.
- 3.58 By the turn of the nineteenth century the area was densely occupied. Building plots were generally small and fully occupied by built fabric. The decision to enlarge Market Place was taken in 1839 and the many buildings and yards to the south were subsequently cleared. The space was re-orientated with the new Town Hall (30) as its point-de-vue, a heavy neo-classical styled building with a four-column Tuscan porch.

Buildings of historic or architectural merit

- 3.59 Today there is a range of civic and commercial buildings evident within this character area, especially those fronting the Market Place. Whilst some of these buildings are late Georgian, the majority were built during the early Victorian period of the mid 1800's. The majority of the historic buildings that front Market Place are of a quality that is suitable for their location. However, the twentieth century buildings, such as Barclays Bank, or alterations are generally poor and do not complement the character of the early buildings.
- 3.60 Buildings worth noting include the former Moot Hall (Grade II Listed (32)) which formed the axis of the Market Place until the space was enlarged, and the Old Town Hall (Grade II* Listed (30)) designed in the Greek Revival style by William A. Nicholson of Lincoln. At the centre of the sizeable spatial area of Market Place is the Grade II* Listed Bentinck Monument (31) erected in 1849.
- 3.61 In addition to a wealth of shop premises, there are a number of public houses. Two public houses worth noting are the Market Inn (37) and the Dial (38) both on the western side of Market Place. The Market Inn (Grade II Listed) was built c1830, with late nineteenth century alterations, whilst the Dial (Grade II Listed) is an early nineteenth century public house.
- 3.62 Other buildings of note in the Market Place include the bank at No.1 Leeming Street (15), which is an important corner building. This structure features the use of fine decorative stonework. Sherwood Chambers, at No.31 Church Street, (44) is an ornate red-bricked terracotta fronted building.

Brewery & warehouse district

- 3.63 The brewery and warehouse district is a relatively isolated and neglected part of the town that sits either side of Dame Flogan Street and Midworth Street and is located behind the properties fronting White Hart Street and Church Street/Church Side (see Figure 9). Many of the buildings have a unique character whose history is closely intertwined with the industrial development of Mansfield. It is important to state that whilst a number of the buildings are unlisted, they are of heritage merit, yet are often vacant or in a poor condition. Although the metal canopy has been removed the remaining walls of the shed structure associated with the Post Office are still evident and detract from the setting and overall quality of the character area.
- 3.64 Major redevelopment of this area is required with the aim of better integrating it with the rest of the town and bringing the area into productive use. A Supplementary Planning Document has been prepared to guide and facilitate the redevelopment of the White Hart Area. Relevant policies from this document are contained in Appendix A: District Council Related Policies.

Origins and townscape

- 3.65 Maps of the early nineteenth century show the dominance of the malt house and its associated workers cottages off Midworth Street. Immediately to the north of the maltings complex and at a lower level, an extensive tannery was located. The site was accessed via 'The Eight Bells' gateway, following the demolition of surrounding buildings, and has been used in recent times as a newspaper distribution centre. The tannery was re-located early last century to an adjacent site, immediately to the southeast. This was known as the Hide and Skin Company.
- 3.66 This complex was finally demolished in the 1970's. The paving, consisting of small square tiles, and some walls are evident to the rear of the yard of the original tannery site and could be the remains of the original stockyard. This implies that the site once contained an abattoir. The remainder of the area was occupied by many rear yards to public houses that ran east/west from the frontage of Church Street. It would appear that as recently as the late nineteenth century, an area of open land existed known locally as White Hart Croft. This acted as a focus for community activity and transaction, such as sideshows and the performance of popular plays. The route of Dame Flogan Street has subsequently permeated this area.
- 3.67 White Hart Croft and the White Hart Inn were owned by the Trustees of Queen Elizabeth's Grammar School and were part of the endowment given by Dame Cecily Flogan in the sixteenth century to that establishment. Herbs and vegetables would have been grown to act as the basis for the establishment's menu. When the inn was demolished, the Croft was abandoned for a number of years. It was proposed that it should become the local cattle market, but a site was instead chosen on Water Meadows. The Croft was then used for 'stick and rag theatres', so called because they literally featured canvas looped around sticks. Evangelical and revivalist religious meetings and circuses were also held on this site.



1. View along Midworth Street.
2. View along Dame Flogan Street towards Midworth Street.
3. Industrial buildings of note Dame Flogan Street.
4. Vacant site along north east side of Dame Flogan Street.
5. Vacant site along the south west side of Dame Flogan Street.
6. Corner property Dame Flogan Street.

Figure no.9 Brewery and Warehouse District.

3.68 In terms of prevailing use, the majority of the existing warehouses on Dame Flogan Street currently lie vacant, yet exhibit assets of heritage interest.

3.69 The Old Maltings (87) on Midworth Street was used as a malt house for the Mansfield Brewery, who malted barley on the site. The building was recently used as a night club but is currently vacant. The building still retains a variety of features pertaining to its original use, such as the small windows, malting cowls and interior cast iron columns. The warehouse opposite the Mansfield brewery building was originally a beer and wine store, now converted to flats.

Buildings of historic or architectural merit

3.70 No.2 Dame Flogan Street (100) was once occupied by a printing firm called Plumb and Richardson. This building was constructed in the viaduct age of the early 1870's and has been complemented with an extension at the turn of last century. The principal façade to the building is on Dame Flogan Street, with the use of brick to the rear elevations. The interior is notable for a brick jack-arch floor and original ornate cast iron columns, windows and roof trusses. The warehouse is currently vacant and in serious decline. There is also a significant problem with vandalism.

3.71 'The Maltings' (89) (former Mettham's Mineral Water Works) was designed by Vallance and Westwick in 1901 and, exhibits fine examples of interesting window fenestration and stonework detailing. Built of plain red brick, it has elevations onto Dame Flogan Street and Midworth Street. It is an interesting and intact industrial complex and is notable for its place in the history of brewing in Mansfield. There are two long rear wings incorporating stables and cart sheds.

3.72 The Old Maltings (Grade II Listed (87) is one of the earliest buildings in the area (c1800) and is constructed of stone, thus providing a good example of an early nineteenth century malt house that remains relatively intact. It has a single storey elevation fronting Midworth Street and comprises two storeys to its rear. The form and detailing are characteristic of this type of building that was originally used for the process of malting barley. Many of the original features to this building have survived to the present day, although one of the malting cowls has been lost.

3.73 The Beer and Wine Store (101) on Dame Flogan Street were designed by S. Taylor of Nottingham for W. Hornby. The building is dated 1919. Built of plain red brick with a slate roof, it is an important relic of the town's brewing history.

St. Peter's Church and its vicinity

3.74 The area immediately surrounding St. Peter and St Paul Church has a 'Y' shaped street layout, comprising Church Street, Church Side and Bridge Street. This area has some of the oldest buildings in the Bridge Street and Market Place Conservation Areas (see Figure 10). The Church of St. Peter and St. Paul (79), a sizeable Grade I Listed building, acts a key landmark, visible from many parts of the town. The lower stages of the west tower, and fragments of the chancel, date from the twelfth century. Many of the structures in this area are listed and a significant number remain worthy of this designation, or at least offer factors of heritage merit. The River Maun also runs through the edge of this area.

Origins and townscape

3.75 The form and extent of the medieval settlement fronting the southern side of Church Street is uncertain at the eastern end of this area; however, much of the rest of the area displays long narrow plots of development. A tannery was in existence to the rear of the Ram Public House (67) by the seventeenth century and this continued in use throughout a large portion of the nineteenth century. The construction of the railway viaduct between 1872-75 involved the demolition of several inns and yards in the area. The western end of Church Street was completely redeveloped in the early nineteenth century to create a new Market Place.

3.76 The church precinct character area is the only area within the Bridge Street and Market Place Conservation Areas that contains a significant number of trees, which add to the townscape character of the area. Trees can be found within the churchyard of St. Peter's Church, adjacent to the Town Mill (78) and within the churchyard of the Bridge Street Methodist Church. The trees within the churchyard of St. Peter's Church are part of the important view down Market Place and are an important part of the 'village' feel, which characterises the area.

Buildings of historic or architectural merit

3.77 It is assumed that a pre-conquest church stood in the area of the present Church of St. Peter and St. Paul, although whether the existing church contains Saxon masonry is debatable and the earliest fabric is generally accepted to be Norman. The majority of the building can be dated to the fourteenth and fifteenth century and in 1666 a new stone spire was constructed. Prior to this it would appear that the church had a wooden steeple. Written evidence from the sixteenth century appealed to the Steward of the Earl of Rutland, for the timber of eight trees with which to repair the spire.

3.78 The limits of the churchyard in the medieval period are currently unknown, but it was apparently enlarged in 1762 by the addition of a close next to the school. It contains graves dating up to the middle of the nineteenth century. A gate post in the north-east corner of the churchyard is marked with a date 1832. At that time, officials of the parish church started to make a footpath through the churchyard, and exposed a number of human bones.



1. View down Church Lane.
2. Terminated view from Bridge Street.
3. View along Bridge Street.
4. Junction of Church Street, Bridge Street and Church Side.
5. View up Church Street towards the Market Place.
6. Terminated view from Toothill Lane.

Figure no. 10 - St Peter's Church and its vicinity

- 3.79 A mob supposedly filled the area in again, and no further attempts were made. (Groves 1894, 225-6). Feelings had altered by 1906 however, when the west side of the churchyard was moved back to widen the road on the north-west side of the church, a sale which meant the cutting away of a slice of the churchyard and the removal of hundreds of bones and coffins.
- 3.80 The sale also included the site of the nineteenth century, or possibly earlier, vicarage. A terrier of 1817 records the presence of:
- A dwelling house containing four sitting rooms and ten bedrooms
 - Stabling for two horses, Coach House, Pleasure Garden
 - One stable in the churchyard adjoining the free grammar school (prior 1906)
- 3.81 In 1922 the road was excavated in Bridge Street to a deep level. To the immediate east of the far end of Toothill Lane (some four feet six down from the present road surface) the original road was discovered. It was constructed of large cobbles and sloped down towards the River Maun. This evidence suggests there had formerly been a ford where the river crossed Bridge Street.
- 3.82 The settlement fronting the north side of Bridge Street probably dates from the medieval period, given its proximity to the church and the mill, although the form of that development is not known. It would have included buildings on either side of the River Maun adjacent to the ford. A number of the properties lining the north side of Bridge Street date from the seventeenth century and retain their plain tile and slate roofs. St. Peter's House (Grade II* Listed (69)) on the corner of Bridge Street and Toothill Lane, is a late seventeenth century house, described by Pevsner as 'the best house in the centre of town' (2003, p. 172). The façade is in a post-Restoration style.
- 3.83 East of this building is the former site of Stanhope House (the old family house of the Earl of Chesterfield). It was completely demolished in 1864 and replaced by the present chapel (75) with adjacent school (77) being erected in 1821. The chapel is today recognised as a Grade II listed building.
- 3.84 Towards the eastern side of Church Lane is the Old Grammar School (Grade II Listed (84), situated to the rear of the Churchyard. The grammar school was founded in 1551, although the current building dates to c.1719. The building was restored and extended in 1851. An additional schoolroom wing was built in 1871 to the design of Charles Neale, and was subsequently raised to two storeys in 1883. The original building was raised in 1894. The complexity to the building given by the diverse architectural history it offers is, therefore, highly significant.
- 3.85 The early twentieth century buildings of the GPO (63) and the rebuilt former Old Eight Bells (64) now dominate the Church Street frontage. From this point clockwise to the old maltings (87) is a mixture of eighteenth century buildings, some with twentieth century facades and culminating with Bentinck House (83), an important corner building.

The viaduct

3.86 The viaduct character area is the smallest of the defined character areas, yet perhaps the most striking in terms of the domineering railway viaduct that runs through it (see Figure 11). This area was largely reconstructed after the arrival of the viaduct in the early 1870s.

Origins and townscape

3.87 The impact of the viaduct's construction was considerable. A new street was created that followed the route of the demolished White Hart Yard and a decision was made to call this route White Hart Street.

3.88 To the immediate south of this, another new street was introduced at right angles called Dame Flogan Street. This linked White Hart Street with Midworth Street. In the years that followed an attempt to develop White Hart Street as a thriving shopping street was only partially realised as can be witnessed by the presence of ambitious buildings at its Church Street end.

3.89 The town centre is generally thought of as being bisected by the viaduct, in functional and, to a certain extent, character terms. However, the viaduct's dominant presence over a large part of the historic core (especially the area to the south of the viaduct) can also be viewed as a unifying feature of the urban landscape. Views into and out of the area are short, truncated and contained for the most part by the viaduct. These strongly reflect the nature of the street pattern and topography. The viaduct is permeated by roads at either end, and a pedestrian walkway through the centre.

3.90 The prevailing uses of the majority of the buildings in the area are of a retail type to the ground floors and either storage or vacant space is contained above these enterprises.

Buildings of historic or architectural merit

3.91 White Hart Chambers (103) is a particularly fine example of the architecture stemming from late nineteenth century entrepreneurial flare in the locality. Its scaled proportions, distinguished fenestration and the purpose-built shop frontage make it a rare surviving example of its type in Mansfield. The carved pilasters either side of the frontage and the cast-iron columns of the display windows remain in an unaltered state today. The property is not a Listed Building, but displays qualities that could make it a potential for listing.



1. Corner property, White Hart Street.
2. Three storey property, White Hart Street,
3. White Hart Street.
4. View looking north down White Hart Street.
5. The Viaduct and rear elevations of the building fronting Market Street.
6. View looking south on the junction of White Hart Street and Church Street.

Figure no. 11 - The Viaduct

The northern area

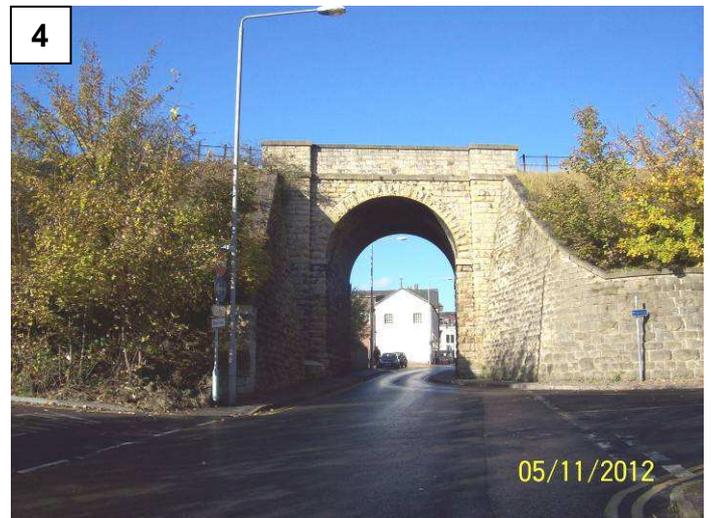
- 3.92 This area has witnessed a significant amount of development in the form of a residential complex off Toothill Lane to the Maun View cul-de-sac, adding to the two halls that stand behind the Church Street frontage and a garage/car showroom (see Figure 11) which also occupy the site. Buildings that previously lined Toothill Lane were demolished in the first decades of the twentieth century.
- 3.93 This character area also encompasses the car parks along Toothill Lane. The predominant features of the area are its topography and the railway viaduct. The plateau between Toothill Lane and the viaduct is the most 'special' element of the character area, offering as it does dramatic views of the town centre. The area still possesses significant redevelopment opportunities.

Origins and townscape

- 3.94 It is unclear when development in this area began. Due, perhaps, to its topography, this area has never been subject to the dense development experienced elsewhere in the town.
- 3.95 The 1875 plan of the area shows buildings along much of Toothill Lane, including the town's fire station built in 1815. At the junction of Toothill Lane and the route now referred to as Rock Valley, Beard & Freeman, agricultural merchants and seeds men, occupied a collection of single storey buildings. The site had previously been used as the town pound. There were also a number of residential properties along Toothill Lane at this time.
- 3.96 The 1875 plan shows large parcels of undeveloped land behind the Church Street and Bridge Street frontages. By 1900 some additional development had taken place in the area, but large plots still remain undeveloped. Buildings housing the council's joinery department were constructed on Toothill Lane opposite the fire station.
- 3.97 Over the course of the twentieth century, buildings along Toothill Lane were gradually demolished and replaced with surface car parks. Use of the fire station, for example, ceased in 1939 and the site cleared in 1970.

Buildings of historic or architectural merit

- 3.98 The only built structures in this area include two halls that stand behind the Church Street frontage, a modern residential complex and a garage/car showroom that stand on the site previous occupied by Beard & Freeman.



1. Rock Court.
2. New development south of River Maun.
3. River Maun.
4. Toothill Lane.
5. View from car park onto Bridge Street.

Figure no. 12 - The Northern area

The southern gateway

3.99 The southern entrance character area largely encompasses buildings that front onto Albert Street and Queen Street (see Figure 13). Its character largely comes from the many retail units that occupy this area, certainly at ground floor.

Origins and townscape

3.100 This area is based on a network of historic routes. Albert Street originally formed part of a trade route dating back to medieval times that ran south to Nottingham. Many changes have taken place in the southern character area over recent years. The principal change is due to various road improvement schemes. The seamless connection between Albert Street and Nottingham Road was lost with the construction of St. Peter's Way. The noise and pollution caused by traffic has created an unfriendly atmosphere for the shops fronting Albert Street and has also effectively cut-off pedestrian access to the south side of this route. As a result, the environment in general is not conducive to a flourishing retail sector.

3.101 In a bid to regenerate the area the Council is erecting a modern office complex on the former Queens Head PH site and in conjunction with Nottinghamshire County Council a new bus station has been erected on the former station road car park.

Buildings of historic or architectural merit

3.102 The majority of the surviving Georgian buildings to the western end of Albert Street were once solely houses, yet they have today been converted to provide shop premises on the ground floor. All the examples of Victorian buildings or those constructed since were intended to be purely shops or public houses. The public houses, including The Portland Arms (91) and The Railway Inn (90) have been on this site since the late Georgian period, and the Black Swan (104) dates from 1925.

3.103 The Portland Arms is an early nineteenth century building with mid nineteenth century and late twentieth century additions. It features a rendered façade and it is an example of an early nineteenth century public house that remains reasonably intact. Its two-storeys are furthered by dormer accommodation to the attic. No. 9-11 (94) and 17-19 Albert Street (92) were once purely residential properties, but have now by and large been converted into shops. They are built of coursed stonework and are three storeys high, including attic spaces. Importantly, all these structures retain some early features of architectural interest.



1. Properties fronting Albert Street.
2. Rear elevations of properties fronting Albert Street.
3. Further properties on Albert Street.
4. View down Albert Street towards the Viaduct.
5. View south along White Hart Street.

Figure no. 13 - The Southern Gateway

General architectural character

- 3.104 The above character area descriptions make reference to key buildings within each character area. This section looks more broadly at the built fabric within the Bridge Street and Market Place Conservation Areas.
- 3.105 The Bridge Street and Market Place Conservation Areas contain buildings varying in style and age. No single building style predominates, although a vernacular character does still predominate in the area around St. Peter's Church. In general terms, the older, pre-industrial buildings are built of local stone with clay plain tile or slate roofs, while buildings of the industrial period tend to be constructed of brick. Few early buildings survive, the Church of St. Peter and St. Paul represents the oldest. The overall scale of development is domestic; even public buildings such as the old Town Hall are not of a grand scale.
- 3.106 Only a few buildings from the sixteenth century remain, these include part of the Swan Hotel (53) and the Old Ram public house (67) both on Church Street, and Nos. 13-17 Bridge Street (72). The caves to the rear of properties on Church Street (59) were utilized and are still evident today in White Lion yard. The town experienced two fires in the sixteenth century, resulting in a considerable amount of rebuilding which partly explains why so few buildings from this period have survived. In addition, considerable late nineteenth century rebuilding involved the demolition of several half timbered properties. The only properties surviving from the seventeenth century can be found on Bridge Street opposite the church, for example St. Peter's House (Grade II* Listed (69)). Unsurprisingly, the survival rate of eighteenth and nineteenth century buildings is much greater.
- 3.107 The Bridge Street and Market Place Conservation Areas also contain a variety of building types, including domestic buildings, purpose built shops, public houses, industrial premises and a range of public buildings including the old library (3) on Leeming Street and the old Town Hall (30) and Court House (39) in Market Place.
Public Houses
- 3.108 Remarkably a number of the public houses in the town retain a strong presence of their traditional features and detailing, giving these structures a definite importance. The public houses chart the development of the historic core. Those located on Church Street are particularly important for their group and streetscape value. Those worth noting are the Swan Inn (Grade II Listed (53)), which is dated 1584 and was remodelled in the eighteenth century, the White Hart (Grade II Listed (54) rebuilt in 1874 on the site of a Tudor inn, the Old Ram (Grade II Listed (67)) dating to the late sixteenth century, and the former Old Eight Bells (64) (now referred to as Urban) rebuilt in 1925 replacing a seventeenth century inn.
- 3.109 A number of the public houses along Leeming Street originate from the seventeenth and eighteenth centuries but were rebuilt at the turn of the twentieth century. Notable examples include the former Horse and Jockey (now And Why Not? (1) which has stood on this site since at least the eighteenth century, but was rebuilt in 1909 by Hole and Company to the designs of Frank P. Cook. The building plays an important role in defining the northern entrance to the Market Place Conservation Area.

3.110 Two public houses along Leeming Street designed for the Mansfield Brewery Company are the Bowl in Hand (4) and the Stag and Pheasant Inn. The Bowl in Hand public house was designed in 1899 by Vallance and Westwick. The fine entrance doorway has a stone surround with a mullioned overlight. The Stag and Pheasant Inn (now Martha's Vineyard (8) was built in 1912. The building importantly defines the corner of Leeming Street and Clumber Street.

Architectural details

3.111 Architectural details in Mansfield range from the subtle to the flamboyant, depending on the building type, function and period in which the structure in question was built. Georgian details are in abundance and include double-hung sashes, door cases, fanlights, eaves, cornices and often ambitious features such as pilasters, columns, entablatures and pediments. There are a number of properties from the Georgian period along Church Street. In Market Place there are a number of late Georgian properties, including the Grade II Listed Market Inn (37) built in 1830 and nos.17 and 18 Market Place (Grade II Listed (36) built in about 1820.

3.112 Neo-classical details are also largely evident and include the front portico of the Town Hall, with rustication, Doric portico and entablature. There are also a number of banks constructed in the classical style with elaborately carved stonework.

3.113 In addition to the ornate Victorian public houses, the terraces of shops on Market Street are notable for exquisite decorative brickwork and stained and leaded windows. The 'Sherwood Chambers' (44) is a highly striking building dating from the early 20th century and is most notable for its elaborate terracotta detailing.

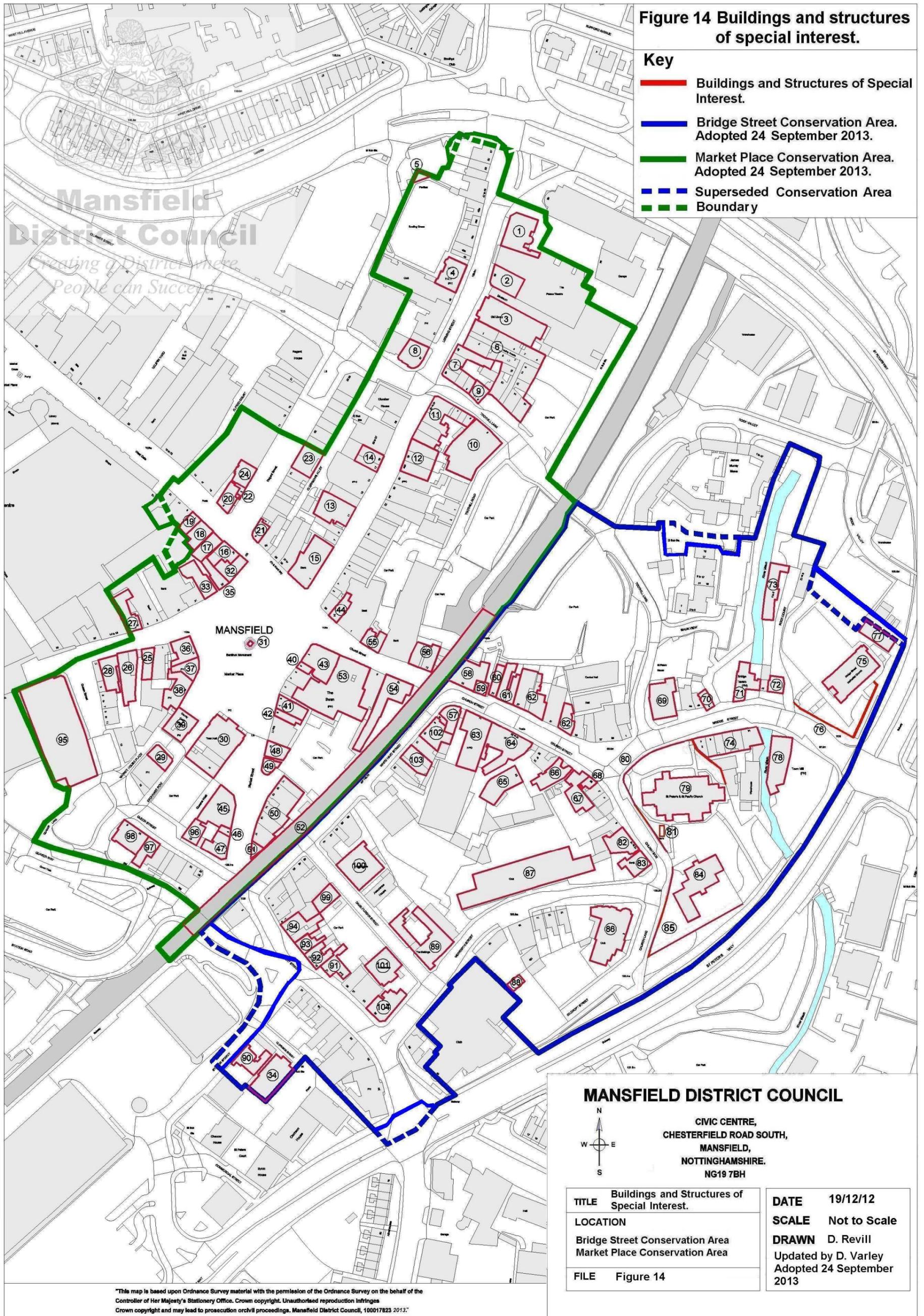
Buildings of Special Interest.

3.114 There are numerous buildings of special interest distributed throughout the Bridge Street and Market Place Conservation Areas, including many listed buildings. All buildings of special interest are located on Figure 13. More detail regarding each building is contained within Appendix B.

Figure 14 Buildings and structures of special interest.

Key

- Buildings and Structures of Special Interest.
- Bridge Street Conservation Area. Adopted 24 September 2013.
- Market Place Conservation Area. Adopted 24 September 2013.
- - - Superseded Conservation Area
- - - Boundary



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TITLE	Buildings and Structures of Special Interest.
LOCATION	Bridge Street Conservation Area Market Place Conservation Area
FILE	Figure 14

DATE	19/12/12
SCALE	Not to Scale
DRAWN	D. Revill Updated by D. Varley Adopted 24 September 2013

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4.0 LOSS, DAMAGE AND INTRUSION

4.1 This section considers the positive and negative factors, and opportunities in relation to the Bridge Street and Market Place Conservation Areas. Figure 15 sets out an assessment of building merit highlighting the impact of buildings on townscape quality. It locates positive, negative and neutral buildings as well as potential redevelopment sites.

- Listed buildings – buildings listed for their special architectural or historic interest
- Positive buildings – those that make a positive contribution to the special character or appearance of the Conservation Area
- Neutral buildings – those that neither enhance nor detract from the special character or appearance of the Conservation Area
- Negative buildings – those that harm the special character or appearance of the Conservation Area.

4.2 The positive and negative factors in relation to each character area are considered below in terms of loss, damage and intrusion:

- Loss – explains the effect that demolitions have had on areas in terms of lost heritage and breakage to the townscape or street pattern;
- Damage – assesses the implications of insensitive changes to buildings and the deterioration of buildings; and
- Intrusion – sets out the impacts of insensitive development.

Loss

Leeming Street area

4.3 Both the retail and market elements have suffered considerable loss, primarily to the extent of the traditional shop fronts that would have once existed. Today, few features of the original retail focused environment remain at the ground floor to many properties. The traditional shop fronts have predominately been replaced with modern retail frontages that instead feature the use of inappropriate materials (such as aluminium and plastic), colours and signage. The scale to these replacement shop fronts are also not of a suitable nature for a historic centre.

4.4 The loss of the traditional shop front environment is particularly noticeable as in contrast, a number of the external elevations to local public houses have generally survived intact and most remain in a good condition, with only minor repairs necessary.

Brewery and warehouse district

4.5 The Brewery and Warehouse character area exhibits a general grain that appears to be relatively intact, although a particular issue of concern in this locality is the significant loss of architectural detail. With this in mind, several features within this area display elements of risk. Further losses to these assets because of continued decline and an ageing, neglected built stock, are primarily responsible for this threat.

- 4.6 Prominent buildings that have been lost include Gilcroft House, a large Georgian mansion house which stood on the site of the current Gala Bingo Hall. The tannery buildings on the site of White Hart Croft and a number of key warehouse buildings on Dame Flogan Street have also been lost within this character area.

The viaduct

- 4.7 The adjacent viaduct character area has witnessed many losses to its built fabric over the years, most prominently around the time of the arrival of the viaduct in the 1870s. The decision to undertake the construction of the viaduct led to the loss of a number of significant buildings in this area. The most important loss was the White Hart Inn, although it was reconstructed to the west of the railway viaduct shortly after its completion.

St. Peter's Church and its vicinity

- 4.8 Many changes have taken place in the area around St. Peter's Church during the late nineteenth and early twentieth century, which have led to loss of buildings and the erosion of townscape/plan form. Narrow thoroughfares were widened, such as Church Side in 1928, and old properties demolished in order to make room for modern shops and houses.
- 4.9 Initial losses occurred following the extensive development of Nos.37-39 Church Street during the early years of the twentieth century. A transition of styles is evident, as a number of Georgian houses with shops to the ground floor were replaced with late Victorian/Edwardian influenced architecture. Slate roof coverings have been lost and replaced with slate substitute or concrete tiles (for example No.35 Church Street). Other notable losses to details include the replacement of fanlights with clear glass and panelled doors being replaced with modern or mock replacements. The stonework to nos.23, 25 and 27 Church Street is currently painted and the properties would benefit from this being removed. The listed properties are also noted to have lost some of their original features.

Southern gateway

- 4.10 The southern entrance character area has suffered from a number of losses to its built fabric. This has been due primarily to the road widening schemes of the early twentieth century.
- 4.11 The southern entrance character area has also suffered from a loss to some of its former key buildings. The Clerkson Street School on the junction of Albert and Station Street was demolished in 1970 and opposite this location, the White Bear public house was demolished some years ago.

Damage

- 4.12 This section describes the condition of the area and the extent to which there has been loss of historic fabric, insensitive alterations, and intrusion into the character of the area and the overall impact or damage on the historic character of the area. This section is structured in a way that considers damage within each character area.

Leeming Street area

4.13 Of the 18 listed buildings contained within this area, virtually all would benefit from a varying level of repair, maintenance or reinstatement of lost detail due to the inherent damage that has occurred to them. With regard to the latter this is particularly the case in terms of the roofs, doors, windows, shop fronts and rainwater goods.

4.14 Notable buildings that could benefit from repair in this character area include:

- No.30 Market Place. Upgrade of shop front, removal of paint and bring the upper storey back into use.
- Nos.11, 23-27 and 28 Leeming Street. Upgrade of their shop fronts and bring the buildings back into use.

The Market Place

4.15 The buildings to the east-side of Market Place were once well proportioned late Georgian town houses. The ground floors are now converted into shop premises and corporate standard colours and materials now dominate the fascias. This practice destroys the proportion, symmetry and overall architectural quality of the original building and acts as an example to outline the damage precedent that has occurred to numerous buildings on Market Place.

4.16 There are also numerous examples of inappropriate repairs to historic buildings. Often, an understanding of conservation techniques and a respect for authenticity in materials is lacking from the works that have been undertaken and instead the character has been diminished.

4.17 Buildings that could benefit from repair in the Market Place Character Area include:

- Nos. 3-11 would benefit from general repairs, nos 6-8 removal of paint from stonework and nos 3-8 reinstatement of historical details.
- The shop fronts to the rear of Town Hall. Inappropriate shop fronts to rear wing of the Town Hall to be replaced with more appropriate frontages.
- The Charter Arms, Market House Place would benefit from render, roof, cornice and window repairs.

Brewery & warehouse district

4.18 Extensive damage has occurred to the building occupied by Plumb and Richardson Printers at No. 2 Dame Flogan Street. Other buildings that are in need of urgent repair and maintenance include the Mineral Water Works at the corner of Dame Flogan Street/Midworth Street and the Old Maltings building, which is currently vacant.

4.19 A number of buildings can be highlighted as in need of attention and repair:

- The Old Maltings, Midworth Street. Structural works, stone and roof repairs and repointing required as well as the removal of inappropriate features and the reinstatement of architectural details. Conversion of this property, to an appropriate use, is required.

- No. 2 Dame Flogan Street. Full shell repairs to include new roof covering, restoration of the windows, stone and brickwork repairs and repointing/re-rendering in lime render. Conversion of this property, to an appropriate use, is required.
- Mineral Water Works and late extensions, Dame Flogan Street. Extensive brick repair and repointing, reinstatement of windows and repair to roof. Conversion of this property to an appropriate use is required.

The Viaduct

4.20 There has been considerable damage of original shop fronts to all shop premises except No. 46 White Hart Street. All other shop fronts have been replaced and the majority are in a style that is not appropriate to the character of the building. The exception is No. 6-10 White Hart Street that has a modern shop front, but in a style more in keeping with the structure in which it is housed.

4.21 Buildings that could benefit from repair in this character area include:

- No. 46 White Hart Street. Repair and redecoration of render some roof/dormer repairs.
- Nos. 42-44 White Hart Street. Maintenance required and minor repair works, including primarily reinstatement of lost details. This would involve a redecoration of joinery and painted wall surfaces. Some roof repairs required.
- Nos. 18-20 White Hart Street. Window reinstatement and remedial work needed to the structure due to bowing wall and evidence exists of movement occurring to the front elevation.

St. Peter's Church and its vicinity

4.22 A considerable number of buildings could benefit from repair in the Church Precinct Character area and the scope of the works includes a diverse range of repairs. The extensive list of properties highlighted as suitable for attention include:

- No. 36 Church Street. Restoration of original shop front and the reinstatement of the original roof covering.
- No. 24-30 Church Street. The single storey shop premises break the character of the general street pattern, which is predominantly three storeys in height. Scope for rebuilding the block to three storeys.
- No. 22 Church Street. This building requires major shell repair works and conversion. Reinstatement of built form that previously joined No.22 and No. 24 as an historic burgage plot.
- Nos. 32-32b, 25, 5-7 Church Street, nos.2-16 Churchside and nos.11, 2-14 Bridge Street would benefit from the repair and reinstatement of traditional windows.
- No.15A Church Street. This single storey premises has been vacant for a considerable time, its size and access all affect its usage, and it is also in a poor state of repair. The appearance of the area may benefit from its removal and reinstatement of appropriate public realm works.
- The Conservative Club Church Lane. Minor repairs required.

Southern gateway

4.23 In this character area, damage has been caused to the historic street pattern by modern day road and transportation improvements, as well as damage to many shop premises. The once seamless connection between Albert Street and Nottingham Road was lost with the construction of St. Peter's Way. Albert Street has become dominated by traffic and the paraphernalia associated with traffic management – such as pedestrian guard railings – and is not conducive to a flourishing retail environment.

4.24 Buildings that could benefit from repair in the Southern Character Area include:

- No. 39-43 Albert Street. Improvements to shop fronts, repairs to joinery and some reinstatement of historic detail needed.
- Black Swan. Conversion of this property to an appropriate use is required.
- No. 18-30 Albert Street. Improvements to shop fronts and some moderate repairs. Bringing vacant space back into use.
- No. 12-16 Albert Street. Improvements to shop fronts.
- No. 13 Albert Street. Removal of timber cladding and improvement of the shop front.
- Gap site on Albert Street. Removal of bill-board and redevelopment of site.
- Gap site on Station Street/Clerkson Street. Redevelopment of site.

Northern area

4.25 The northern character area comprises predominantly gap sites. There are no structures within this area of heritage merit and need. Therefore the function of this character area relates more to increased protection being given to the setting of properties in adjoining character area.

Public realm

4.26 In the past there has been a loss of traditional surfacing materials on pavements and carriageways and the definition between pavements and carriageways has also been lost in some cases. The pedestrianised sections of Leeming Street and Regent Street are good examples of where this has occurred. In the future it will be important to take a unified approach to the design of the public realm; otherwise the treatment of the spaces between buildings will have a negative impact on the character of the Conservation Areas. There has also been a loss of historic street furniture, such as lighting columns, and historic street signs and nameplates. Historic designs should be retained and replicated where appropriate. However, replicas must be authentic and carefully sited.

Intrusion

4.27 In addition to the damage criteria, it is deemed appropriate to consider elements of intrusion, again by each identified character area in turn. It should be noted that there are a number of unifying factors of intrusion that are characteristic throughout the extent of the Conservation Areas, such as inappropriate shop fronts.

Leeming Street area

- 4.28 There are many elements in the retail character area which are insensitive to the character and quality of the original fabric of the town centre's historic core. A particular problem is the lack of standardisation of shop fronts, especially in terms of their form, colour, materials and condition. Shop fronts are generally designed to a style and in a manner that does not respect the quality or style of the historic buildings into which they are incorporated and housed. Particularly intrusive examples can be identified where several properties have been joined together to create larger shop units. The resulting shop fronts therefore bear little relation to the form and the rhythm of the original structures. Guidance on what is appropriate is contained within Interim Planning Guidance's – Shop Front Design and Security and Advertisement – produced by Mansfield District Council.

The Market Place

- 4.29 The ground floor shop fronts to the properties on the east-side of Market Place are considered inappropriate to the formal style of the historic upper floors. There are many other instances in the Market Place character area where modern shop frontages or more recent buildings, such as Barclays Bank, are not in-keeping with the upper storeys, adjacent properties and the wider historic character of Market Place.

Brewery and warehouse district

- 4.30 Although not within the brewery and warehouse character area, the bingo hall on Midworth Street has a negative impact on this character area. It dominates the view down Dame Flogan Street and its side elevation is particularly intrusive along Midworth Street.
- 4.31 The Post Office Sorting Office building has no architectural qualities and is located on the primary development site of White Hart Croft. The properties at Nos. 36-38 White Hart Street have been altered so extensively that little remains of the original Victorian structure. A gap site is also located to the rear of 9-21 Albert Street. Temporary buildings are sited within the railway viaduct itself and are considered inappropriate when compared to the grandeur of the railway architecture above. This type of building has no sense of place or local identity and is not in keeping with Mansfield architecture.

St. Peter's Church and its vicinity

- 4.32 Some shop fronts in this area along the Church Street arm are considered insensitive to the character and quality of the original built fabric. A particular problem is that some are designed in a manner that does not respect the quality or style of the historic buildings into which they have been incorporated and again evidence exists where shop units have been joined together to create larger retail spaces. The resulting shop frontages, therefore, bear little relation to the form and the rhythm of the original streetscape. As within the previous district a single storey structure is sited within the arch of the railway viaduct. Although incorporating some historic elements the structure in its entirety affects the grandeur of the railway architecture above and it and the corrugated roof shed structure to its rear have no sense of place or local identity and are not in keeping with Mansfield's architecture. Despite these

intrusions some buildings have good shop fronts including nos.17-19, 29, and 33 Church Street.

Northern area

4.33 The car showroom/garage is of a temporary nature and this building should not influence any proposals for the further redevelopment of this area.

Southern gateway

4.34 No.29 Albert Street has no architectural merit. No.2A Albert Street is a single storey building that is also of a temporary nature, but it is particularly intrusive as it closes the south vista of the White Hart Street route. The gap sites to rear of Nos.12-20 Albert Street and no.3 Station Street present redevelopment opportunities. The billboard and modern building adjacent to the Portland Arms have a negative impact, as does the amusement arcade at No. 13 Albert Street, which is clad in plastic. As part of a terrace and row of historic buildings they, therefore, detract considerably from the quality of the grouping.

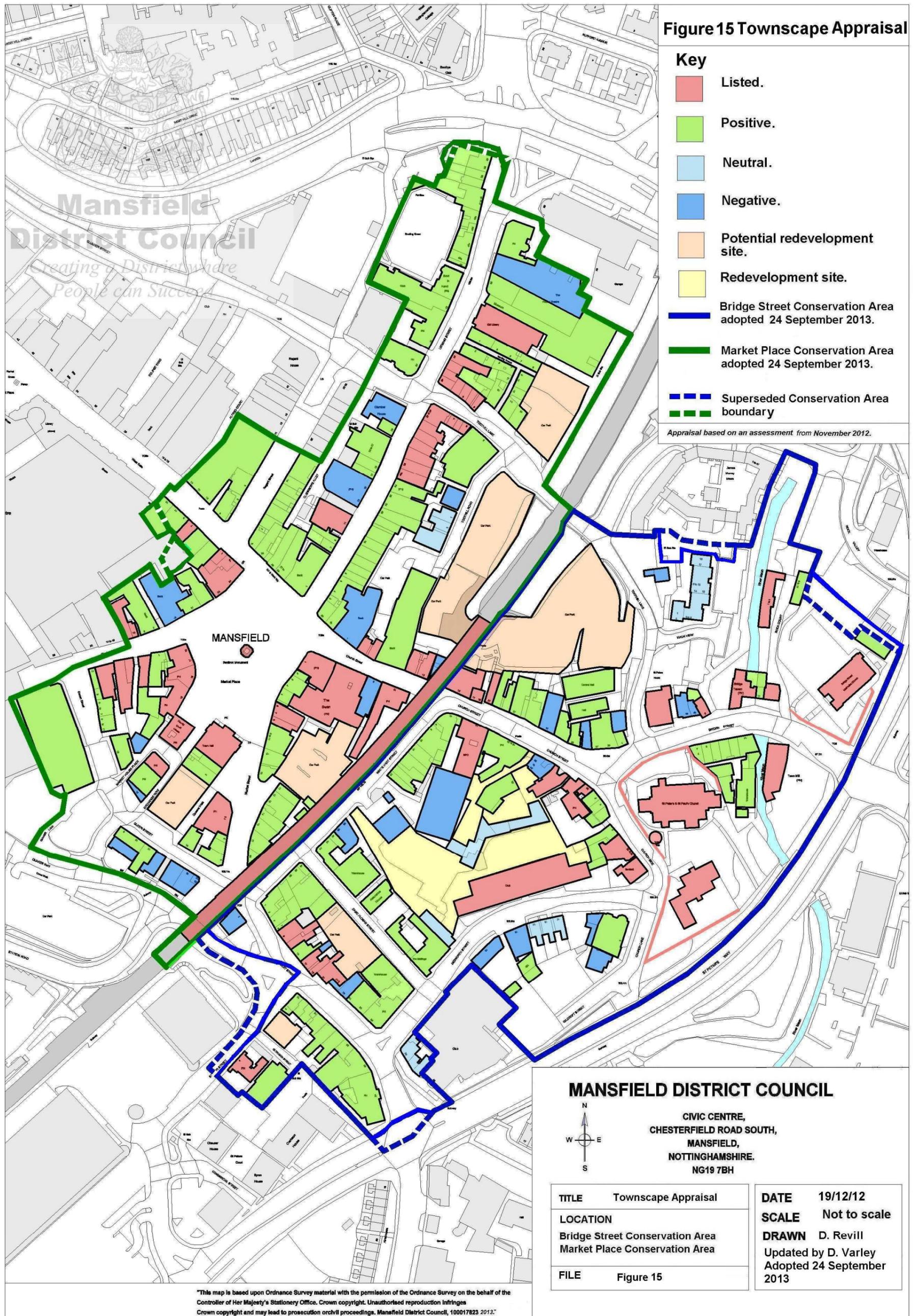


Figure 15 Townscape Appraisal

Key

- Listed.
- Positive.
- Neutral.
- Negative.
- Potential redevelopment site.
- Redevelopment site.
- Bridge Street Conservation Area adopted 24 September 2013.
- Market Place Conservation Area adopted 24 September 2013.
- Superseded Conservation Area boundary
- boundary

Appraisal based on an assessment from November 2012.

MANSFIELD DISTRICT COUNCIL



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

TITLE	Townscape Appraisal	DATE	19/12/12
LOCATION	Bridge Street Conservation Area Market Place Conservation Area	SCALE	Not to scale
FILE	Figure 15	DRAWN	D. Revill Updated by D. Varley Adopted 24 September 2013

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5.0 CONSERVATION AREAS BOUNDARY REVIEW

- 5.1 Mansfield District Council, under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, designated the Market Place and Bridge Street Conservation Areas in 1974. Both designations were extended in February 1990, October 1994 and September 2002.
- 5.2 Conservation Areas are required to be clearly delineated. Usually there will be obvious physical features along which a boundary line may be drawn. Elsewhere, there may be a 'grey area', but the general rule is to include land, buildings, walls, trees, hedges and spaces if they enhance or could be made to enhance the character or appearance of the area, and remove those that do not positively contribute to the character or appearance of the Conservation Area. By using these criteria the proposed revised boundary of the Conservation Areas have been drawn.
- 5.3 The proposed revised Conservation Area boundaries have been drawn on the map figure 16. The inner side of the bold/pecked line on the map indicates the actual boundary of the Conservation Areas. 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 Areas.

Boundary Review

- 5.4 As a result of this review, the following areas have been highlighted as proposed amendments to the current Conservation Area boundaries and are shown on Figure 15.

Area A – To include the land associated with nos 49-57 (odds) Leeming Street.

The Market Place Conservation Area includes nos. 49-57 (odds) Leeming Street within its boundary; however some of the land associated with these properties has been excluded. The proposal therefore is to extend the Conservation Area to include all the land associated with nos. 49-57 (odds) Leeming Street.

Area B – Define the Conservation Area boundary at the Leeming Street/St Peters Way junction by including sections of the pavement and excluding areas of the road.

Some sections of the pavement and road at this junction are included within the Conservation Area. It is proposed to clearly delineate the Conservation Area by clearly defining its boundary to follow the eastern pavement edge around the Leeming Street and St Peters Way junctions. This would entail sections of pavement previously omitted from the Conservation Area to be included, and sections of road previously incorporated within the Conservation Area to be excluded.

Area C – To include the buildings and land associated with nos. 9-13 (odds) West Gate

The Market Place Conservation Area includes nos.9-13 (odds) West Gate within its boundary, however part of the buildings to the rear and some of their associated lands are not included. The proposal therefore is to extend the Conservation Area to include the entire buildings and associated land because of their historic and architectural interest to nos.9-13 (odds) West Gate.

Area D – To omit the area to the rear of nos 7- 5 (odds) West Gate.

The Market Place Conservation Area includes an area to the rear of nos.7-5 (odds) West Gate and no.23 Market Place, the area is now part of the Four Seasons Shopping Centre. This area has no historic significance or architectural interest to the Conservation Area. The proposals therefore is to exclude this area from the Conservation Area, the boundary of Conservation Area would follow either the building line or the boundary of their associated land.

Area E – To omit the section of tarmac road on Quaker Way and Station Street.

The proposal is to altered Bridge Street Conservation Area to exclude a section of tarmac road from Quaker Way commencing at the Viaduct and continuing southeast until the junction with Albert Street and southwest from this junction up Station Street to the Railway Inn. The reason for the proposed omission is that these sections of road have no historic significance or architectural interest to the Conservation Area. It is proposed that the Conservation Area boundary now follows the northern pavement kerb of Quaker Way circumventing the road junction and continuing up the eastern pavement kerb of Station Street.

Area F – To omit the road area on St Peters Way adjacent to the Victoria Hotel on Albert Street.

The proposal is to alter the Bridge Street Conservation Area to exclude a section of tarmac road on St Peters Way, to the south of The Victoria Hotel, Albert Street, as it has no historic significance or architectural interest to the Conservation Area. It is proposed that the boundary of the Conservation Area now follows the north pavement kerb at this location.

Area G – To include the land associated with the Stan Hope Centre, Rock Valley.

The proposal is to extend the Conservation Area to include a section of land to the northwest of what was once the original school building, building now known as the Stan Hope Centre, Rock Valley. The section of land in question historically was an open field system with footpaths, with the original school building and Methodist Church situated to the east of the site. The school building was extended c1919 into this section of land and occupied its entire area, a change in occupation occurred c1956 and although the original building still functioned as a school, the extension was occupied by the Ministry of Pensions and National Insurance. This extension was eventually demolished but the original school building remained. The area now functions as a car park to the Stan Hope Centre and Bridge Street Methodist Church, but due to its historical associations with these buildings it is proposed to include this area within the Bridge Street Conservation Area.

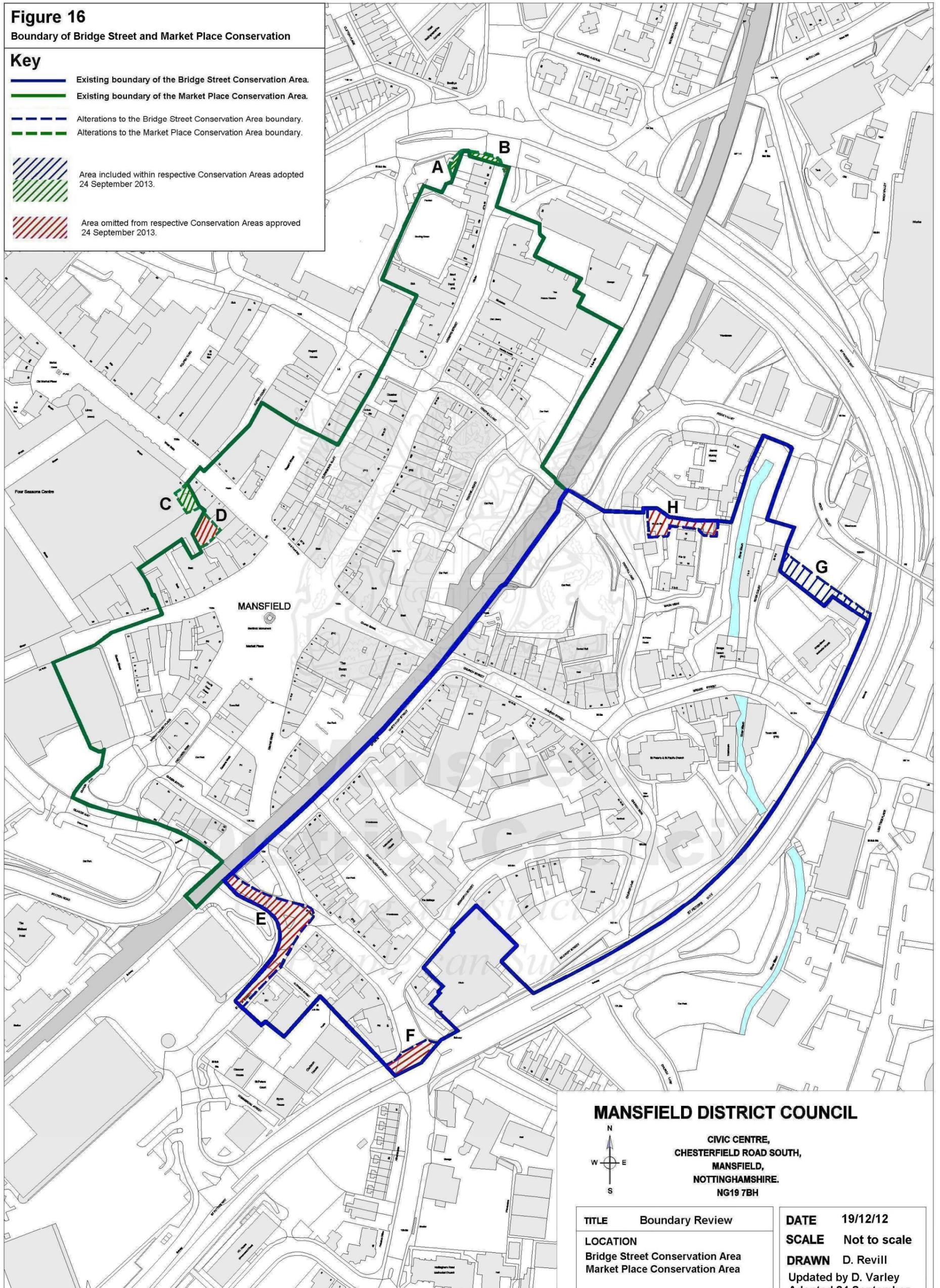
Area H – To omit an area of land associated with James Murray Mews

The James Murray Mews apartments are situated adjacent to the boundary of the Bridge Street Conservation Area however a section of their associated land has been included within the Conservation Area. It is therefore proposed to exclude this area of land from the Conservation Area by altering the boundary of the Conservation Area to follow the defined apartment block boundary.

Figure 16
Boundary of Bridge Street and Market Place Conservation

Key

- Existing boundary of the Bridge Street Conservation Area.
- Existing boundary of the Market Place Conservation Area.
- Alterations to the Bridge Street Conservation Area boundary.
- Alterations to the Market Place Conservation Area boundary.
- Area included within respective Conservation Areas adopted 24 September 2013.
- Area omitted from respective Conservation Areas approved 24 September 2013.



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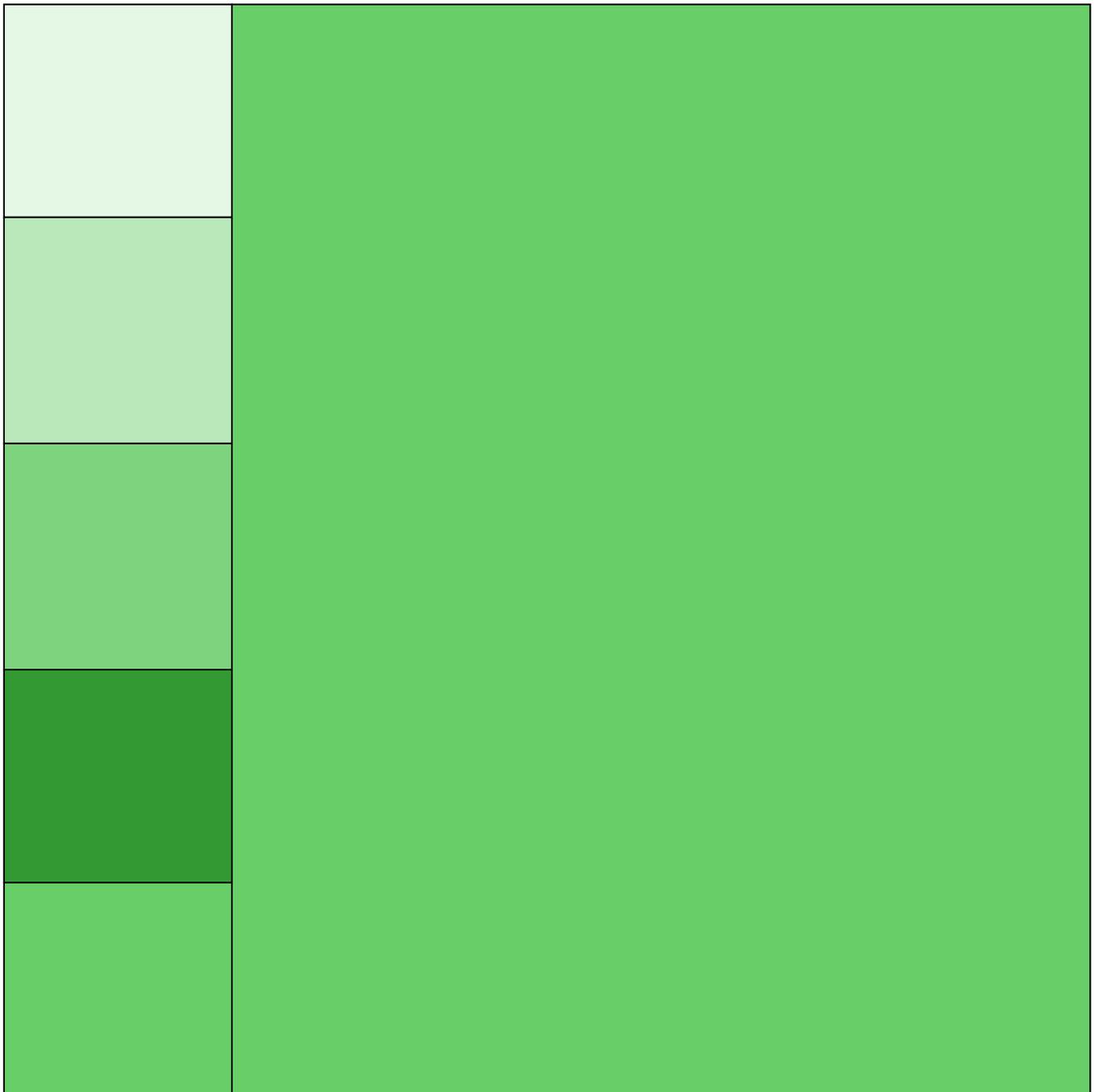
CIVIC CENTRE,
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MANSFIELD,
NOTTINGHAMSHIRE.
NG19 7BH

TITLE	Boundary Review
LOCATION	Bridge Street Conservation Area Market Place Conservation Area
FILE	Figure 16

DATE	19/12/12
SCALE	Not to scale
DRAWN	D. Revill Updated by D. Varley Adopted 24 September 2013

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Part II Management Plan



6.0 INTRODUCTION

- 6.1 The purpose of this Management Plan is to provide a tool to preserve and enhance the character and appearance of the Bridge Street and Market Place Conservation Areas. It should be read in conjunction with Part I, the Conservation Area Appraisal, which outlines the historic development of Mansfield town centre and defines the special interest, character and appearance of the built and natural environment within the Conservation Areas and the adjoining area.
- 6.2 This Management Plan fulfils the general duty placed upon local authorities under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of Conservation Areas. The policies contained in this Management Plan accord with National Planning Policy Framework (2012): and Guidance on the Management of Conservation Areas (English Heritage, 2006) and Understanding Place: Conservation Area Designation, Appraisal and Management (English Heritage (2011)). This Management Plan also relates to saved policies within the Mansfield District Local Plan (adopted 1998), which contains a comprehensive set of conservation policies relating to Conservation Areas within the District.
- 6.3 Section 8 sets out Mansfield District Council's management strategy for the Bridge Street and Market Place Conservation Areas, setting out a number of management plan objectives. Section 9 sets out the key sites and buildings that would benefit from improvements. Finally, Section 10 sets out the implementation mechanisms for delivering improvements to the two Conservation Areas.
- 6.4 The Management Plan for Bridge Street and Market Place Conservation Areas seeks to ensure that change is managed in a way that maintains and reinforces the special qualities and character of these Conservation Areas.

7.0 MANAGEMENT STRATEGY

Introduction

- 7.1 This section sets out a management strategy aimed at protecting and enhancing the character and historic interest of the Bridge Street and Market Place Conservation Areas.

Summary of issues

- 7.2 Mansfield town centre, whilst attractive in parts and boasting areas of high townscape quality has a number of areas that suffer considerably from neglect and high levels of vacancy which significantly undermine these assets. This is particularly true of the Brewery and Warehouse character area which suffers high levels of vacancy.

Vacant sites and buildings

- 7.3 There are a number of large historic and derelict buildings along Dame Flogan Street that are in considerable need of repair and restoration, especially given their location so close to the central area of the town. Their condition, compounded by adjacent vacant land or gap sites, discourages new businesses and investment in this area. These buildings have negative land values due to the costs of repair and conversion compared with their projected end values.
- 7.4 A development brief for land off White Hart Street and close to Dame Flogan Street and Midworth Street was produced in 2003. In 2007 the Council produced a Supplementary Planning Document (SPD) for the White Hart Area in a bid to guide potential developers and investors. The aim being to re-use existing historic buildings and sensitively knit in new buildings as part of a comprehensive conservation led regeneration strategy for this area. The Council continues to seek the complete regeneration of this area through a large scale mixed use development.

Loss, intrusion and damage

- 7.5 Elements of loss, intrusion and damage permeate through the Bridge Street and Market Place Conservation Areas and whilst perhaps not as obviously in need as the larger properties, collectively the need for improvement is significant. Key concerns are the loss and erosion of many fine architectural detail and features, intrusive and inappropriate modern shop frontages (especially along Church Street and the east-end of Market Place), and vacant buildings and unused upper floors.

Quality of public realm

- 7.6 The quality of the public realm varies throughout the two Conservation Areas. Public realm improvements to Market Place and the pedestrianised section of Church Street have been completed with further improvements along Church Side and Bridge Street undertaken in 2010. Regent Street and the lower part of Leeming Street were both pedestrianised a number of years ago but these works now appear dated, with inappropriate surface paving patterns which are not in keeping with the character of the Conservation Area. These areas have also suffered through the implementation of repetitive signage.

Management strategy

7.7 There are a number of issues which are currently having an adverse affect on the special character of the Conservation Areas. These are:

- The presence of gap sites
- Inappropriate alterations, additions and materials
- Inappropriate shop fronts
- Building vacancy
- The poor quality of the public realm and excessive signage within some character areas.

7.8 In order to tackle the above issues, a number of Management Plan objectives have been formulated, which are to:

- i. Establish clear planning policy objectives for development sites
- ii. Encourage redevelopment of vacant/derelict sites in an appropriate manner
- iii. Removal/replacement of inappropriate alterations (including shop-fronts) with appropriate works via the planning process and operation of grant schemes.
- iv. Seek to improve the occupancy of buildings currently vacant through the operation of grant schemes.
- v. Take advantage of funding opportunities to improve the quality of the public realm and implement a signage rationalisation scheme.

Redevelopment of gap sites

7.9 There are new build development opportunities within the northern character area. The Council will provide guidance for the redevelopment of key gap sites. The objective for the northern character area is to provide an approach to design that enhances the Conservation Area and promotes uses that complement the White Hart Street area proposals.

7.10 Accordingly, much of any potential development is expected to be residential although mixed with other uses. Mansfield District Council has produced a Supplementary Planning Document (SPD) to guide potential developers with an interest in the White Hart Area.

Building repair

7.11 The repair of the historic urban fabric across the Bridge Street and Market Place Conservation Areas should focus on key frontages, commercial premises and vacant buildings and upper storeys.

Using Appropriate Materials

7.12 Within Conservation Areas it is expected that repairs to traditional buildings should be achieved through the use of matching materials or the reinstatement of more appropriate materials i.e. slates or 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 shall 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 but also the use of such materials would harm the visual appearance of the traditional building and 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.

- 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 can not 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)

7.13 To summarise, to reinforce historic integrity and appearance traditional features should be retained and repaired using matching materials when required. When beyond repair they should be replaced, with a design, which matches the age of the property as a buildings character can be recovered through the reinstatement of traditional materials and detailing where they have been lost. The use of Upvc should be avoided within the Conservation Areas and the use of traditional materials encouraged within new developments.

Replacement of shop fronts

7.14 Shop fronts and advertisements can play an important role in contributing to the special character of an area. However, a number of unsympathetically designed shop fronts are having a negative impact on the character of the Bridge Street and Market Place Conservation Areas, despite significant strides being made in the quality and design of shop fronts in the area. Mansfield District Council has recently produced interim planning guidance on the design of shop fronts and advertisements which should be referred to. Mansfield District Council promotes good design across the

District and its policies on shop front design and advertisement apply to all shop fronts, old and new, in all areas.

Reusing vacant buildings

7.15 Vacant properties are evident throughout both Conservation Areas the majority however are located in the White Hart area (bounded by White Hart Street, Church Street, Midworth Street and Albert Street). Opportunities to bring vacant buildings back into use are extensive. This area has a significant legacy of historic buildings and built fabric as well as excellent proximity to Market Place. Regeneration of this area should link it with Market Place and the rest of the town centre core. The objective is to bring forward complementary uses for all vacant buildings that will add to the town centre, in particular, small business space, food and drink uses and residential accommodation.

Public realm improvements

7.16 Regent Street and the lower half of Leeming Street are in need of public realm improvements, including new surface materials, street furniture and sign rationalisation. Black and gold is the adopted colour for existing and future public realm improvements with natural materials for surface treatments.

7.17 Albert Street is dominated by traffic which has a negative impact on the southern character area. Measures should be investigated to mitigate the negative impacts of motorised traffic on this key route within the Bridge Street Conservation Area.

7.18 The re-location of Mansfield bus station to Station Road, the re-development of the former Queen's Head PH site and the desire to develop the rear of the Town Hall creates an opportunity and incentive to improve the quality of the public realm across Quaker way, into Queen Street Place, Queen Street and surrounding environs.

7.19 The introduction of public art on lower Church Street and at the junction of Albert Street and Quaker Way has contributed to the enhancement of these areas.

7.20 Mansfield District Council has produced an urban design Compendium (UDC) to help more specifically in guiding urban design of buildings, spaces and the public realm in Mansfield town centre. This document and the UDC should be read in conjunction with each other. The UDC specifically provides guidance on materials for street surfaces, street furniture and the design of the public realm.

7.21 A policy guidance note is required to provide a more consistent and high quality design approach to the treatment of highways and public spaces in Mansfield.

Council owned buildings

7.22 Since the adoption of this document in September 2008 the metal windows to 8 Regent Street have been overhauled /replaced and the windows to the Old Town Hall have been repaired /reinstated. The Old Town Hall has also witnessed the refurbishment of the existing shop units, the demolition of the rear indoor market, the conversion of unutilised rooms to toilets with further repair works being proposed. Further buildings within the Conservation Areas owned by Mansfield District Council will be subject to a condition survey (Asset Management) and any required repairs

will be undertaken and completed within five years or sooner depending on their condition. The results will be reported in the next review of this document.

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 on the Bridge Street and Market Place Conservation Areas. This appraisal also identifies what contributes towards the special character of both Conservation Areas and any negative or neutral features and provides the basis from which to develop proposals for the preservation and enhancement of the Conservation Areas.
- 8.3 Every effort has been taken to include or analyse those elements that are key to the special character of both Conservation Areas. 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 Areas. The document is intended to be an overall framework and guide, within which decisions can be made on a site-specific basis.
- 8.4 This 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 Local Plan (adopted 1998) saved policies; Mansfield District Council.

This document is prepared in the light of planning policy guidance and legislation relevant at the time of writing (November 2012). 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 carry out reviews ‘from time to time’, to determine if further areas should be designated and periodical 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 Asset’ as “a buildings, 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 assets identified by the (including local listing)”.
 - iii. Section 12 paragraph 126, the emphasis is generally 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.

- 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 Other relevant policies and guidance include the White Hart Supplementary Planning Document and Interim Planning Guidance Notes 'Community Safety by Design', 'Shop front Design and Security' and 'Advertisement'. A summary of relevant policies is provided in Appendix A: District Council Related Policies.
- 8.8 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 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
- 8.9 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

- 8.10 Designation of a Conservation Area is not intended to prevent future development. Most historic areas have evolved over the centuries and must continue to do so, 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.
- 8.11 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. For more information refer to Appendix C of this document.
- 8.12 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.
- ### Other requirements within Conservation Areas
- 8.13 The pruning or felling of trees within a Conservation Area requires six weeks prior notification to the Local Planning Authority.
- 8.14 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.
- 8.15 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).

- 8.16 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.
- 8.17 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

- 8.18 In addition to the provision made for controlling the demolition of Listed Buildings the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that within a Conservation Area, consent is obtained from the Local Planning Authority before certain buildings are demolished. 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. Consent will also be required for the demolition of any gate, wall, fence or railing which exceeds 1 metre in height adjoining a highway, waterway or public open space, or 2 metres in height in any other case.
- 8.19 Buildings and structures within the Conservation Area not only contribute to the character and appearance themselves, but their loss could also affect the setting of others. Planning consent for the demolition of a building or structure that makes a positive contribution to the character or appearance of the Conservation Area will only be 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.
- 8.20 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.

- 8.21 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.
- 8.22 It is advisable that anyone wishing to undertake development proposals within the Conservation Areas contacts the Local Planning Authority's Development Control Department in the first instance.
- 8.23 Inappropriate alterations can harm the special character and interest of historic buildings. One of the most damaging is the introduction of unsympathetic materials to window and door apertures through permitted development. It is suggested that new replacements to these apertures should match the aperture in size, but in construction and detailing should match the age of the building where they will appear, and that they be constructed in timber.
- 8.24 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. More details are given in the Management Plan.

9.0 KEY PROJECTS

Introduction

9.1 This section sets out the key projects that would lead to the realisation of the key objectives of the management plan and a significant improvement to the Bridge Street and Market Place Conservation Areas. The projects relate to the townscape appraisal contained in part I of this document. Although potential enhancements to the areas are referred to below, this list is not considered to be exhaustive. It is however an aspirational list that if implemented would improve and so enhance the character and appearance of the Conservation Areas.

Redevelopment of gap sites

9.2 The aim is to encourage the redevelopment of gap sites near the historic town centre to increase the 'critical mass' of the town centre and to bring land and buildings currently vacant back into productive use.

Mechanisms

- Prepare Planning and Development Briefs setting out the development potential of the sites and their development density.
- Provide advice to private sector interest through the planning process
- Seek opportunities elsewhere for car parking that would be lost by redeveloping the sites.

Projects

- New build on White Hart Croft for retail/leisure, offices and residential uses.
- New build residential / mixed use scheme on current car park site accessed off Toothill Lane.
- No.24-30 Church Street. Build to three storeys to complete block.
- New build to rear of Mansfield Town Hall.
- New build mixed development on the site between Assurance House and the Mansfield Brewery on Dame Flogan Street.
- Redevelopment of gap site on Station Road/Clerkson Street.
- Improvement scheme under the viaduct on Church Street.
- Improvement scheme to the south vista of White Hart Street

Building repair

9.3 The aim is to restore the character of traditional buildings where this character has been eroded.

Mechanism

- Seek funding to provide grants for the repair of historic fabric.

Projects

(i) Major Repair

- No.20 White Hart Street – Structural repairs
- The Maltings, Midworth Street
- Mansfield Brewery Offices, Dame Flogan Street.
- No.2 Dame Flogan Street.
- Charter Arms. Market House Place.

(ii) Moderate Repair

- No.42-44 White Hart Street
- No.46 White Hart Street
- No.9-11 Market Place.
- No 29 Market Place
- No.1 Leeming Street.
- No. 7 West Gate.
- No.2 Churchside
- No.4-6 Churchside.
- Removal of paint from front facades Nos 2-10 Leeming Street, no.23,25,27 Church Street, nos. 7-9 Regent Street, no.11 Stockwell Gate and no.3 Queen Street.
- No.9 Church Street. Removal of vegetation.

Replacement of architectural detail

- 9.4 Explore the option to introduce a direction under Article 4 of the Town and Country Planning (General Permitted Development Order) 1995 to protect identified buildings from inappropriate alterations that may harm their character.
- 9.5 The aim is to restore the character of traditional buildings where this character has been eroded by modern replacements and protect original details where they exist.

Mechanism

- Seek funding for the reinstatement of lost architectural detailing and the replacement of inappropriate shop front design.

Projects

- No. 13 Albert Street. Removal of cladding from upper storeys of the amusement arcade, and the repair and reinstatement of the original fabric.
- Rear of 8–10 Queen Street.
- No.10-12 Stockwell Gate. Reinstatement of traditional windows. Reinstatement of traditional shop frontages. Removal of paint from front façade.
- Nos.3-4 Market Place. Reinstatement of traditional shop front.
- Nos.6-7 Market Place. Reinstatement of traditional windows. Removal of paint from front façade.
- No 8 Market Place. Reinstatement of traditional shop front. Removal of paint from front façade.

- No.11 Leeming Street. Replacement of inappropriate shop front.
- Nos 16-18 Leeming Street. Reinstatement of traditional shop fronts.
- Nos.23-27 Leeming Street. Reinstatement of traditional shop fronts.
- No.28 Leeming Street. Reinstatement of shop front to ground floor. Reinstatement of traditional windows to first floor.
- No.7 West Gate. Reinstatement of traditional shop front. Removal of bollards. Removal of paint from front façade.
- No.5 Church Street. Reinstatement of traditional windows.
- No.7 Church Street. Reinstatement of traditional windows and shop front.
- No.11 Church Street. Reinstatement of traditional shop front.
- No.25 Church Street. Reinstatement of traditional shop front. Removal of paint from front façade
- No.27 Church Street. Reinstatement of traditional shop front. Reinstatement of traditional windows. Removal of paint from front façade.
- No. 28 Church Street. Replacement of poor quality shop frontage.
- No.32-32B Church Street. Replacement of poor quality shop frontage. Repair of windows.
- No.35 Church Street. Replacement of inappropriate shop front
- No. 36 Church Street. Reinstatement of roofing material.
- No.1 Bridge Street. Replacement of inappropriate shop front. Reinstatement of traditional windows and missing stone cills. Removal of paint from front façade.
- Nos. 2-14 Bridge Street. Reinstatement of traditional shop fronts. Reinstatement of traditional windows. Repairs to façade.
- Nos 9,11,13 Albert Street , 46-52 Leeming Street, 5,7,9 Toothill Lane, 17-19, 43 Leeming Street, 3,5,7 West Gate, 5,6,7,8 & 15 Market Place, 19 Queen Street removal of concrete tiles to roof and replacement with traditional roofing materials

Reusing vacant buildings

9.6 To encourage full use of historic town centre buildings which are vacant and at risk or are under-utilised.

Mechanisms

- Seek funding to provide grants for bringing key vacant buildings back into use.
- Seek funding to provide grants for bringing vacant or under-utilised upper floors back into use and improve the appearance of the townscape.
- Implement the Partnership Grant Scheme in conservation areas for Bridge Street and Market Place.

Projects

- No. 7 West Gate. Building currently vacant.
- No. 11 Leeming Street. A particularly fine terracotta building which is currently vacant. New appropriate use for the building to be identified
- No.23-27 Leeming Street. Currently vacant. New appropriate use for the building to be identified
- No.28 Leeming Street. Previously functioned as a bar, building is currently vacant.
- No.2-8 Market Place. Vacant floor space to upper storeys. Conversion of vacant floor space into sustainable long-term uses.
- Nos.3-4 Market Place. New use for the building to be identified.

- Nos.6-7 Market Place. New use for the building to be identified.
- No.8 Market Place. New use for the building to be identified.
- No.15 Church Street. Building is in temporary use, requires a division of properties into separate ownership, new use for building to be identified.
- Nos.23-27 Church Street. Repair of external elevations and conversion of vacant floor space into sustainable long-term uses.
- No.4-6 Churchside. New use for the building to be identified.
- No.11 Bridge Street. New use for the building to be identified.
- No.18 White Hart Street. New use for the building to be identified.
- No. 36 Leeming Street. New use for the buildings to be identified.
- No.43 Leeming Street. New use for the building to be identified.
- No. 4 Regent Street. New use for the building to be identified.
- No. 7 Toothill Lane. New use for the building to be identified.
- No.13 Toothill Lane. New use for the building to be identified.
- No 28A Leeming Street, No.8 Regent Street and Clumber House. New use for upper floors to be identified.

Public realm improvements

- 9.7 To repair and enhance historic road surfaces using high quality materials and improve related public realm street furniture in the key areas of the town.
- 9.8 To promote a public art scheme and a signage scheme to promote the tourist trails through the town.
- 9.9 To introduce a sign rationalisation scheme to reduce the excessive amounts of repetitive signage throughout the Conservation Areas.

Mechanisms and projects.

- Take advantage of funding opportunities for the upgrading of streets that permeate from the Market Place and surrounding environs.
- 9.10 The District Council will prepare a Manual for Streets for Mansfield. This will be a design guide for treatment for the public spaces and highways with a focus on the town centre. It is intended that the document will be adopted by the Council and will be prepared in consultation with Nottinghamshire County Council highways department.

10.0 DELIVERY

Introduction

10.1 This section sets out the implementation mechanisms for delivering improvements to the two Conservation Areas.

Funding

10.2 The Conservation Appraisal for the Bridge Street and Market Place Conservation Areas highlights the loss, erosion and damage that have occurred. This is largely the result of inappropriate alterations to shop fronts. Through planning controls, Mansfield District Council will support the removal/replacement of inappropriate alterations with appropriate works. To prevent the further erosion of local detailing through inappropriate alterations, there will be a presumption against additional alterations to buildings which adversely affect their character and appearance or that of the Conservation Areas.

10.3 The availability of funding will change from time to time. The Council has in the past operated a Townscape Heritage Initiative and Partnership Grant Scheme in the Conservation Areas, in conjunction with the Heritage Lottery Fund, English Heritage and Nottinghamshire County Council, which have proved successful in their regeneration and enhancement. Mansfield District Council will continue to take advantage of funding opportunities when they arise and utilise this funding for sensitive and appropriate alterations that reflect the character and appearance of the Conservation Areas.

Shop fronts

10.4 Shop fronts and advertisements can play an important role in contributing to the special character of an area. However, a number of unsympathetically designed shop fronts currently have a negative impact on the character of the Bridge Street and Market Place Conservation Areas. Mansfield District Council has produced interim planning guidance on the design of shop fronts and advertisements which should be referred to. Mansfield District Council promotes good design across the District and its policies on shop front design apply to all shop fronts, old and new, in all areas.

Enforcement

10.5 Urgent works notices – Mansfield District Council will where appropriate serve urgent work notices on the unoccupied parts of listed and unlisted buildings in the Bridge Street and Market Place Conservation Areas to arrest deterioration and secure emergency or immediate repairs.

10.6 Repairs notices – Mansfield District Council will serve repairs notices on statutorily listed buildings in the Conservation Area requiring works reasonably necessary for the proper preservation of the building.

Review of appraisal

10.7 In line with English Heritage guidance, the Bridge Street and Market Place Conservation Areas are being reviewed within the suggested five year time period.

10.8 The review process has attempted to quantify improvements made in the two Conservation Areas by assessing change against the following agreed targets.

- The number of vacant buildings brought back into productive use.
- The number of traditional shop fronts that have been reinstated.
- The number of gap sites that have been redeveloped.
- The number of buildings that have been sympathetically restored.
- The public realm improvements that have been taken place.

Data taken from the September 2008 Conservation Area Character Appraisal and Management Plan.				
Number of vacant buildings	Number of premises identified as requiring traditional shop fronts	The number of gap sites identified	Number of buildings identified as requiring sympathetic restoration.	Number of public realm improvements identified.
13	24	7	29	4

Utilising data from September 2008 it has been determined that the following works have been completed by November 2012.				
Number of vacant buildings brought back into productive use	Number of traditional shop fronts which have been reinstated	The number of gap sites that have been redeveloped	Number of buildings that have been sympathetically restored	Public realm improvements implemented
6	1	1	2	1

Data collated from new survey conducted November 2012.			
Current number of vacant premises	Number of premises which would benefit from the reinstatement of a traditional shop front	Number of gap sites identified as being development sites	Further public realm works implemented
46	37	7	1

Data collated from new survey conducted November 2012.			
Number of properties which have been brought back into productive use	Number of premises which have benefitted from the reinstatement of a traditional shop front	Number of buildings which have been sympathetically restored	Number of buildings still requiring sympathetically restored
4	4	16	45

11.0 MONITORING THE CONSERVATION AREAS.

Buildings at Risk Survey and Register

- 11.1 A condition survey of all listed buildings in the District is conducted every three years and the information put in to a "Buildings at Risk Register". The latest Buildings at Risk Register was published in February 2011.
- 11.2 It is proposed that future surveys and registers should include all unlisted buildings that make a positive contribution to the Conservation Area. Buildings at Risk thus identified should be targets for future grant aid.
- 11.3 Nottinghamshire County Council intends to provide six-monthly updates of Buildings at Risk on its website and it is proposed that unlisted buildings that make a positive contribution to the Conservation Area should be included on this. See www.nottinghamshire.gov.uk/buildingsatrisk.

Monitoring of permitted and unauthorised changes

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

Article 4 Directions

- 11.5 Under Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, a general planning permission is granted for a range of minor developments. An Article 4 Direction would enable the Local Planning Authority to make certain directions withdrawing the permitted development rights within the Conservation Area under the Order.
- 11.6 The District Council will assess the Conservation Areas and the quality of permitted developments to determine whether or not an 'Article 4 Direction' is appropriate.

Monitoring indicators

- 11.7 In order to assess the impact of protection of the special character and appearance of the Bridge Street and Market Place Conservation Areas since adoption of the Conservation Area Appraisal and Management Plan, it is considered necessary to develop a range of appropriate monitoring indicators that can be used to provide empirical analysis of the condition of the area.
- 11.8 The monitoring indicators set out below seek to follow those contained in the English Heritage published State of the Historic Environment reports. These reports have been produced each year since 2002 and represent annual surveys of the state of England's and each region's historic environment.
- 11.9 It is intended that each indicator will be monitored through an Annual Monitoring Survey. The first sets of results are a base line recording upon which to monitor and thus the evidence of change will be reported in the Annual Monitoring Report 2014 a

year from adoption of this document. Monitoring will be dependant upon the availability of resources and Council priorities at the time.

Indicator	Ref	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Listed Building entries and Boundary Walls	58	First Year
	A2	Number of Unlisted buildings entries of Merit	46	First Year
	A3	Number of listed /unlisted historic parks of merit	0	First Year
	A4	Number of Scheduled Ancient Monuments	0	First Year
	A5	Number of entries on the Sites and monuments Record.	62	First Year
	A6	Number of tree Preservation orders made covering trees within the Conservation Area	0	First Year

Indicator	Ref	Measurement	Value	Change
Heritage at risk	B1	Number of Listed buildings, boundary Walls or unlisted buildings of merit identified as needing urgent or non urgent works	9	First year
	B2	Number of monitoring surveys not carried out by stated	0	First year

Indicator	Ref	Measurement	Value	Change
Managing Positively	C1	Number of applications for planning permission determined in accordance with conservation advice where Conservation area is a statutory consideration	3	First year
	C2	Number of applications for Listed building consent determined in accordance with conservation advice	3	First year
	C3	Number of applications for conservation area Consent determined in accordance with Conservation area advice where Conservation area is a statutory consideration	0	First year
	C4	Number of decisions on tree notifications made in accordance with Local Authority advice	0	First year

Indicator	Ref	Measurement	Value	Change
Heritage at Risk	D1	Number of buildings receiving grant assistance for repair or reinstatement of historic fabric	2	First Year
	D2	Number of enhancement schemes completed	0	First year
	D3	Number of replacement trees planted	0	First year

APPENDICES

Appendix A: National and Local Related Conservation Policies

Introduction

This appendix sets out national and local conservation policies.

National Policy

The legal basis for Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 with national policy being provided by National Planning Policy Framework (2012). This document sets out the Government's national policies for England and how these are expected to be applied. 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 *Planning for the historic environment practice guide*. Both documents can be downloaded from www.communities.gov.uk.

Mansfield District Council Conservation Policies

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

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 justifies its inclusion on the statutory or local lists;
3. The building's setting and its contribution to the local scene;
4. The extent to which 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 historical interest.

BE4 Planning permission will not be granted for development 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 buildings in the architectural or historic interest of the area;
- 2 The condition of the building and the viability of its retention and continued occupation;
- 3 The wider effects of demolition on the surroundings and on the Conservation Area as a whole;
- 4 Whether the replacement scheme will make a positive contribution to the appearance or character of the area or bring other substantial benefits to the community that outweigh the harm caused by the loss of the buildings. In such cases, consent will only be granted where there are acceptable detailed proposals for the redevelopment of the site.

BE8 Planning permission will not be granted for developments adjacent to Conservation Areas if they would adversely affect the character 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.

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

treatment for the archaeological remains prior to determining the application.

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

BE14 Planning permission will be granted for the development of, or alterations to, shop fronts and consent granted to display advertisements on shop fronts provided that they would meet all of the following criteria:

- 1 Not have a detrimental effect on the character or appearance of the building and surrounding area;
- 2 Have regard to existing architectural and decorative features;
- 3 Have regard to the securing of the property and the surrounding area;
- 4 Have regard to accessibility.

BE15 Consent for poster advertisement hoardings will be granted provided that they would meet all of the following criteria:

- 1 Not result in loss of amenity;
- 2 Not create a traffic safety hazard;
- 3 Relate in scale and design to their surroundings.

The District Council will not renew temporary planning permissions for advertisement hoardings if they do not satisfy all the above requirements, poster advertisements are not appropriate in Conservation Areas.

Appendix B: Mansfield District Council Area Specific Policies

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

MTC4 Planning permission will not be granted for the redevelopment or change of use, of the Palace Theatre/Museum complex unless its current use would be enhanced.

MTC10 Indoor market hall site. Planning permission will be granted for one of the following:-

- 1) Retail uses;
- 2) Leisure uses;
- 3) Community,

MTC12 Planning permission will be granted for the development of any of the following:-

- 1) Retail uses;
- 2) Offices;
- 3) Leisure uses,

On 0.1 hectares of land off Toothill Road.

MTC13 Planning permission will be granted for the development of one of the following:-

- 1) Retail uses;
- 2) Offices;
- 3) Leisure uses,

On 0.1 hectares of land off Toothill lane.

MTC14 An action area is designated centred on the White Hart Street area to facilitate its comprehensive improvement over the plan period through co-ordinated public and private sector action.

MTC15 Planning permission will be granted for a renewal scheme including any of the following:

- 1) Retail uses;
- 2) Leisure uses;
- 3) Offices;
- 4) Housing;

On 2.4 hectares of land within the White Hart Street action area. The development of substantial new retail floor space should be accompanied by proposals for additional public car parking within the site.

MTC18 An action area is designated at Rock Valley/Bridge Street area to facilitate its comprehensive improvement over the plan period through co-ordinated public and private sector action.

MTC19 Planning Permission will be granted for the development of housing at the following location:

MTC19(B) 0.3 hectares of land north of Bridge Street Methodist Church

Appendix C: Planning Requirements in Conservation Areas

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). In Conservation Areas permitted development rights are much reduced and more stringent controls apply.

The permitted development rights for householders are set out in full in the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

From 1st October 2008 an extension, alteration or addition to your home will be considered to be permitted development, not requiring an application for planning permission, but are subject to the following limits and conditions:

- No more than half the area of land around the “original house”* would be covered by additions or other buildings.
- No extension shall be on land forward of the principal elevation or side elevation of the dwelling.
- No extension to be higher than the highest part of the roof.
- Any rear extension to have no more than one storey.
- Maximum depth of a rear extension to be three metres from an attached house and four metres for a detached house (measured from the original rear elevation of the dwelling).
- Maximum ridge height of a rear extension to be four metres
- Maximum eaves height of an extension within two metres of the boundary to be three metres.
- The eaves of an extension to be no higher than the eaves of the existing house.
- The works to not consist or include the construction or provision of a veranda, balcony or raised platform.
- The materials use in any exterior work to be similar in appearance to the existing house.
- Upper-floor, side-facing windows to be obscure-glazed; and any opening to be 1.7m above the internal floor level.
- No cladding of the exterior of the dwelling with stone, artificial stone, pebble dash, render, timber, plastic or tiles.

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

Also within the Conservation Area planning permission must be sought under the Order for:-

- The enlargement of a dwelling consisting of an addition or alteration or its roof.
- The provision of any detached outbuilding which would be situated on land between a wall forming a side elevation of the dwelling house and the boundary of the curtilage of the dwelling house.
- The installation, replacement or alteration of a chimney, flue or soil pipe on a dwelling house where the chimney, flue or soil and vent pipe would be installed on a

wall or roof slope which fronts a highway, and forms either the principal elevation or a side elevation of the dwelling house.

- Installation of an antenna on a chimney, wall or roof slope which faces onto and is visible from a highway, or on any building which exceeds 15 metres in height.
- The installation, replacement or alteration of solar PV or solar thermal equipment on a dwelling, or on a building within the curtilage of a dwelling on a wall or roof slope forming the principle or side elevation of the dwelling or building and would be visible from a highway.
- The installation, replacement or alteration of stand alone solar equipment within the curtilage of a dwelling where the equipment would be visible from a highway.
- The installation, replacement or alteration of a flue forming part of a biomass heating system or combined heat and power system on a dwelling on a wall or roof slope forming the principle or side elevation of the dwelling and would be visible from a highway.

Please note that the above criterion does not provide a comprehensive list of household developments which requires planning permission within a Conservation Area. Before carrying out any works to your property, it is advised that you contact the Local Planning Authority for advice as to whether planning permission would be required.

Other requirements within Conservation Areas

The pruning or felling of trees within a Conservation Area requires six weeks prior notification to the Local Planning Authority.

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.

The Local Planning Authority may refuse to consider outline planning applications within the Conservation Area because of the lack of detailed information. *Proposals for development within the Conservation Area must be accompanied by a Heritage Statement that outlines the significance of the location and assesses the impact of proposals upon the Conservation Area and/or other heritage assets affected.* (Guidance on heritage statements can be obtained from www.planning-applications.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 their construction. *There is also a requirement for planning applications to include a Design and Access Statement.* (Guidance on the contents of Design and Access Statements can be obtained from www.communities.gov.uk and www.planningportal.gov.uk).

Any application that, in the opinion of the Local Planning Authority, 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 in writing. Any comments made will be taken account of when reaching a decision. This applies not only to development in the Conservation Area, but also outside, on the fringes of the area, where such developments are likely to adversely affect the character or setting of the Conservation Area.

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.

Appendix D: Schedule of Buildings with Special Interest

This list includes all those buildings that by virtue of their design and materials contribute most strongly to the character and appearance of the area. The exclusion of any building from this list does not indicate that it has no contribution to make but rather that it is either of modern materials or has been so altered that its original style has been changed.

1. **Former Horse and Jockey PH (now “And Why Not?”)**

Rebuilt in 1909 by Hole and Co., to the designs of Frank P. Cook¹. An inn has stood on this site since at least the eighteenth century. This building plays an important landmark role, defining the northern entrance to the conservation area.

2. **58 Leeming Street**

Formerly the School of Art now part of the ‘Palace Theatre’, the building was constructed in 1905. It was designed by Vallance and Westwick for Charles Greenwood.

3. **Mansfield Community Arts Centre, Leeming Street (Listed Grade II)**

The former Carnegie Library, erected in 1904 to the plans of Sutton and Gregory of Nottingham. A second storey was added in 1932, to house the reference collection. Library facilities moved to the Four Seasons Centre in 1977.

4. **Bowl in Hand**

A public house designed in 1899 by Vallance and Westwick for the Mansfield Brewery Company². It is of red brick with stone bands. There are original sashes to the upper floors and casements with Art Nouveau stained glass on the ground floor. The fine entrance doorway has a stone surround with a mullioned overlight.

5. **Pavilion at the rear of the Bowl in Hand**

The architects Cook and Lane designed this “Bowls Shelter” in 1914 for the Mansfield Brewery Company³. It is triangular in plan, under a slate roof; the front façade is clad in a sham timber frame whilst the two rear walls are of plain red brick.

6. **Handley Arcade, Leeming Street**

Designed in 1927 by the partnership of Cook, Lane and Howard for Mrs Stokes⁴. It is in the neo-Classical style. The neighbouring Carnegie Library (now the arts centre) is listed Grade II.

¹ Nottingham Archive Office (NOA) reference DC/M 3/5/3 no. 1999 (plans do not survive)

² NOA reference DC/M 3/6/1 no.721.

³ NOA reference DC/M 3/5/4 no.2882 (plans were not viewed)

⁴ NOA reference DC/M 3/6/1 no. 4381

7. 46 to 52 (even) Leeming Street (includes 5 Toothill Lane) (Listed Grade II)

An early C18 house, with a lower early C19 block attached. There are various shop fronts dating from the late C19 onward. The upper storeys are now clad in sham timber framing; this was not added until the mid twentieth century.

8. Martha's Vineyard

Built in 1912 as the Stag and Pheasant Inn, designed by local architects Cook and Lane for the Mansfield Brewery Company⁵. It seems to be of painted concrete blocks in imitation of stone. The door is set within a boldly expressed entrance arch under a central gable. The building defines the corner of Leeming Street and Clumber Street.

9. 7 and 9 Toothill Lane (Listed Grade II)

A late C17 house, with mid-C19 alterations. There are early C20 wooden shop fronts, and the upper storeys are now clad in sham timber framing.

10. Thompson's Charity School (1787), Toothill Lane

Built in 1787 as a legacy in Thompson's will to give practical education to poor children.

11. Brunt's Building, 34 to 42 (even), Leeming Street, (includes 4 and 6 Toothill Lane) (Listed Grade II)

An office building with shops below dated 1915. It was designed by Arthur C. Howard, architect to the Trustees of Brunt's Charity⁶. There are various late C20 alterations.

12. Imperial Buildings, 28A, 30 and 32 Leeming Street (Listed Grade II)

A row of three houses with shops below dated 1901. The building was designed by local architects Vallance and Westwick for John Greenwood⁷. The houses are now in office use. Twentieth century shop fronts are set within original stone surrounds.

13. 11 Leeming Street (Listed Grade II)

An eclectically styled shop of 1901, designed by Albert N. Bromley for the Boots Company. The shop front is a late C20 alteration.

14. 17 and 19 Leeming Street

Georgian stone building with sashes in raised surrounds.

⁵ NOA reference DC/M 3/5/4 no. 2686 (plans do not survive)

⁶ NOA reference DC/M 3/5/4 no.2939 (plans were not viewed)

⁷ NOA reference DC/M 3/6/1 no. 819

15. The following 3 structures are all part of the HSBC bank building.

1 Leeming Street

Now the principal part of the HSBC bank, this building was erected in 1893 by the Nottingham Joint Stock Bank, to the designs of R.J. Vallance⁸. The rounded corner feature is a modern alteration.

3 Leeming Street

In 1923 the London Joint City & Midland Bank extended the premises to incorporate this older building to the north. The architects were Whinney, Son and Austen Hall of London⁹.

5 Leeming Street

The bank building has since been extended again to incorporate this stone structure, which is nineteenth century in origin.

16. Westgate House, 1 and 1A West Gate (Listed Grade II)

Two houses of the mid-C18, with late C19 alterations. There are two late C20 shop fronts. The facades were stripped of paint in 2006 to reveal the original stonework.

17. 3 West Gate

A house of c1775, with mid C19 alterations and a late C20 shop front. This building was reduced from four bays to three after listing (see entry below).

18. 5 West Gate

A house of c1790, with mid-C19 alterations and a late C20 shop front. This building was extended from two bays to three after listing (see above).

19. 7 West Gate (Listed Grade II)

Built as a house in about 1780. The first floor has a full-width shop window, inserted in about 1870. The ground floor has a late C20 shop front, set within an earlier surround.

20. 8 West Gate

A late Georgian building stuccoed beneath a slate roof; the façade contains two plain sashes flanking a blank opening. There is a modern shop front in a sympathetic style.

21. Regent Chambers, Regent Street

Corner building, Regent Street and West Gate (east), of Portland Stone with giant Ionic order.

⁸ NOA reference DC/M 3/6/1 no. 247

⁹ NOA reference DC/M 3/6/1 no. 3646

22. 1 and 3 Regent Street

A neoclassical shop building, probably dating to the late 1920s, built of ashlar stone. There is a corner feature with a quarter dome that defines the corner with Westgate. The windows are original glazing bar sashes.

23. 'County Contact', 16 Regent Street

Portland stone building with giant Ionic order.

24. Leeds House (No.5 Regent Street)

A stark, almost Egyptian style building, probably dating to the late 1920s. It is built of ashlar stone, with margin light metal casements.

25. 3 Stockwell Gate (Listed Grade II)

A house of about 1800, with alterations made in the middle of the C19. The shop front is late C20.

26. 5 and 7 Stockwell Gate (Listed Grade II)

Two houses of c. 1770, with mid-19th century alterations. There are two late C20 shop fronts.

27. 10 and 12 Stockwell Gate (Listed Grade II)

An early C19 house with mid C19 alterations. The ground floor has two late C20 shop fronts.

28. 9 Stockwell Gate (Listed Grade II)

A former public house dated 1888, designed in the Jacobean Revival style. Two late C20 shop windows flank a moulded doorway with panelled pilasters.

29. Charter Arms, Market House Place (Listed Grade II)

Possibly dating from the late eighteenth century or the early nineteenth century and originally known as Exchange Vaults due to its situation to the Old Corn Exchange. A large building with cellarage, seven bedrooms and a market room. The ground floor fenestration is twentieth century.

30. Old Town Hall, Market Place (Listed Grade II*)

The former Town Hall of 1836, designed in the Greek Revival style by William A. Nicholson of Lincoln. It is in a heavy neo-classical style with a four-column Tuscan porch. This building formed the point-de-vue of the enlarged Market Place¹⁰.

¹⁰ Pevsner N. and Williamson E. (1997) *The Buildings of England: Nottinghamshire* (revised 2nd edition). Penguin, Harmondsworth, p. 171

31. Bentinck Monument (listed as the Cavendish Monument), Market Place (Listed Grade II*)

A monument to George Frederick Cavendish Bentinck. In the Gothic Revival style, it was erected by T.C. Hine in 1849 and restored in 1979.

32. Former Moot Hall, Market Place (Listed Grade II)

Built as the Moot Hall in 1752 and paid for by Lady Oxford of Welbeck Abbey. The building formed the axis of the Market Place until the space was enlarged in the 1830s; Pevsner describes it as 'urbane [and] graceful ... decorated in the Rococo taste'¹¹.

33. Former 'Black Boy Inn', 23 Market Place

Victoria stone public house, restored under CAPS in 1990.

34. United Methodist Chapel and Sunday School, Clerkson Street

Opened on 6th July 1851. Converted and used as a schoolroom until 1928 when it was sold to the Co-op. It was then clad in mock timber frame as was the fashion of this period.

35. 23A Market Place (Listed Grade II)

A former bank of c1875.

36. 17 and 18 Market Place (Listed Grade II)

Two houses built in about 1820; Pevsner describes them as 'very late Georgian'¹². Standing on a corner site, on both sides appear late C20 full width shop fronts.

37. Market Inn, 16 Market Place (Listed Grade II)

A public house built in about 1830, with later 19th century alterations. Mentioned in Pevsner's Buildings of England alongside the Dial (below).

38. Dial PH, 15 Market Place (Listed Grade II)

An early C19 public house. Mentioned in Pevsner's Buildings of England alongside the Market Inn (above).

39. Probate Office, Market Place (Listed Grade II)

A former savings bank and court house. Built in 1840, with alterations dated 1867.

40. 2 Market Place

Eighteenth century stone building, the last surviving wing of the former Eclipse Inn.

¹¹ Pevsner, op cit., p. 171

¹² Pevsner, op cit., p. 171

41. 6 and 7 Market Place (Listed Grade II)

Two houses of the early 19th century. There is a late C20 tiles shop front.

42. 8 Market Place (Listed Grade II)

An early nineteenth century house with a late C20 shop front.

43. 1 Market Place (Listed Grade II)

The former Nottingham and Notts Bank, designed by Vallance and Westwick in 1908.

44. 31 Market Place, Sherwood Chambers

A shop, built for the Wright brothers, grocers, in about 1907. There is a corner feature with a quarter dome that echoes the dome on the bank opposite and thus defines the entrance to Church Street. The shop front is modern and the building has lost its balustered cornice. Paint was stripped from the terracotta in 2005, and the sash windows were restored.

45. Former bank at the junction of Queens Walk and Market Street (Listed Grade II)

A former bank of c. 1900, designed in the Renaissance Revival style. There are late C20 alterations.

46. 3 Market Street (Listed Grade II)

A former bank dated 1889.

47. 4 and 4a Market Street

Edwardian stone building, four storeys high on corner plot. Lower stone building, formerly separate, on Queens Street.

48. 12 Market Street

A neo-Georgian building of the 1930s made of brown brick. There are three bays of sash windows, the centre ones having stone surrounds; the one on the top floor is further ornamented by a broken pediment. There is a modern shop front.

49. 10 Market Street

A late Georgian shop building, with a canted corner that defines the entrance into Swan Yard. The building is stuccoed with a slate roof and has margin light sash windows; however, the rear elevation is of coursed sandstone and contains a single Yorkshire sash. There are modern shop fronts with unfortunate Dutch blinds.

50. Bentinck Chambers, 11 to 17 Market Street

A long red brick terrace of shops dating to the turn of the century. Built of red brick with a slate roof, with a central double gable. Original glazed brick pilasters frame predominantly modern shop fronts. There is an ornate entrance to the offices above; featuring a bracketed porch above two engaged columns, below a round window in an ashlar surround with stained glass. There is also much stained glass in the first floor windows.

51. 19 Market Street

These 'business premises' were designed in 1894 for Richard Parsons, the town clerk¹³ ¹⁴. The building is made of ashlar stone with a slate fish scale roof with ornate ridge tiles. The original pilaster shop front remains, below a row of three sashes, but behind a number of unfortunate modern additions.

52. Railway Viaduct, White Hart Street (Listed Grade II)

A viaduct built for the Midland Railway Company between 1872-74. According to Pevsner 'Mansfield is remembered by the high arches of its railway viaduct which rises right in the middle of the town and cut off the parish church from the market place'¹⁵.

53. Swan Hotel, 6 Church Street (Listed Grade II)

Swan Hotel 1508. Was once owned by Robert Blackwell, one of the King's (Henry VII) great chancellors. Remodelled in the eighteenth century. Now incorporating the Nottingham and Notts Bank to the east designed by Watson Fothergill in c.1870.

54. White Hart PH, 10 Church Street (Listed Grade II)

A public house rebuilt in 1874, on the site of a Tudor Inn.

55. 5 and 7 Church Street (Listed Grade II)

Two houses dating to the early C19, with late C20 shop fronts.

56. 11 and 13 Church Street (Listed Grade II)

Two houses of c.1800, with late C20 shop fronts flanking a six panel door in a plain surround.

57. 12 Church Street

Neo-classical corner building of Ancaster stone, landmark corner building and a good foil to the Baroque Revival Head Post Office next door.

¹³ NAO reference DC/M 3/6/1 no. 306

¹⁴ Kelly's Directory of Nottinghamshire (1895)

¹⁵ Pevsner, op cit., p. 168

58. 15 Church Street (Listed Grade II)

Two houses of c. 1800, with a late C19 double shop front.

59. Former White Lion PH, 17 and 19 Church Street (Listed Grade II)

The origins of this building possibly date to Tudor times. The pub was listed in constable's lots in 1732 and was in use as an Inn in the early nineteenth century. Late twentieth century shop front, windows reinstated in 2006. The building is the only survivor of the old properties that were pulled down in the 1880s, the property of Southwell Chapter.

60. 21 Church Street (Listed Grade II)

A house built in 1585 and altered in about 1780. The current street façade was added in about 1880, and there is a C20 shop front.

61. 23 and 25 Church Street

Victorian stone buildings, part of the same terrace as 21 Church Street, which is listed due to its Tudor rear wing.

62. 27, 29 and 33 Church Street

Victorian stone buildings, all of a set.

63. Head Post Office, Church Street (Listed Grade II)

Post Office opened on Monday 11th July 1913. The architect Mr E.F. Cropper, H. M. Office of works built the Post Office in the Baroque Revival style. Contractor Mr. A. J. Colbourne of Swindon. Red brick, Ancaster stone facing. Floor of main office, Terrazo, glazed tile dado. Iron fire escape outside in yard. During excavations the Ladybrook stream was encountered and piped. Basement now surrounded with water but protected with concrete and asphalt.

64. 18-20 Church Street.

Formerly 'Old Eight Bells' public house, now 'Urban', was rebuilt in 1925 by Aubrey Lane for the Mansfield Brewery Co¹⁶. It replaced a seventeenth century inn, known as the Eight Bells since 1765 and reputed to be the home of Samuel Brunts.

65. 22 Church Street (the 'elbow' building)

A stone building with a heavy lintel over the doorway, typical of vernacular buildings in Mansfield. A rare survival of the court buildings that once characterised this part of the town.

¹⁶ NAO reference DC/M 3/5/5 no. 3840

66. 32 and 32B Church Street (Listed Grade II)

A house of c.1800, with a late C19 shop front.

67. Old Ram PH, 34 Church Street (Listed Grade II)

A public house dating to the late C16, remodelled in about 1777. Extended in the C19 and restored in 1927. At this time, sham timber framing was erected on the front façade – original close studding is visible in the side passage, along with the inscribed date '1777'.

68. 36 Church Street (Listed Grade II)

A house of c1800, with a late C19 wooden shop front. The building is three storeys, with traditional vertical sliding sash windows and a plain tile roof.

69. Saint Peter's House, Bridge Street (Listed Grade II*)

A late 17th century house, re-fenestrated in the 18th century. 'The best house in the centre of town' according to Pevsner¹⁷. The façade is in a post-Restoration style, with hipped roof, pediment dormers, quoins, and a big keystone to the central doorway. There are mullion and transom-cross windows on the side and back.

70. 5 Bridge Street (Listed Grade II)

A late C17 house with a mid 19th century addition to the rear. Now in use as a shop, it retains a C19 shop window with wooden surround.

71. Bridge Tavern, 9 Bridge Street (Listed Grade II)

A late C17 house of coursed square rubble, now in use as a public house. There is a C19 brick addition at rear and a C19 stone side wing.

72. 13, 15 and 17 Bridge Street (Listed Grade II)

A late C16 house with alterations made in 1763. A central sundial records this date along with the initials 'RBS'. There is a late C20 shop front.

73. Rock Court (Listed Grade II)

Three houses with an attached stable and cart shed. Built in the late C17, with various later alterations. Situated adjacent to the River Maun.

74. Stanhope Hall

A terrace of seven shops, of red brick, dating to the early twentieth century. Much of the original shop fronts remain, with bracketed fascias between glazed brick pilasters. On the first floor, there is a central gable with a plaque bearing the buildings name. There are paired sashes between brick pilasters, under a heavy cornice.

75. Bridge Street Methodist Church (Listed Grade II)

A Methodist Church of 1864, designed in the Italianate style by John Smith Norris of Nottingham. The rear incorporates the date stone of an earlier chapel of 1812.

¹⁷ Pevsner, op cit., p.172

76. Boundary wall and gates at Bridge Street Methodist Church (Listed Grade II)

The boundary wall and gates are contemporary with the Methodist Church of 1864.

77. Stan Hope Centre, Rock Valley

Former Sunday school behind Bridge Street Methodist Chapel. The oldest part of this building was completed in 1821 and was the first purpose-built Sunday school in the town. Severely damaged by fire in 1995, it has now been sensitively restored¹⁸.

78. Town Mill PH and adjoining boundary wall, Bridge Street (Listed Grade II)

An C18 corn mill. It is dated to c1775 in the listing description, but various other sources suggest a date in the 1740s. Reduced by several storeys following a fire, and then converted to a public house in c. 1983.

79. Church of St. Peter and St. Paul, Churchside (Listed Grade I)

The parish church. The lower stages of the west tower, and fragments of the chancel, are C12. The tower was raised by a third story in the C14 and a spire in 1666. The north aisle is C13 and C14 century; the nave arcades are also C14. The south aisle and clerestories are C15; the chapels were built in c.1475, at which time the chancel was rebuilt. Both porches are C19. The church was wholly restored in 1870; the organ chamber (the south transept) was added in 1902 and the vestries in 1907.

80. Boundary wall and gates at the Church of St. Peter and St. Paul, Church Side (Listed Grade II)

The boundary wall, wrought iron railings and gates to the churchyard, dated 1832 with an early C20 addition.

81. War memorial 5m south of the Church of St. Peter and St. Paul, Church Side (Listed Grade II)

An ashlar memorial to the First World War, erected in c1920.

82. 10 to 16 Churchside (Listed Grade II)

Four early C19 houses, with a full width shop front inserted in the late C20. The fenestration is also late C20.

83. Church House, 18 Churchside (Listed Grade II)

A house of c1775. The building has a plain three-storey three-bay façade. To the side a tall round-headed staircase window is evident.

¹⁸ Jackson, M J (2002) A Shining Light, p. 9

84. Old Grammar School, Churchside (Listed Grade II)

A grammar school founded in 1551, though the current building dates to a rebuilding in c. 1719. Restored and extended in 1851. An additional school room wing was built in 1871 to designs by Charles Neale and raised to two storeys in 1883. The original building was also raised in 1894.

85. Boundary wall and gate piers at the Old Grammar School (Listed Grade II)

A curved stone boundary wall with central gate piers, built in the late nineteenth century.

86. The Old Conservative Club

Designed in 1911 by Cook and Lane and extended in 1922 by the same architects. It is built of red brick with ashlar window surrounds and a slate roof. The Midworth Street front has a shaped gable above a large, semicircular bay window. The Church Lane front has a similar gable over a four centred entrance arch. There is a long four-bay wing to its right. The building is highly visible on an elevated corner site.

87. The Old Maltings, Midworth Street (Listed Grade II)

A former maltings. Built at the turn of the C19, with a late C20 door and fire escape. Constructed of stone, with many of its original features (although one of its malting cowl has been lost). It has a single storey elevation fronting Midworth Street and comprises two storeys to its rear.

88. Building to the rear of 16 Midworth Street

Probably a granary; it forms a pair with the building behind number 18 Midworth Street. It is a late nineteenth century building, of red brick with a slate roof. There are two large cart openings on the ground floor, whilst on the first floor is a loading door flanked by two loft openings. Highly visible from the inner ring road.

89. Former Mettham's Mineral Water Works

Designed by Vallance and Westwick in 1901, for Messrs Mettham¹⁹. Built of plain red brick. The gable front of the main factory range features a round attic opening with an elaborate keystone, under a shaped gable. There are two long rear wings incorporating stables and cart sheds. This is an important relic of the town's brewing history.

90. Railway Inn, 9 Station Street (Listed Grade II)

An early C19 public house, with a mid C19 addition. The building is three storeys, with 16 pane traditional vertical sliding sash windows and a plain tile roof. A late C20 door is set in a round-headed opening.

¹⁹ NAO reference DC/M 3/6/1 no. 831

91. Portland Arms, 21 Albert Street (Listed Grade II)

An early C19 public house with mid C19 alterations. The original recessed wooden door case is now fitted with a C20 half glazed door.

92. 17 and 19 Albert Street (Listed Grade II)

A mid C18 house, now two shops. No. 17 has a new shop front funded through the Townscape Heritage Initiative.

93. 13 Albert Street

The rear elevation contains eighteenth century mullioned windows and makes a positive contribution to Dame Flogan Street.

94. 9 and 11 Albert Street (Listed Grade II)

Two houses of the early C19. The ground floor has an elaborate ashlar shop surround, designed by Watson Fothergill in about 1870.

95. CO-OP Building, Queen Street

The Co-op building is a distinctive building designed in an Art Deco style. It is symmetrical in design with a central clock tower. Due to its scale, it is a prominent building and represents a departure from the traditional grain of the town.

96. Primitive Methodist Chapel, 19 Queen Street

Built in 1842, the chapel was “cribb’d, cabin’d and confin’d” from the start. It was superseded by a more spacious building (on the corner of Leeming Street and Terrace Road) in 1886²⁰. The shop front is a modern insertion.

97. 12 Queen Street

An eighteenth century building described in 1978 as having been ‘much altered’²¹. It has since benefited from the removal of render and shutters from the façade. There is an inserted shop front with cornice and leaded top lights.

98. 8 and 10 Queen Street

Former Mechanics Institute. A much altered and extended vernacular stone building. Number 10 is the original, three bay building of sandstone rubble, since extended and partially refaced to form number 8. The later work is in limestone ashlar. The original window openings have all been mutilated. A pair of lintels and sills survive on number 10, whilst the surrounds of three tall cross casements remain on number 8. There is a modern shop front.

²⁰ Crute, D. et al (1993) Mansfield in Old Photographs, p. 64

²¹ Nottinghamshire County Council – Historic Buildings Record

99. The Loft, Dame Flogan Street,

Originally a warehouse. An early twentieth century building made of red brick with a modern concrete roof. There is a double height shop front with the original bracketed fascia. Above this are three round headed windows beneath a shaped gable. The plain south elevation rises from a sloping stone plinth.

100. 2 Dame Flogan Street,

Former Plumb and Richardson Factory, a printing factory. The north range, faced in stone, carries a plaque above the central window (now barely legible) reading 'Established 1837 – Erected 1884'. The south range is of brick with stone dressings, now rendered. The principal façade to the building is on Dame Flogan Street, with the use of brick to the rear elevations. The interior is notable for a brick jack-arch floor and original ornate cast iron columns, windows and roof trusses.

101. The Warehouse, Former, Dame FLogan Street

Former Beer and Wine Store. Dated "1919" on the shaped gable top. Designed by S. Taylor of Nottingham for W. Hornby²². It is a plain red brick building with a slate roof. Windows are mainly cast iron glazing bar casements, under continuous concrete lintels. There is a double height loading door. An important relic of the town's brewing history. The building has been converted to flats.

102. 6 to 10 White Hart Street

Edwardian stone building with interesting first floor display window.

103. 14 to 16 White Hart Street

Red brick with stone dressings. The drawing offices of Vallance and Westwick.

104. The Black Swan, 35 Albert Street.

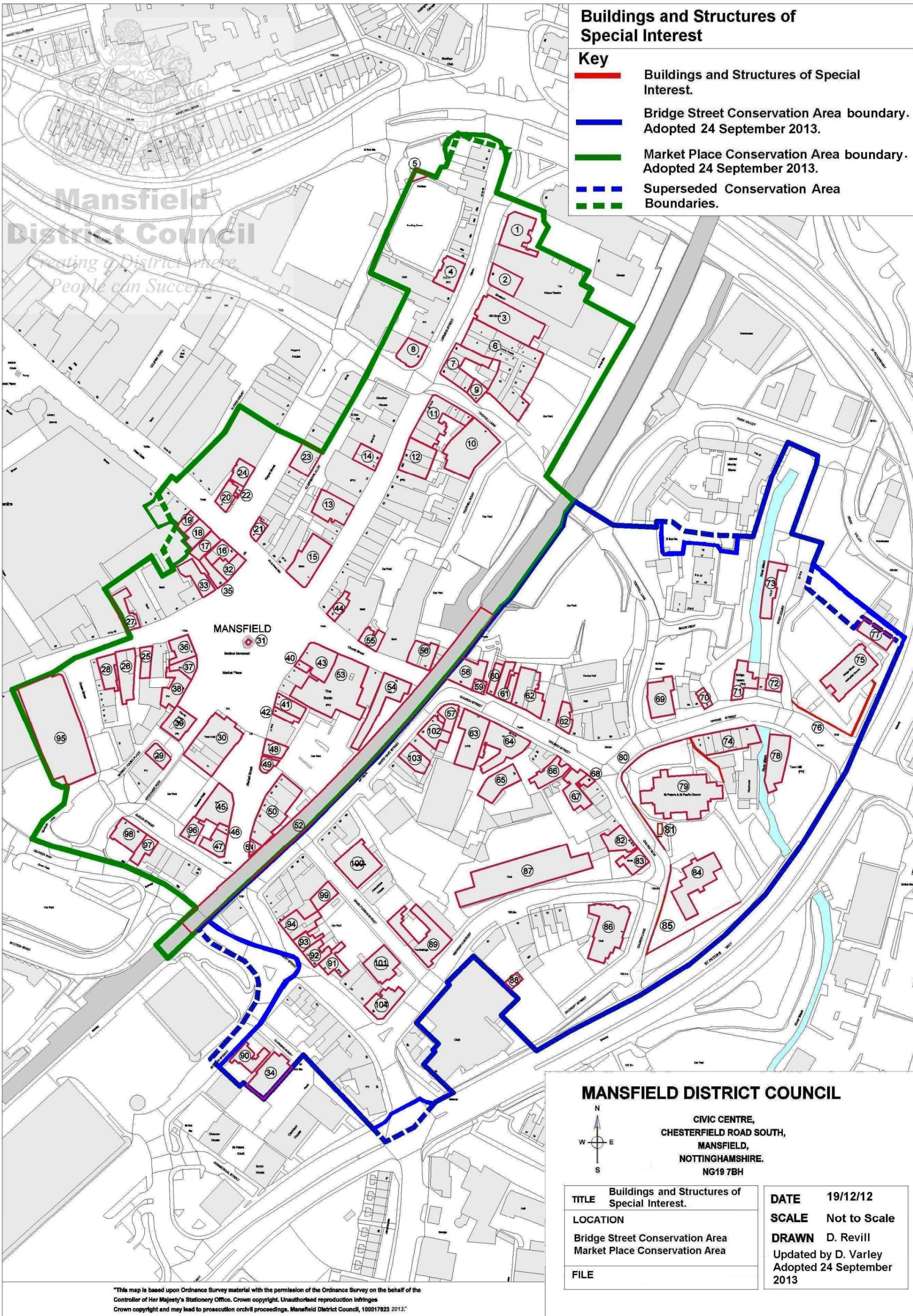
1925. 2-storey corner building. Red brick with stone detailing surrounds and mullions, stone kneeler and bracket leading to parapet, plain tiled roof with detailed tall brick stacks. Timber or metal windows. Ground floor, double ten panelled entrance doors with blocked entrance to Midworth Street, glazed green/brown bricks with chamfered top opening timber casement windows. Two storey stepped down extension to Midworth Street onto brick boundary wall enclosing car park.

²² NAO reference DC/M 3/6/1 no. 3198

Buildings and Structures of Special Interest

Key

-  Buildings and Structures of Special Interest.
-  Bridge Street Conservation Area boundary. Adopted 24 September 2013.
-  Market Place Conservation Area boundary. Adopted 24 September 2013.
-  Superseded Conservation Area Boundaries.
-  Superseded Conservation Area Boundaries.



MANSFIELD DISTRICT COUNCIL

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

TITLE	Buildings and Structures of Special Interest.
LOCATION	Bridge Street Conservation Area Market Place Conservation Area
FILE	

DATE	19/12/12
SCALE	Not to Scale
DRAWN	D. Revill
	Updated by D. Varley
	Adopted 24 September 2013

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Appendix E: 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 which reflect those of at least a substantial number of buildings in the Conservation Area?
- 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 any 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 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 reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people of past events?
- Does it 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 significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

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

Extract from: Guidance on Conservation Area Appraisals, English Heritage, 2006.

In addition features of the environment, considered important and valued at a local level, as they reinforce local identity, distinctiveness, character and a sense of place, are recognised as important and are referred to as 'local heritage assets'. In recognition, Mansfield District Council has adopted its own criteria for assessing local heritage assets that are consistent with English Heritage criteria for assessment. English Heritage refers to Local Heritage Assets as non-designated heritage assets. The relevant document can be viewed by following the link: <http://www.mansfield.gov.uk/localheritageassets>

Appendix F: Useful Information

Bibliography

Groves, W. G. (1894) *The History of Mansfield*

Herrett, R. (1973) *Mansfield As It Was*. Hendon, Nelson, Lancashire

Mansfield District Council records, including historic maps, listed buildings and buildings of local interest record cards;

Mansfield District Council, Buildings at Risk Register

Nottinghamshire Extensive Urban Survey Draft Archaeological Assessment Report, Mansfield;

Pevsner N. and Williamson E. (1997) *The Buildings of England: Nottinghamshire* (revised 2nd edition). Penguin, Harmondsworth

Appendix G: Contacts

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

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Turkish

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Cantonese (Chinese Traditional)

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Latvian

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Urdu

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

Bengali

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Mansfield District Council

Creating a District where People can Succeed

Mansfield District Council

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