

Mansfield District Council

Conservation Area Designation

Terrace Road Conservation Area

April 2013



Mansfield District Council
Creating a District where People can Succeed



TERRACE ROAD CONSERVATION AREA

CONTENTS

Part 1: Conservation Area Appraisal **Page**

Index 1

1.0 Introduction 3-4

2.0 Planning Policy Context 5-8

3.0 Conservation Area Boundary 8

Figure 1: Conservation Area Boundary 9

4.0 Summary of Special Interest 10

5.0 Assessment of Special Interest 11-38

A. Location and Setting 11

B. Historic Development and Archaeology 12-13

Figure 2: Terrace Road in 1875 15

Figure 3: Terrace Road in 1919 16

Figure 4: Terrace Road in 1956 17

C. Spatial Analysis - Layout and Plan Form 13-20

D. Architectural and Townscape Character 20-38

Figure 5: Periods of Construction 18

Figure 6: Townscape Appraisal 30

Important Buildings, Boundary Walls, Views

Figure 7: Important Trees 31

List of Important Trees 32-33

Part 2: Management Plan

6.0 Introduction 40

7.0 Protecting the Existing Historic Environment 41-44

8.0 Design Guidance 44-52

9.0 Opportunities for Enhancement 52-53

10.0 Monitoring the Conservation Area 53-56

Appendices

- Appendix1. National Policy – National Planning Policy Framework
 - Mansfield District Council Conservation Policies
 - Planning requirements in Conservation Areas
- Appendix2. Assessment Criteria for Unlisted Buildings in Conservation Area
- Appendix3. Schedule of buildings of National and Local Interest
- Appendix4. Useful References
- Appendix5. Contact Details
 - Language Sheet

1.0 INTRODUCTION

- 1.1 Mansfield is the principal town of north Nottinghamshire situated approximately 24km north of Nottingham where it serves a retail catchment area of approximately 250,000 people. The District contains a number of Conservation Areas that are of special architectural and/or historic interest.
- 1.2 Terrace Road and the adjoining Watson Avenue and Rufford Avenue are located within a relatively small area, 30 metres to the south of The Park area of Mansfield. The area is accessed off the A60 Woodhouse Road to the north of the main town centre and sandwiched between the A60 and the Nottingham to Worksop railway line. Characterised by its concentration of Arts and Crafts buildings of the early part of the C20, the District Council designated the area as a Conservation Area on 16th April 2013 due to its special architectural and/or historic interest. The area is highlighted on plan at figure 1 to this document and the document is in two parts comprising part 1: Character Appraisal describing the special architectural and historic interest of the area and part 2: Management Plan setting out a strategy for the preservation and enhancement of the area.
- 1.3 The Conservation Area is named as the Terrace Road Conservation Area because Terrace Road is the principle road and is where the first buildings in the area were built, these being the Georgian Terrace Row c1820. This appraisal describes the special architectural and historic interest of the Terrace Road area and the similarities it shares with the Park Conservation Area in terms of its building styles and historical development as Mansfield expanded at the beginning of the C20th to provide housing for the middle and professional working classes.
- 1.4 This document provides a detailed appraisal of those townscape features, buildings and spaces that give Terrace Road and adjoining streets their distinctive character and interest. Its aims are: -
 - To evaluate and record the built environment in terms of its historical development, design, traditional building patterns, materials and features which contribute to and define the historic character of the area.
 - To provide a basis for making sustainable decisions about the future of the area through the development of a Management Plan.
 - To guide the siting and design of development, and the determination of planning applications for development.
 - To provide guidance to residents and owners in the maintenance repair and upkeep of their properties.

What is a Conservation Area?

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

- 1.6 Section 71 of the Act requires that the Local Planning Authority, in considering its Conservation Areas as areas of special architectural and historic interest, shall formulate and publish proposals for their preservation and enhancement. A Management Plan has been prepared in support of this aim.

Information Sources

- 1.7 This appraisal has been compiled through site surveys and with reference to the key sources outlined in Appendix 4 of this report.

Structure of Appraisal

- 1.8 The appraisal is structured according to English Heritage guidance, as follows.

- a. Planning policy context;
- b. Proposed Conservation Area boundary
- c. Summary of special interest;
- d. Assessment of special interest

- 1.9 Appendices are attached, to cover:

- a. National and District Council Policies;
- b. Designated Heritage Assets and unlisted buildings of special interest in the Conservation Area
- c. Schedule of Important Buildings;
- d. Useful References

2.0 PLANNING POLICY CONTEXT

- 2.1 This document is prepared in the light of planning policy guidance and legislation relevant at the time of writing. You should be aware that legislation may change over time and therefore always check with the Planning Department prior to undertaking development work.
- 2.2 Every effort has been taken to include or analyse those elements that are key to the special character of the Conservation Area. Where buildings structures or features have not been specifically highlighted, it does not necessarily follow that they are of no visual or historic value to the Conservation Area. This document is intended to be an overall framework and guide, within which decisions can be made on a site specific basis.

National Policy

- 2.3 The Appraisal has been produced in line with the following Acts and guidance.
- a) Planning (Listed Buildings and Conservation Areas) Act 1990
 - i Section 69 of the Act imposes a duty on the Local Authority, to designate as Conservation Areas any “areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”. The designation of a Conservation Area introduces additional planning controls that are intended to ensure that any alterations do not detract from an area’s character or appearance but conserve or improve the “special interest” of the area.
 - ii. Section 71 of the Act places a statutory duty on the Local Planning Authority to “formulate and publish proposals to both preserve and enhance its Conservation Areas as areas of architectural and historic interest”.
 - b). National Planning Policy Framework (March 2012).
 - iii Section 12 of the National Planning Policy Framework (NPPF) defines Conservation Areas as heritage assets. ‘Conserving and Enhancing the Historic Environment’ requires that Local Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and for new development to make a positive contribution to local character and distinctiveness.
 - iv Annex 2 of this national policy statement describes conservation as “The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance”.
 - c). English Heritage Guidance
 - v. Guidance on Conservation Area Appraisals (English Heritage 2006).
 - vi. Guidance on the Management of Conservation Areas (English Heritage 2006).
 - Vii Understanding Place: Conservation Area Designation, Appraisal and Management (English Heritage 2011).

Local Saved Policy

- 2.4 There are a number of saved policies of the Mansfield District Local Plan (adopted 1998) relating to the historic environment and to the Conservation Areas within the District. The following policies are of relevant.

BE1 New Development
BE2 to BE5 Listed Buildings
BE6 to BE10 Conservation Areas
BE11 to BE13 Archaeology
BE14 and BE15 Advertisements

- 2.5 A summary of relevant policies is at Appendix 1: National and District Council Conservation Policies:
- 2.6 Work is underway to prepare a new Local Plan for the District, which will replace the existing saved policies of the 1998 Mansfield District Local Plan. This appraisal will provide background information to support relevant policies in the Local Plan and will be a material consideration in the determination of planning applications.
- 2.7 The District Council has also published a range of Interim Planning Guidance documents which includes Shop fronts, Advertisements, Community Safety by design and Extensions to dwellings.
- 2.8 Although not an adopted document of the District Council an 'Urban Design Compendium' for Mansfield Town Centre has been published that sets out a vision and aspirations for urban design in Mansfield and is accessible on the Councils Website by following the link:- www.mansfield.gov.uk/urban

Planning Applications

- 2.9 Designation of a Conservation Area is not intended to prevent future development. Most historic areas have evolved over the centuries and must continue to do so in a sensitive manner. All development should ideally make a positive contribution to the area.
- 2.10 In normal circumstances, householders have permitted development rights to carry out certain minor works to their properties, such as the construction of minor extensions to the dwelling and the erection of garden buildings. Permitted development rights for householders are set out in full in the Town and Country Planning (General Permitted Development) Order 1995 (as amended). However in Conservation Areas permitted development rights are much reduced and more stringent controls apply. For more information refer to Appendix C of this document.
- 2.11 It is recommended that before carrying out any works to your property that you contact the Local Planning Authority for advice as to whether planning permission would be required.

Other requirements within Conservation Areas

- 2.12 Standards of advertising control are generally more exacting within a Conservation Area and applications for advertisement consent should be sympathetic in their use of colour and materials and not detract from the visual impact of the area.
- 2.13 The Local Planning Authority may refuse to consider outline planning applications within a Conservation Area because of the lack of detailed information. Proposals for development within a Conservation Area must be accompanied by a Heritage Statement that outlines the significance of the location and assesses the impact of proposals upon a 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 a 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).
- 2.14 Any application that, in the opinion of the Local Planning Authority, is likely to affect the character of a 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 a Conservation Area, but also outside, on the fringes of the area, where such developments are likely to adversely affect the character or setting of the Conservation Area.
- 2.15 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 proposed Conservation Area.

The Demolition or Alteration of Buildings

- 2.16 It should be noted that in addition to the provision made for controlling the demolition of Listed Buildings, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that within a Conservation Area, consent is obtained from the District Council before certain buildings are demolished. Permission from the District Council will also be required for demolition of any non-listed buildings with a cubic content exceeding 115 cubic metres. Consent will also be required for the demolition of any gate; wall, fence or railing which exceeds 1 metre in height adjoining a highway, waterway or public open space, or 2 metres in height in any other case.
- 2.17 Buildings and structures within the proposed 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 a Conservation Area will only be likely to be granted if, in the opinion of the Council, it is beyond repair or falling into disrepair, with no acceptable alternative for its use. Due to enhancement of

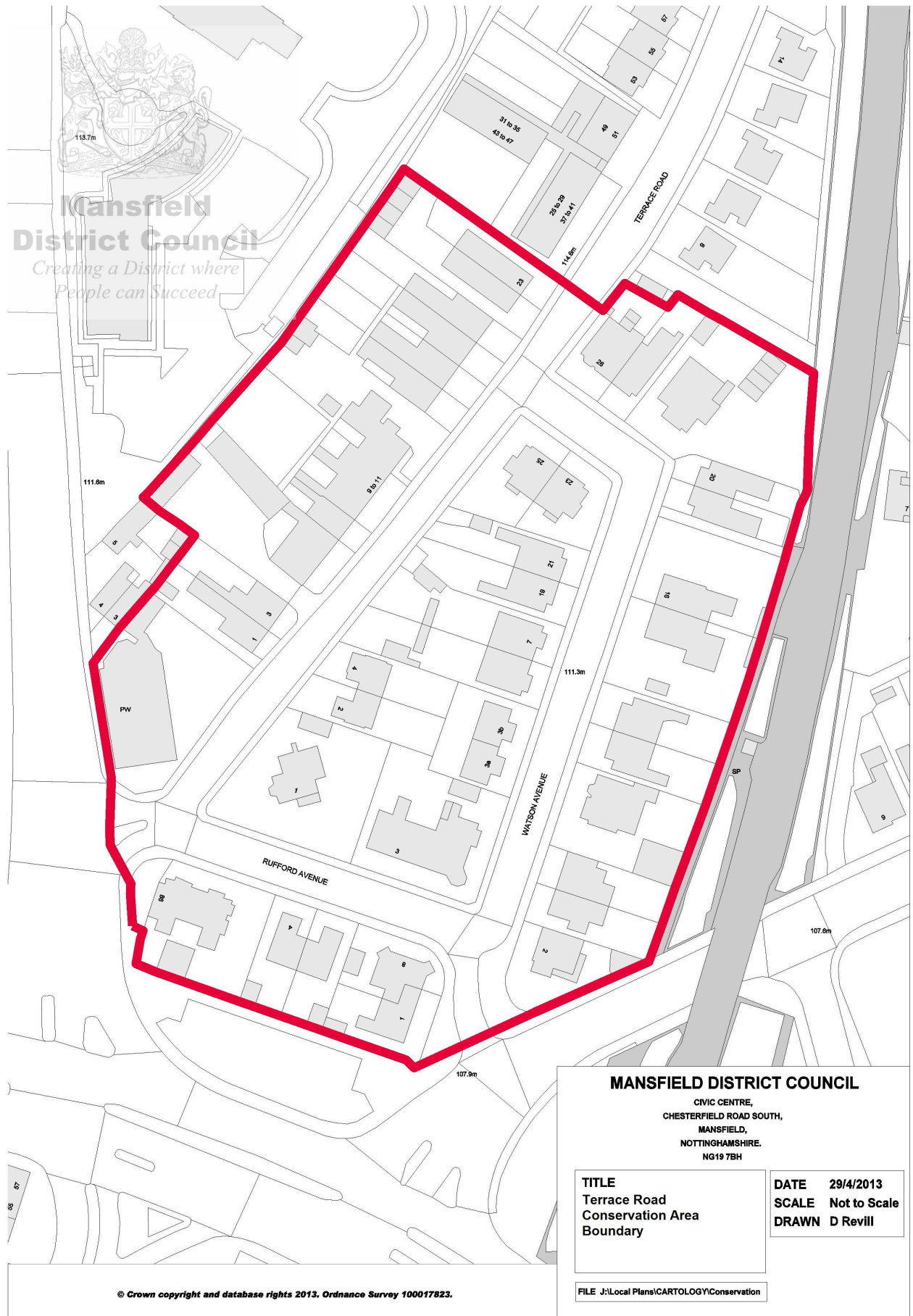
Conservation Areas being one of the aims of the District Council, redevelopment of the site of any demolished building should result in an improvement to the appearance and character of the area.

- 2.18 Where an unoccupied unlisted building that makes an important contribution to the character of a Conservation Area appears to the Secretary of State to be in urgent need of repairs to preserve it and the character of the Conservation Area, he may direct that an Urgent Works Notice can be served under section 54 of the Planning (Listed Buildings and Conservation Area) Act 1990.
- 2.19 If, in the opinion of the District Council, any proposed alteration to an unlisted building is likely to detract from its appearance or the appearance of the area, the Council will consider making a Building Preservation Notice. Such a notice applies for a six- month period and provides the same control to the building as if it were listed. This allows time for the Secretary of State to decide whether the building should be placed on the Statutory List of Buildings of Architectural or Historic Interest.
- 2.20 It is advisable that anyone wishing to undertake development proposals within the Conservation Area contacts the District Council's Development Control Department in the first instance.
- 2.21 Inappropriate alterations can harm the special character and interest of historic buildings. One of the most damaging is the introduction of unsympathetic materials to window and door apertures through permitted development. It is suggested that new replacements to these apertures should match in size, construction and detailing the age of the building or the window aperture where they will appear and be constructed from timber.
- 2.22 The District Council 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.

3.0 CONSERVATION AREA BOUNDARY

- 3.1 Conservation Areas are required to be clearly delineated. Usually there will be obvious physical features along which a boundary line may be drawn. Elsewhere, there may be a 'grey area', but the general rule is to include land, buildings, walls, trees, hedges and space if they enhance or could be made to enhance the character or appearance of the area, and remove land, buildings and spaces that do not positively contributed to the character or appearance of the Conservation Area. By using these criteria the boundary of the Conservation Area has been drawn.
- 3.2 The Conservation Area boundary has been drawn on the map at figure 1. The inner side of the bold line on the map indicates the actual boundary of the Conservation Area. The boundary follows fixed points on the ground or a straight line between fixed points to avoid any conflict over the exact extent of the Area. The boundary has been drawn following site survey and assessment of the area as identified within this document. The Management Plan provides guidance and identifies actions to enhance the character and appearance of the Conservation Area.

Terrace Road Conservation Area Character Appraisal and Management Plan



4.0 SUMMARY OF SPECIAL INTEREST

- 4.1 This section summarises the special interest of the Terrace Road Conservation Area and defines its special character and appearance which it is desirable to preserve or enhance. Figure 1 indicates the boundary of the Conservation Area at Terrace Road.

General Character

- 4.2 Terrace Road, Watson Avenue and Rufford Avenue form a small leafy residential suburb located to the south of The Park area of Mansfield, immediately north of the main junction of Leeming Street, the St Peter's Way ring road and the A60 Woodhouse Road. The oldest buildings within the area are the Terrace Row of four houses (No's 5-11 Terrace Row) built c1820. The rest of the buildings within the area including the layout of Watson and Rufford Avenues did not happen for almost another 100 years prior to which it was principally allotments. To the immediate east the area is bordered by the Nottingham to Worksop railway line built c1870's. *Buildings, Streets and Plots* combine to give a distinctive character of tree lined streets, with large Arts & Crafts style buildings set within a mix of small and medium sized plots often defined by red brick or stone walls with small front gardens. The architecture of the area has distinct character and style akin to the larger The Park and Crow Hill Drive Conservation Areas where properties were established a few years earlier serving the expanding population of Mansfield in the early C20.
- 4.3 Buildings – The area is characterised by a mix of large and medium sized Arts and Crafts style two storey buildings along Watson Avenue and Rufford Avenue displaying a typical eclectic mix of styles and materials, most notably black and white Tudor style timber work, brick walling, balconies, jettied first storeys, turrets, tall brick chimneys and gabled roofs of clay tiles and slate, with some later C20 infill plots. Terrace Road is dominated by two rows of stone three storey C19 terraced properties having slate roofs and a stone built Primitive Methodist Church at the junction of Terrace Road/Woodhouse Road. There are also two storey semi-detached properties Along Terrace Road.
- 4.4 Streets – Terrace Road, Watson Avenue and Rufford Avenue are well defined and enclosed by buildings set behind boundary walls to the back edge of pavements. Mature trees line pavements at intervals providing green canopy cover over the roads at certain points. There is a rise in land level from the south, Rufford Road end to the north end of Watson Avenue. The gentle slope of Terrace Road continues north beyond the Proposed Conservation area to where it meets and turns in to The Park over the bridge over the railway line.
- 4.5 Plots – When Watson Avenue and Rufford Avenue were laid out in 1903-1904 building plots were divided to generally accord with the boundaries of allotments present at that time. Remnants of plot boundaries to the rear of the terraced properties still remain.

5.0 ASSESSMENT OF SPECIAL INTEREST

- 5.1 This section of the appraisal contains an assessment of the Terrace Road Conservation Area in terms of it's:
- a. Location and setting;
 - b. Historic development Plan Form and archaeology;
 - c. Architectural and townscape character.

A Location and Setting

Location and Context

- 5.2 Terrace Road, Watson Avenue and Rufford Avenue adjoin each other and in turn the south end of Terrace Road adjoins the A60 Woodhouse Road that leads northwards to Worksop. The south end of Watson Avenue adjoins Bath Lane and the Mansfield ring road 70 metres to the north of Leeming Street and 330 metres north of Mansfield Market Place. This small suburb appeared as a response to the expanding influence of wealthier middle and professional working classes. Built upon what was once land used for allotments and bounded by the Midland railway line to the east, the area has close affinity with The Park to the north, the two areas being separated by later C20 development of no particular special character.
- 5.3 The Conservation Area has been heavily influenced firstly by the presence of the late grand Georgian terrace row c1820 on Terrace Road (after which the road may have been named) which has influenced later similar development adjacent and secondly by the predominance of Arts and Crafts style detached and semi-detached houses on Watson Avenue and Rufford Avenue. The proximity of the area to Mansfield town centre from which today it is separated by the ring road of St Peter's Way was also a major factor in its attraction as an ideal place for middle class housing in early C20 Mansfield.

Landscape setting

- 5.4 Houses on Terrace Road and in particular Watson Avenue respond to the change in land levels by gently stepping up with the landform as it rises to the north. The principal underlying rock type is magnesian Limestone. The entrance in to the proposed Conservation Area is visible at its southern end from the ring road while the area is generally secluded, hidden from the wider landscape to a large extent by the railway embankment that runs to the east. However, its south and south west boundaries are clearly seen from the A60 where the Primitive Methodist Chapel marks the entrance on to Terrace Road. The mature trees that line the roads are a particularly distinctive feature of this area and complement and contrast with the buildings. There is little green space except for the gardens of properties with rear gardens largely hidden from view and so it is the trees and hedgerows that provide most of the natural landscape environment.

B Historic Development and Archaeology

- 5.5 There are no known archaeological finds within the Conservation Area. However, land and buildings on Rufford Avenue and Terrace Road are within the historic settlement core of Mansfield. Mansfield developed as a market town from its mediaeval origins and its economy was reliant upon a variety of activities including, textiles and framework knitting, iron founding, quarrying and coal mining.
- 5.6 The earliest buildings to be erected in this area and shown on the 1875 plan at Figure 2 are the Georgian Terrace Row numbers 5-11 Terrace Road C1820. These existed while the rest of the land remained in use as allotments before coming forward for development in the early C20. In the 1870's the Nottingham to Worksop railway line was built and which traversed this part of Mansfield cutting through the allotment land. A large railway embankment ensured that the houses to follow on Watson Avenue were hidden from wider view. In 1886 the Primitive Methodist Chapel was erected with its entrance doors facing on to Woodhouse Road and looking towards Mansfield town centre. Also around this time the Victorian terrace row numbers 13-19 Terrace Row was erected and mimicked the earlier Georgian terrace in its general form and use of materials but displaying building features of a later period style. This later row of terraced properties reinforced the presence of tall three storey town houses on the west side of Terrace Road. Figure 3 shows the area C1919 with open allotment land to the east side of Terrace Road. To the far north west of the Conservation Area lies the extant building of what was formerly the Brunts Grammar school now separated by Samuel Brunts Way providing access to a number of commercial properties. Terrace properties were erected at Nursery Terrace and Caxton Terrace off Terrace Road to the north of the Conservation Area and were still evident on the 1956 plan of the area. These properties were subsequently demolished making way for later C20 housing seen today.
- 5.7 Although terrace properties made the initial impact upon the historic development of the area this trend was not continued with large suburban villa and semi –detached housing types erected to cater for the growing population in the early and middle part of the C20. Watson Avenue was established as a tributary Road at the north end of the Conservation Area as was Rufford Avenue at the south end which join together to form a block with access on to Woodhouse Road and Bath Lane at its south end. Houses were built to front on to Watson Avenue with small front gardens and with their backs to the railway embankment that runs to the east in a north/south direction. Trees were planted at intervals along pavements to provide a natural contrast to the buildings.
- 5.8 The map of 1919 indicates a row of buildings to the south of the Methodist church facing on to Woodhouse Road that were later demolished to make way for the widening of the Road junction with Leeming Street and Bath Lane and what is now the key entrance on to the ring road from the north. The new buildings along Rufford Avenue were also established on land slightly north of these buildings with an emphasis on large buildings set within relatively medium or even small plots, probably a result of the small area of land available for development. By 1919 distinctive two storey detached and semi-detached houses in the Arts and Crafts style had been erected either side along Watson Avenue leaving only land along Rufford Avenue and Terrace Road to be developed. The plan of 1956 at Figure 4 indicates that by this time the area was almost completely developed with only a few gaps remaining for possible new housing in this relatively

small enclave of Mansfield. Figure 5 shows the buildings within the area by period of construction.

- 5.9 Terrace Road, Watson Avenue and Rufford Avenue together with The Park and Crow Hill Drive areas of Mansfield form three suburban areas to the immediate north of the town having similar characteristics in their architecture and layout, all developing at a pace in the late C19 and early C20. For this reason they are an important reflection of the development of Mansfield, its economy and social status at that time.
- 5.10 St Peter's Way, the Mansfield outer ring road, was built in the 1980's and the junction at the north end of Leeming Street widened effectively separating the Terrace Road area from the main shopping zone to the South. This busy road junction with its proliferation of highway signage and heavy, noisy traffic use is in marked contrast to the relatively quiet suburb of Terrace Road, Watson and Rufford Avenues.

C. Spatial Analysis - Layout and Plan Form

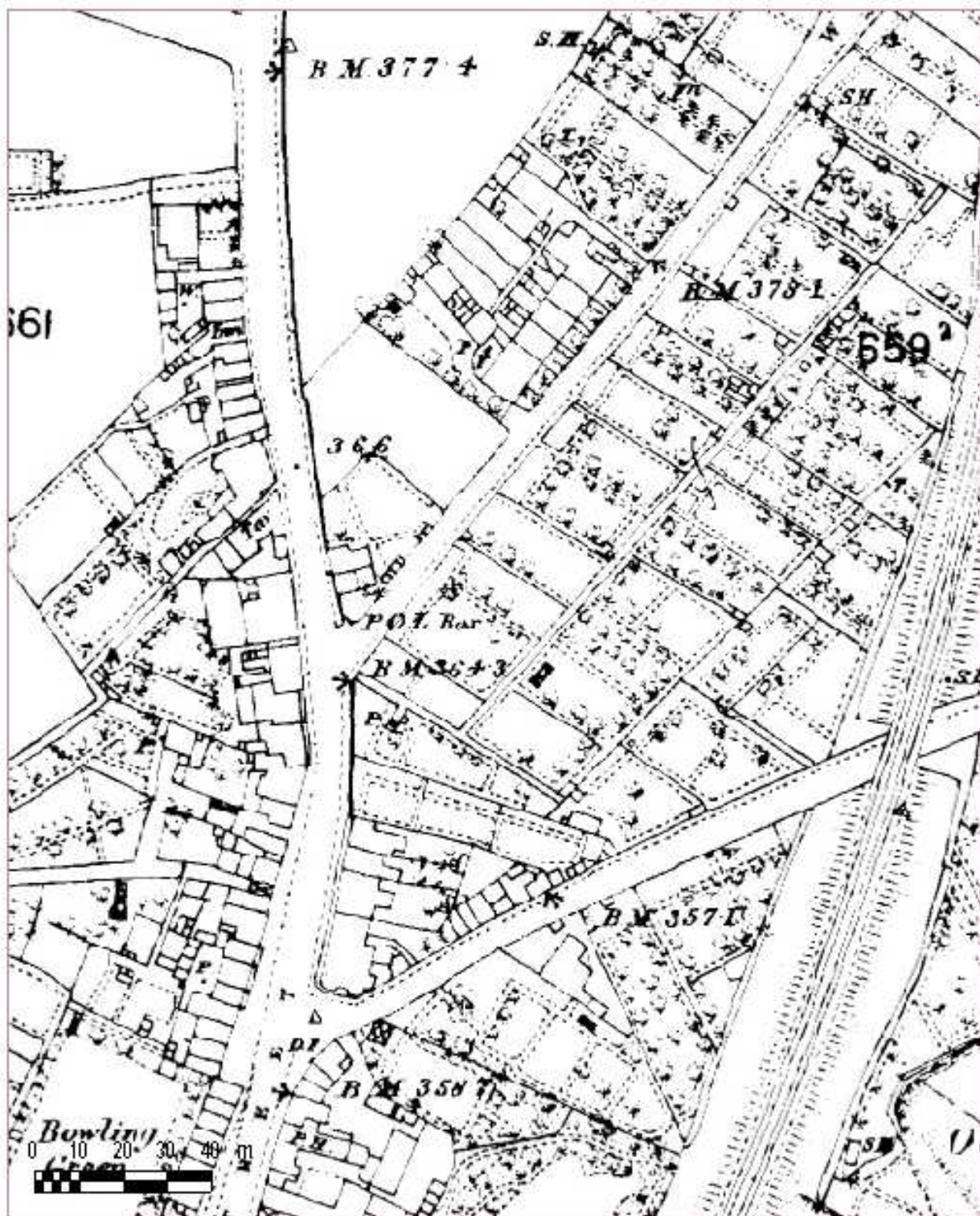
Origins and Street Plan

- 5.11 Before the housing was established in this area the principal land use was allotments (See Figure 2- C1875) where plots were divided in to rectangular long narrow strips set in rows in a north- west to south – east orientation. The allotments were laid out with a series of pathways to provide access and allotments stretched to the east as far as Rock Valley quarry (later to become the site for the Metal Box company). The coming of the railway in the 1870's separated the area from Bath Lane and Rock Valley to the east. Following on from the railway buildings were erected following established plot lines, their front walls built to the back edge of pavements. The area is one of large dwellings set within small or medium sized plots with mature gardens and tree lined roads. A number of properties have been subdivided and the area is now one of mixed uses including residential, commercial and religious.
- 5.12 In the laying out of the streets a variety of trees were planted on each side of the roads to form avenues in a similar manner to The Park area to the north with many now in their maturity providing for an attractive leafy suburb. Buildings of two storeys in height were principally erected in rows north/south along Watson Avenue but with east/west orientations and bounded by front brick walls to the back edge of the pavement. The southern boundary of the proposed Conservation Area is bounded by a high stone wall.
- 5.13 The layout of the area in its development has been affected by the railway line to the east and the A60 Road to Worksop that lies to the West resulting in this relatively small distinctive area being effectively sandwiched between the two key transport routes linking Mansfield to the north. The development of the Mansfield outer ring road provides for a major road junction to the immediate south of the area linking the A60 to the north and Bath Lane to the east.
- 5.14 Terrace Road extends beyond the Conservation Area to the north where it joins with Nursery Street. Historically terrace properties were erected between the late C19 and early C20 and terraced properties predominated on the west side of Terrace Road. The loss of many of these properties has changed the landscape to the north of the Conservation Area with later detached C20 houses erected on the east side of Terrace

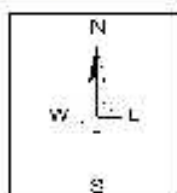
Road towards The Park and modern two storey terrace development set back from Terrace Road on the west side.

- 5.15 When viewed on plan the road layout between the three principal roads roughly forms a triangle with house fronts facing the roads and back gardens either adjoining or bounded by stone or brick walls making for a distinctive pocket of C19 and C20 housing development.

Terrace Road Conservation Area Character Appraisal and Management Plan

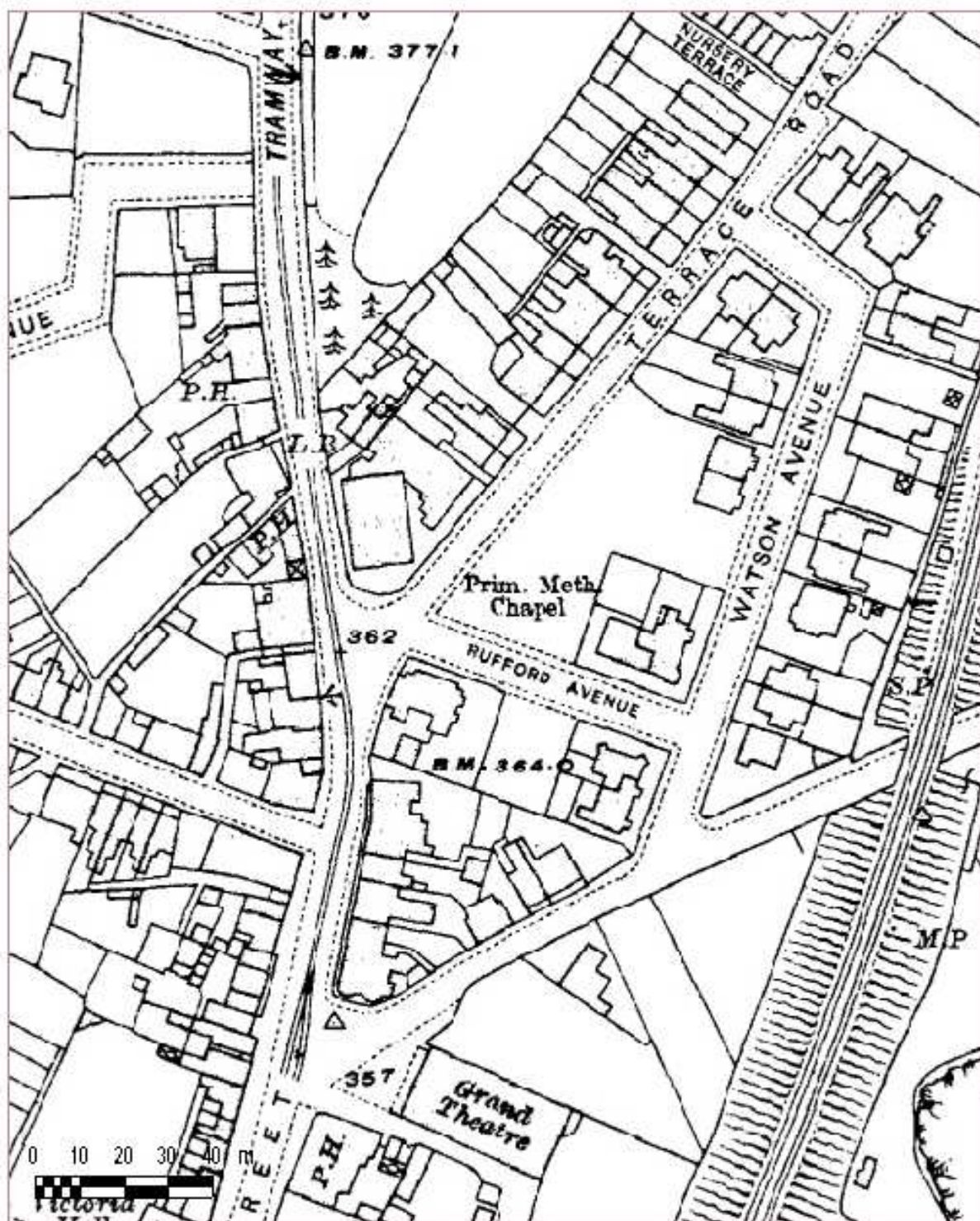


© Crown copyright and database rights 2012 Ordnance Survey 100017823; Aerial Photography 1946, 2007 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

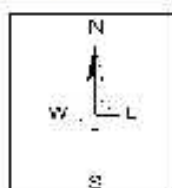


Title	Terrace Road 1875	
Scale	1:1250	Date 15/11/2012
Workspace	Planning	





© Crown copyright and database rights 2012 Ordnance Survey 100017823; Aerial Photography 1946, 2007 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;



Title		Terrace Road - 1919	
Scale	1:1250	Date	15/11/2012
Workspace		Planning	



Terrace Road Conservation Area Character Appraisal and Management Plan

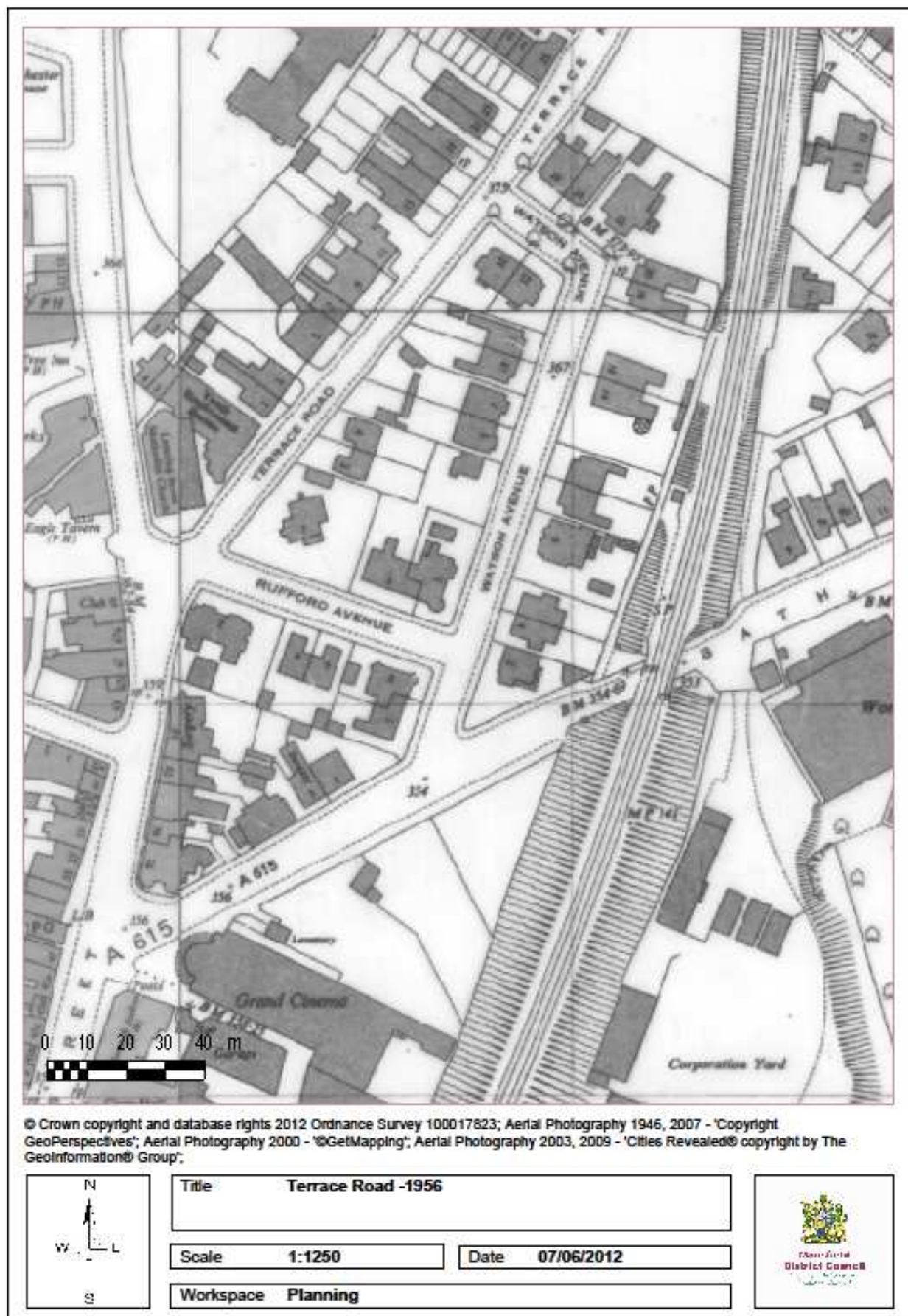
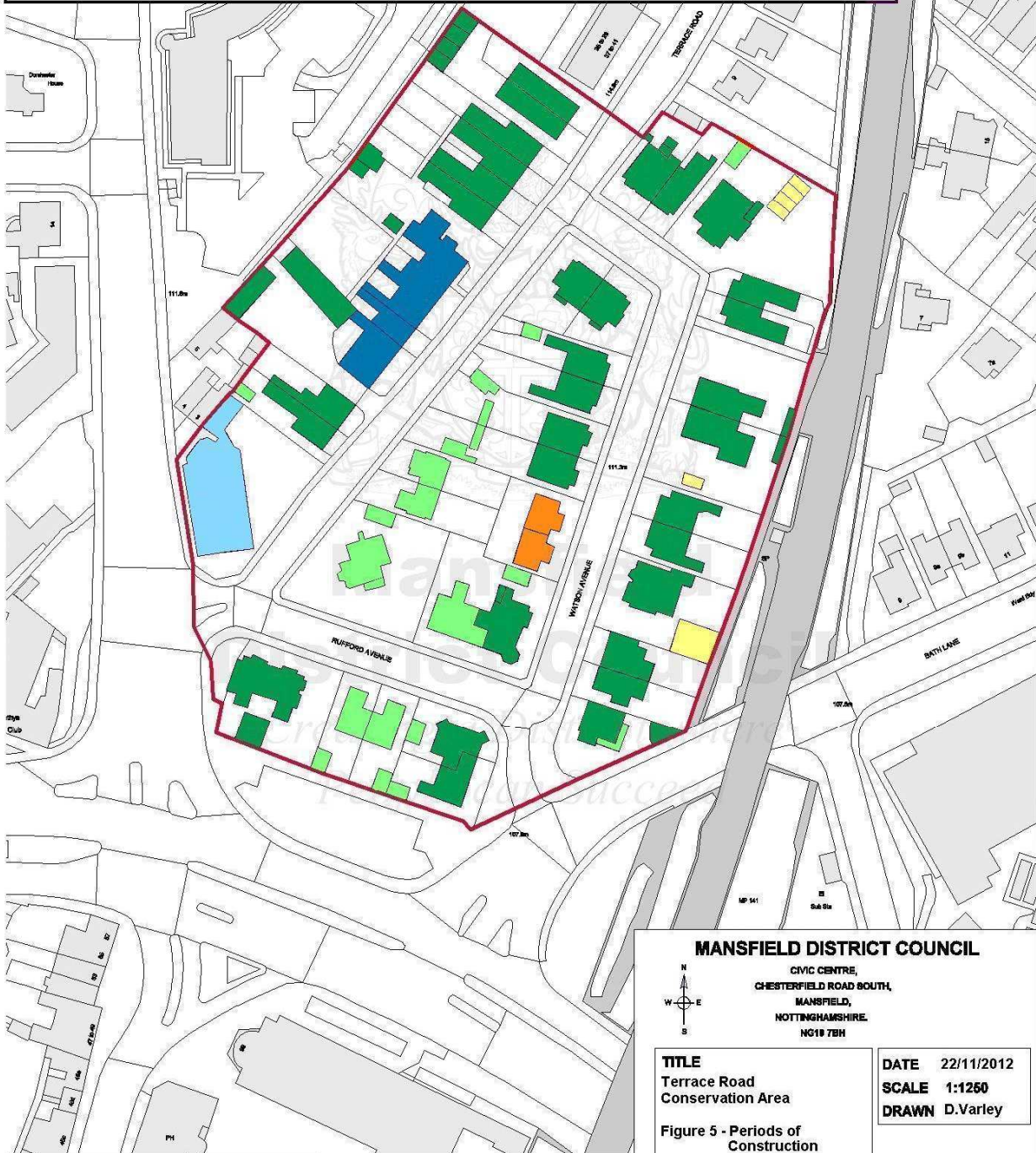
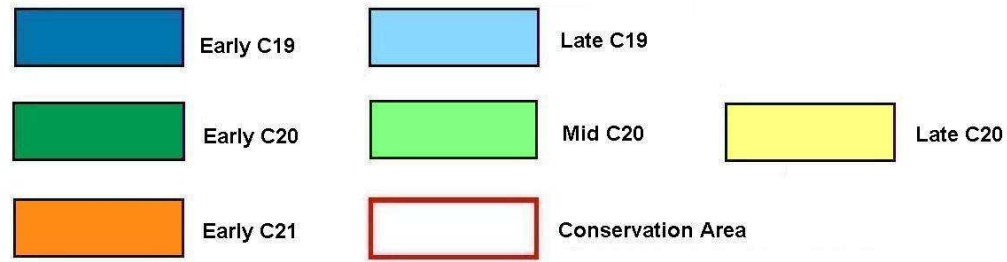


Figure 5 Periods of Construction



"This map is based upon Ordnance Survey material with the permission of the Ordnance Survey on the behalf of the Controller of Her Majesty's Stationary Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Mansfield District Council, LA 100017823, 2012"

The character and interrelationship of spaces within the area

- 5.16 The public realm within the Conservation Area is in the form of streets, including roads and footpaths. Car parks are privately owned and limited to the side of the former primitive Methodist Chapel and to the rear of the terrace properties on Terrace Road. Residents and visitors use the roads for parking. However, the area is a controlled parking zone and this helps in the traffic management of the area although the double yellow lines are probably unnecessary where time control signs would suffice. The busy A60 dominates the two entrances in to the Conservation Area from the south.
- 5.17 Terrace Road is the principal street and provides the link between the A60 and the Park area to the north. Watson Avenue and Rufford Avenue, together with Terrace Road are well defined streets and enclosed as a result of properties being of two and three-storeys having small gardens located behind stone or brick walls to the back edge of pavements with road widths of 8 – 10 metres. The tree lined roads also help enclose the space along the roads. The long narrow spaces of Terrace Road, Watson and Rufford Avenues contrast with the wide spaces of the ring road to the south and the A60 to the west and help provide the special character and appearance of this area. It is the private gardens that provide the green spaces and the enclosed nature of these ensure it is the trees and hedgerows that provide the natural aspect to the public's views.
- 5.18 Terrace Road is the most popular of pedestrian routes and in particular for those making their way to and from Brunts school to the north and those seeking entrance in to The Park area. Street lighting is standard highway lighting of approximately 3 metres in height and does not complement the area in its appearance. Pavements are tar macadam and have since lost any stone paving that might have been there when laid out in the early C20. There is scope for the enhancement of the public spaces by reintroducing natural materials to footpaths. At the entrance in to the area from the south east there is a large area of tarmac where the road has been altered to narrow the entrance. There are a number of traffic signs at both entrances from the south.

Key Views and Vistas

- 5.19 Although it is a relatively small area in geographic terms, there are a number of key short, long and terminated views that help make the place interesting and afford a sense of intrigue to visitors. These views are highlighted on plan at figure 6. The large Arts and Crafts buildings with their half-timbered facades that are located to the south of the Conservation Area are impressive and catch the eye for pedestrians and motorists looking on from the ring road. It is however unfortunate that so many highway signs dominate views in to the area at this location.
- 5.20 Views north from the ring road (St Peter's Way) upon entrance in to the Conservation Area are of the Methodist Chapel and the long view here framed by the street trees leads the eye along Terrace Road to Nursery Lane taking in the Georgian and Victorian terraces and beyond. Another long view is from the entrance in to Watson Avenue from the south close to Pinders dentists. This long view is terminated by number 22 Watson Avenue where the road turns to the west to meet up with Terrace Road. This view is of a number of attractive buildings, walls and street trees as the road rises until the view terminates. A shorter but just as important view along Rufford Avenue in both directions

affords the viewer a sense of enclosure by the tall mature trees that offer so much to the character and appearance of this short narrow street.

- 5.21 Within the Conservation Area are glimpsed views at either end of the Listed Georgian terrace highlighted on plan at figure 6. These views provide glimpses to the rear of this important terrace.

D Architectural and Townscape Character

- 5.22 The following description of the Conservation Area describes in greater detail the special architectural and historic character and appearance of the area as defined on plan at Figure 1. Figure 6 highlights on plan those buildings, boundaries, and views that most strongly contribute to the character of the Conservation Area with numbers in text referenced to those on plan at figure 6. Figure 7 highlights those trees that most strongly contribute to the appearance of the area. If a building or tree is not highlighted on plan or described in text this does not mean that it has no importance, rather it is that they do not possess the overall quality to warrant greater recognition.
- 5.23 The Conservation Area is notable for its number of Arts and Crafts style buildings that display the typically eclectic mix of architectural styles and materials associated with previous periods in history and transposed in to substantial individual buildings that collectively form a set piece of Mansfield's history in the early part of the C20. Upon entrance in to the Conservation Area off the A60 in to Terrace Road the first buildings of note are the outbuilding at number 86 Woodhouse Road (1) the associated house at number 86 Woodhouse Road and 2 Rufford Avenue (2) which are semi-detached. The single storey outbuilding may have been a former coach house evidenced by its double timber doors. It is constructed of red brick with a plain clay tiled roof having a number of timber openings to its west gable. Number 86 Woodhouse Road is a most impressive building in the Arts and Crafts Style displaying Tudor style black and white timber work to its first floor gable facing Woodhouse Road with an oriel window below and red brick walling and similar timber work facing on to Rufford Avenue at upper floor level. The clay tiled roof has a large brick chimney and tall narrower brick chimney to the rear of the adjoining number 2 Rufford Avenue. It is the front façade of the building facing on to Rufford Avenue that is particularly attractive architecturally displaying a three gabled front with Tudor style timber work to the outer gables and a recessed first floor of brick work with a decorative timber balustrade to a veranda. The gables have heavy projecting eaves with exposed timber joists. A corner rectangular brick tower has a tall finial to its roof. This plot is bounded by red brick walling to the west and north and a high stone wall to the south that forms almost a defensive barrier against the ring road. Behind here are two cherry plumb trees that together with the birch and silver birch trees to adjacent properties provide a natural contrast to the urban form (Figure 7). It is from the ring road that a number of vantage points provide long views in to the Conservation Area as highlighted at Figure 6. Number 86 is currently used as a dental surgery.
- 5.24 A Primitive Methodist church (3) dated 1886 stands on the opposite corner at the entrance in to Terrace Road. The timber doors of this coursed stone church face the A60 Woodhouse Road. A single storey projecting part at its south end has two central arched doorways with stone coped gables over and two flat arched double timber doors providing the entrances into the building. At first floor to the south gable end is a

tripartite stone mullioned window with projecting arch and hood mould over. Two impressive gate piers with pyramidal stone copings mark the entrance at its south end with a decorative iron gateway. A stone wall bounds the building to its road frontages, the wall having been punctuated along Terrace Road to provide entrance in to the car park at its rear. The 1919 plan at figure 3 and plan of 1956 at figure 4 indicate that a youth employment centre once stood on this land which is now a car park. This building appears to have been originally adjoined to the Primitive Methodist church. Both the north east and south west facing elevations of the Methodist church have two rows of ten windows to ground and first floors with those to the first floor having arches and those to the ground floor flat arches with cambered lintels. The slate roof has decorative terra cotta ridge tiles.



Views north east from the A60 at the entrance into the Conservation Area

- 5.25 The property on the opposite side of Terrace Road has a solid timber fence with privet hedgerow behind. Such fencing is alien in its materials and appearance to the rest of the Conservation Area and represents an opportunity for enhancement. Elsewhere there is a consistency in the use of brick or stone for boundary walls within the area. The building behind this fencing is an attractive Arts and Crafts style early C20 two storey house (4) incorporating both rough cast walling and Tudor style timber work, having stacked bay casement windows.
- 5.26 Looking north the land rises gently and boundary walls to the rest of properties along this road are predominantly red brick to the east side and stone to the west side of Terrace Road including the listed walls belonging to numbers 5-11 Terrace Road. This architecturally impressive three storey Georgian terrace (5) dominates this part of the Conservation Area in a positive way by its design, form and location. The rhythm and pattern of its windows and doors is an important feature and although a number of windows have been replaced with C20 modern equivalents, the building as a whole retains its historic character and significance making a positive contribution to the historic character and appearance of the area. In particular the recessed doorways and the fanlights over doors are attractive features. There is unfortunately an inappropriate illuminated box sign over one door that harms the appearance and setting of the entrance and building as a whole.



To the front of the building are small garden plots set behind a low stone ashlar wall with gabled coping and a rounded corner to the left with a truncated and squared off right end. Remnants of the original iron railings are evident within the coping. The building is c1820 and is the only listed building within the Conservation Area and pre-dates the Arts and Crafts period housing by 80-90 years. To the rear of the far left of the terrace row at number 5 is an attached two storey coursed stone building (6) connected to the main late Georgian terrace by a single storey building. Both these rear buildings are of coursed rubble, the single storey building with a slate roof and the two- storey with a concrete tiled roof and C20 casements. The building is used in part by a veterinary practice and in part as a hotel. To the rear of the terrace the land is used as a car park and is of tar macadam. A former early C20 two storey barn (7) is glimpsed from the road between the late Georgian and Victorian terraces. Constructed of coursed magnesian limestone with clay pan tiled roof there is a round pitching eye at first floor level where straw or hay would have been pitched from onto carts below. This is now blocked with timber boarding. At ground level are two large barn door entrances, that to the left being unaltered and having double plank painted doors beneath a flat stone arch and that to the right of stained timber with evidence of later alteration. The building is used for garaging. This former farm building is an important legacy from a period where agriculture was more dominant within the local economy.

- 5.27 Both sides of Terrace Road are lined by mature trees including sycamores, limes and London planes located at intervals along and within the footpath to either side of the Road. These mature trees make a significant positive contribution to the character and appearance of the area. On the east side of the road brick walls bound the back edge of the pavement helping to frame views both ways. However, because it is the gardens of those properties facing on to Watson Avenue that are located behind the brick walls abutting Terrace Road this affords views across the gardens. The wider spaces created by the position of gardens here contrasts with the buildings opposite where the terraces abut the footpath and enclose the space and views along Terrace Road. The gardens align approximately with the position of former allotment plots that once occupied this area before the housing development. and so are remnants of this earlier land use phase and are important for this reason.
- 5.28 Brick walls along Terrace Road on its east side are punctuated by vehicular accesses at intervals where single storey garages are located to individual properties. Three such garages are located opposite the Georgian terrace and one to the south

situated adjacent to number 4 Terrace Road. Here is a rectangular shaped piece of land with hard standing. This land affords views from Terrace Road towards the rear of properties along Watson Avenue, and is the point at which the space opens on the east side of the road. The pattern of development along Terrace Road on its east side is one of large buildings set in plots with large spaces between and then moving north of gardens and larger spaces which is in marked contrast to the west side of the road which is effectively a continuous line of buildings with narrow gaps between terraces that afford glimpsed views to rear yards.

- 5.29 To the north of the Georgian terrace is a Victorian terrace row of four properties (8) accessed at their front by two pairs of recessed doorways each doorway entrance having painted stone pilasters on plinths with arches over and central key stones. Each of the four properties has stacked bay windows at ground and first floors. The whole terrace is of three storeys, eight bays and having numerous aligned windows, many of which have been altered from their original form to modern casements. The central bay windows have retained their original two over two sashes. The terrace is constructed of coursed pitch faced magnesian limestone with a Welsh slate roof and chimney stacks at either end and in the middle. Despite numerous alterations to its windows the building retains its essential character and there is potential for reinstating historic windows to return the building to its original appearance which would enhance its appearance and the wider area. There is a low stone wall with ridge coping behind which is a privet hedge. A stone wall adjoins the building to the footpath at its right hand end.
- 5.30 The boundary of the Conservation Area runs to the rear boundary of the terraced properties in a north east/south west direction as shown on Figures 1 and 6. At its northern most point the boundary returns to run along the north boundary of number 23 which is a brick wall of pillars with timber fencing set on brick and which is not of a traditional design seen elsewhere within the area. Views north go beyond the Conservation Area boundary where a more modern phase of development has occurred resulting in the loss of terraced properties to the west side of Terrace Road now replaced by modern two storey maisonettes.
- 5.31 Turning in to Watson Avenue the general character changes to one of Arts and Crafts influenced buildings. The corner of Terrace Road and Watson Avenue is marked by the semi detached properties numbers 23-25 Watson Avenue (9). A building with roughcast walls, gabled plain tiled roofs with tall red brick chimney stacks. The casement windows have leaded lights and the entrance porches facing Watson Avenue are recessed and arched with an architrave of red brick. The door to number 25 is modern while that to number 23 is in the original style. The façade facing Watson Avenue is notable for its four gables and stacked bay windows. The building is almost unaltered from its original appearance. A red brick wall bounds the plot on both its Terrace Road and Watson Avenue frontages. Mature trees of lime and sycamore are located within pavements enhancing the area at this point. The view east is terminated at numbers 18 and 20 Watson Avenue and by the Victorian Terraced property from the other direction.



Views in both directions along the northern part of Watson Avenue

- 5.32 Numbers 24 – 26 Watson Avenue (10) are a semi-detached pair of houses bounded by a low brick wall. The gable to number 25 has a first floor oriel window below a Tudor style black and white jettied timber second floor. This early C20 building is highly attractive in its architecture incorporating a double Tudor style jettied gabled first floor with exposed white painted floor joists facing on to Watson Avenue. The roof is hipped and has plain clay tiles with red brick chimney stacks. There are three ground floor bay windows, two of which have stone mullions with stone surrounds.
- 5.33 The Arts and Crafts theme is continued at number 22 Watson Avenue (11) which follows the Tudor theme but is different in its form as a tall three storey building. The height of the building is accentuated by its location at the highest part of Watson Avenue which ensures it commands views southwards down Watson Avenue and is a focal point for views looking northwards up the Avenue where it terminates this view. The central part of the front façade is projecting and jettied at first and second floor beneath a gabled roof and designed with Tudor style black and white timberwork incorporating large bay windows at ground and first floor and similar sized but flush window at second floor. The whole roof is designed with a complicated arrangement of hipped and gabled roofs. The front garden is set behind a red brick wall having rounded brick copings.
- 5.34 Views looking south from the north end of Watson Avenue are terminated by the tall and large red brick former cinema now Riley's snooker hall located beyond the boundary of the Conservation Area at the north end of Leeming Street.



- 5.35 Houses on the east side of Watson Avenue are spaced so as to afford glimpsed views between them and beyond towards the railway line. Watson Avenue is lined with mature and attractive sycamore, lime and london plane trees. Red brick walls stretch either side of the avenue providing frontages to the majority of gardens. Numbers 21 (12) and 23 Watson Avenue are semi-detached early C20 houses of red brick with hipped slate roof and fancy terra cotta ridge tiles. While number 21 has retained its original style windows and door number 23 has modern UPVC windows. Numbers 5-7 Watson Avenue (13) are also a pair of two storey semi-detached properties that once again continue the Tudor style theme with black and white timber work to the upper part of the front elevation set beneath gabled roofs. This building has a projecting wing at each end with a pair of recessed doorways within porch entrances to the centre. Above, the roof soffits display exposed black painted floor joists. Ground floor windows have stone mullions and windows and door entrances have stone surrounds. The variety of materials and its design make this an attractive property that positively contributes to the character of the area.
- 5.36 Number 8 Watson Avenue (14) is located to the east side of the street and is a large detached two storey building following the Arts and Crafts theme with a Tudor style upper jettied floor. It has a gabled and ridge plain clay tiled overhanging roof with a flat roofed part to its left front and red brick walls to its ground floor. The south side elevation has a projecting bay with arched brick recessed entrance and oriel window over and jettied storey over that with Tudor style black and white timber stud detailing below a gable roof. To the right of the oriel window is a recessed balcony with fancy balustrade and handrail. The property is bounded by a red brick wall with half round brick copings, a feature seen elsewhere within the area. On the opposite side of the road is a late C20 house that has in its design reflected the Arts and Crafts theme but incorporated UPVC windows and doors.
- 5.37 Moving towards the south end of Watson Avenue the views begin to open towards the ring road as the space widens at the junction of St Peters Way and the entrance in to the area at its south east corner. Houses of high quality architecture abound in this locality, all displaying qualities in the Arts and Crafts style and continuing the theme. They are complemented in the street scene by the mature trees within pavements adding to the sense of place that makes this a special area. To the east side of Watson Avenue are numbers 4-6 Watson Avenue (15) a pair of semi-detached two storey houses with Tudor style black and white timber stud walling to the first floor jettied elevation and having ground floor bay windows, that to the right with UPVC windows, that to the left with original plain sashes with horns. The bays have timber mullions that have been painted white. The left hand property has lost its front garden wall and its reinstatement in brickwork would enhance the traditional appearance of the plot.
- 5.38 On the corner of Watson Avenue and the access road in to the area from St Peter's Way is number 2 Watson Avenue (16) which has been designed to have two frontages of high quality to face the two roads it is adjacent to. The façade facing Rufford Avenue terminates the view from the west end of Rufford Avenue. Rufford Avenue runs in an east/west direction at the south end of the Conservation Area. This building displays Tudor style detailing with black and white timber work to upper floors and which are jettied over ground floor bay stone mullioned windows. The gable facing Rufford Avenue has a timber finial and adjacent is an exposed tall red brick chimney stack, the top of which appears to have been altered. The hipped clay tiled roof has overhanging eaves

to both elevations. The south facing façade looking towards the ring road has a diocletion window at first floor and ground floor elongated porch with tiled roof over the doorway. The property is bounded by a red brick wall and has a gabled garage facing Bath Lane. The corner pavement has a large expanse of tarmac at the entrance in to the area as does the pavement opposite where the road has been narrowed for one way traffic only in to the area.

- 5.39 On the opposite corner to number 2 Watson Avenue and standing on the entrance in to the Conservation Area is number 1 Watson Avenue and the adjoining number 8 Rufford Avenue (17). This large early C20 property, together with number 2 Watson Avenue and Regency House (18) form a visually important and distinctive entrance in to the Conservation Area complemented by the mature trees close by.



Views from the south east in to the Conservation Area show the distinctive Arts and Crafts style architecture of buildings.

A stone wall marks the southern boundary of the Conservation Area, a boundary shared by number 1 Watson Avenue and its neighbours at numbers 2-6 Rufford Avenue and 98 Woodhouse Road. Number 1 Watson Avenue displays characteristics of the Arts and Crafts style architecture with Tudor style upper floor detailing to a projecting two storey bay with gable roof and ground floor painted stone mullioned bay window. The large overhanging hipped roof is of plain clay tiles while the adjoining property has lost its original clay tiles and has concrete tiles. The front entrance of number 8 Rufford Avenue facing Rufford Avenue has a modern glazed door with jettied and projecting first storey over with Tudor style timber detailing beneath a gable roof. Unusually there are bay windows set to each corner of the building with hipped roofs. The main roof has large red brick chimneys. This building is in commercial use.

- 5.40 Regency house (18) was erected as two adjoining houses. This large property has a grand exterior having three projecting bays with a rectangular projecting bay to each façade facing Watson Avenue and Rufford Avenue respectively and a corner rounded and canted bay over two storeys with overhanging eaves to a plain tiled turreted roof with ball finial. The heavy overhanging eaves display exposed timber painted joists to the soffits along its length. The roof is of plain clay tiles to Rufford Avenue and concrete tiles to Watson Avenue. The elevation facing Watson Avenue has a right hand end projecting bay with tripartite windows at ground and first floors with Tudor style black

and white timber stud work to the first floor and gable over. This Tudor style detailing is carried through at first floor level to the corner and Rufford Avenue facades. Ground floor bay windows have stone mullioned windows to Watson Avenue. The Rufford Avenue elevation has two bay windows either side of the doorway entrance. This door has a jettied first floor over, again in the Tudor style. The roof has various red brick chimney stacks. The plot is bounded by a red brick wall along its length punctuated by gateway entrances with pillars and behind which is a privet hedge. The part of the wall facing Rufford Avenue displays Graffiti stating NO PARKING.

- 5.41 A later C20 infill building constructed of stone walls with concrete tiled roof stands opposite before coming to number 2 Rufford Avenue (1) described earlier. Views along Rufford Avenue looking west are of individual two storey buildings either side of the road including Arts and Crafts style buildings. Footpaths incorporate a variety of mature trees including sycamore, horse chestnut and limes. Continuous boundary treatments enclose the space. The view from east to west is an attractive one and long views terminate on brick buildings beyond the boundary of the Conservation Area on the west side of the A60.
- 5.42 The Conservation Area has a predominance of Arts and Crafts style buildings of the early part of the C20. Of these Tudor style timber work is repeated as a theme running through the area providing for a consistency in building styles and materials that give the area its special architectural and historic character and appearance. Buildings are of two or three storeys and are commonly set behind brick and stone walls often with privet hedges behind. There are a number of mature trees set within footpaths from the time the houses were erected and streets laid out in the early part of the C20. This is a planned suburb of substantial detached and semi-detached buildings of high quality architecture designed for the middle and upper middle classes of the time and as such it makes a superb architectural statement as a set piece of its time. The Arts and Crafts buildings follow on from the stone built late Georgian and Victorian terrace rows on Terrace Road and provide a different but equally as important architectural statement. The topography of the area is such that some buildings command important views and the variety of spaces and views provide interest and character to this part of Mansfield.

Local Details

- 5.43 Buildings within the Conservation Area display characteristic features of the periods in which they were built providing special architectural and historic interest to the area. Notably the grade II listed Georgian terrace row of four stone properties, C1820 is the earliest building within the area and is designed with typical Georgian symmetry in the pattern of its windows and doors. Doorways in particular, both in the Georgian terrace but also the Victorian terrace have heavy stone painted surrounds with key stones and panelled doors.



Arts and Crafts style architecture of the early C20 is an eclectic mix of architectural styles from previous periods. Features such as Tudor style black and white timber work, overhanging eaves with exposed joists and bay windows are commonly seen. Red brickwork for walling on houses and brick boundary walls provide a consistent and cohesive appearance to streets.



Terrace Road Conservation Area Character Appraisal and Management Plan

Stone mullioned bay windows and door surrounds are highlighted against red brickwork and provide a quality to materials and detailing. Bay windows are often stacked to provide a projecting bay on ground and first floor levels. Timber vertical sliding sash windows offer depth and quality detailing that can not be replicated with UPVC equivalents.

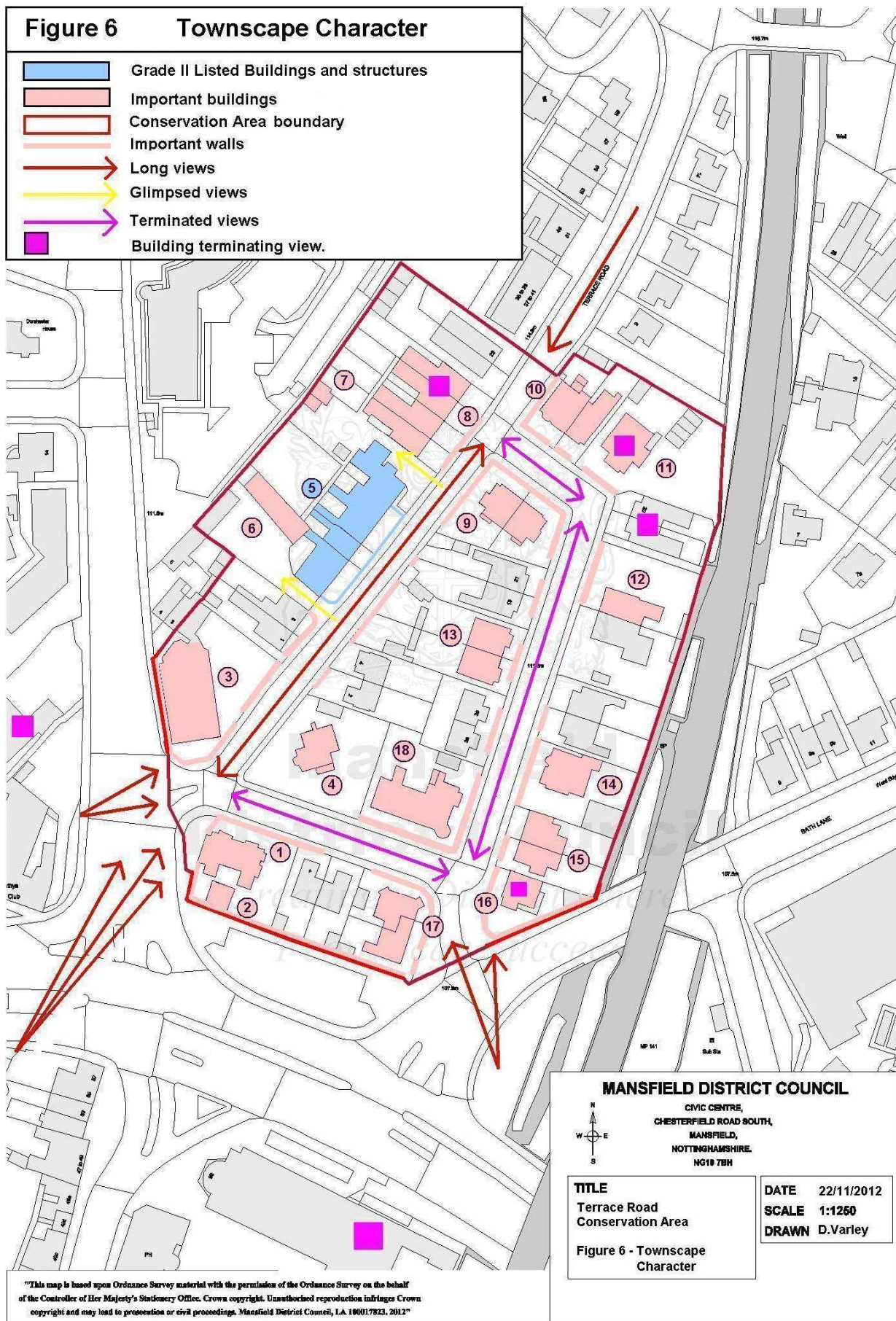


Original detailing for roofs include at least one or more gables; use plain clay tiles, finials to ridges and tall red brick chimney stacks with mouldings. First floors are often jettied (overhanging) the ground floor

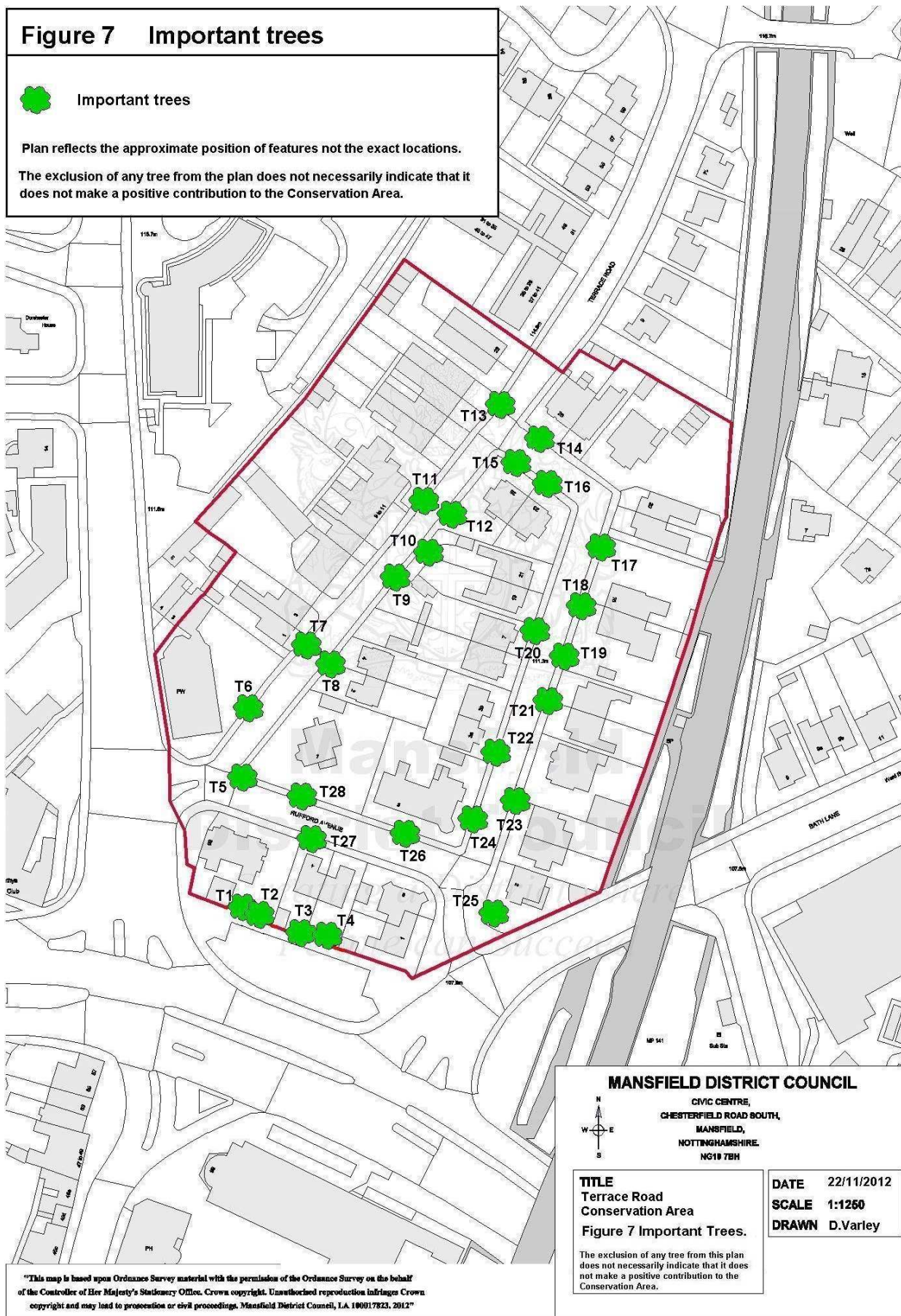


Trees are planted within pavements and have matured to complement the buildings and street scene.





Terrace Road Conservation Area Character Appraisal and Management Plan



Important Trees

This list includes those trees that contribute most strongly to the Conservation Area in terms of their appearance and/or historic interest. The exclusion of any trees from this list does not necessarily indicate that the tree does/does not make a contribution to the character of the proposed Terrace Road Conservation Area. The approximate positions of the trees are recorded on map labelled 'Figure 7 – Important Trees' within this document.

- T1. 1 No. Cherry Plumb located to rear garden of No. 2 Rufford Avenue
- T2. 1 No. Cherry Plumb located to rear garden of No 2 Rufford Avenue
- T3. 1 No. Cherry Plumb located to rear garden of No 4 Rufford Avenue
- T4. 1 No. Silver Birch located to rear garden of No 6 Rufford Avenue
- T5. 1 No. Lime within pavement on corner of Rufford Avenue and Terrace Road
- T6. 1 No. London Plane within pavement on Terrace Road adjacent and east of The Methodist Chapel.
- T7. 1 No. Lime within pavement adjacent to No. 1 Terrace Road (west side)
- T8. 1 No. Sycamore within pavement adjacent to No.2 Terrace Road (east side)
- T9. 1 No. Lime within pavement on Terrace Road (east side) adjacent to rear garden of No.7 Rufford Avenue
- T10. 1 No. London Plane to rear garden of No.21 Rufford Avenue behind wall and adjacent to Terrace Road (east side)
- T11. 1 No. Lime within pavement adjacent to No.11 Terrace Road (west side)
- T12. 1 No. London Plane within pavement on Terrace Road (east side) adjacent to rear garden of No. 25 Rufford Avenue
- T13. 1 No. London Plane within pavement adjacent to No. 19 Terrace Road (west side)
- T14. 1 No. Sycamore within pavement adjacent to front garden of No. 26 Rufford Avenue (north side)
- T15. 1 No. Lime within pavement adjacent to front garden of No. 25 Rufford Avenue (south side)
- T16. 1 No. Sycamore within pavement adjacent to dividing boundary between No's 23-25 Rufford Avenue (south side)
- T17. 1 No. Lime within pavement adjacent to front of No 16 Watson Avenue (east side)

Terrace Road Conservation Area Character Appraisal and Management Plan

- T18. 1 No. Beech within pavement adjacent to No 14 Watson Avenue (east side)
- T19. 1 No. Lime within pavement adjacent to No. 14 Watson Avenue (east side)
- T20. 1 No. Beech within pavement adjacent to boundary between No's 5-7 Watson Avenue (west side)
- T21. 1 No. Sycamore within pavement adjacent to boundary between No's 10-12 Watson Avenue (east side)
- T22. 1 No. Sycamore within pavement adjacent to No.3a Watson Avenue (west side)
- T23. 1 No. Lime within pavement adjacent to boundary between No's 6-8 Watson Avenue (east side)
- T24. 1 No. Lime within pavement adjacent to No.3 Watson Avenue (east side)
- T25. 1 No. Sycamore within pavement adjacent to No. 2 Watson Avenue
- T26. 1 No. Sycamore within pavement adjacent to No.3 Rufford Avenue (north side)
- T27. 1 No. Beech within pavement adjacent to No.4 Rufford Avenue (south side)
- T28. 1 No Horse Chestnut within pavement adjacent to No.1 Rufford Avenue (north side)

Negative Factors

5.44 Traffic Intrusion and streetscape

Although the Conservation Area is a controlled parking zone there is two way traffic access from St Peter's Way on to Terrace Road providing a cut through to traffic going from and to The Park area and Nursery Street to the north. The traffic along Terrace Road is therefore heavier than on Watson Avenue. Directional signage has had a harmful visual impact upon the appearance of the area at its southern end where a traffic island and large swathes of tarmac are seen and visually detract from the appearance of the area at its entrances on to St Peter's Way. Numerous 'Permit Holder' pole signs restrict parking to permit holders only which ensures the area is not too heavily trafficked but which detract from the appearance of the area. This should be weighed against the public benefits that ensure parking is restricted to residents use only on these narrow streets.

5.45 The area is a controlled parking zone, however if this were time limited throughout the area then there would be the opportunity to remove the double yellow lines that operate between allocated parking areas. The double yellow lines and other restrictive parking lines for permit holders only are a visual intrusion that detracts from the overall character and appearance of the area. Modern off the shelf street lighting columns are of a standard design and do not reflect the character and appearance of the area.

5.46 Individual buildings of negative impact

Upon walking around the area there appears to be no individual buildings that detract from the character and appearance of the area except perhaps for one or two flat roofed minor extensions. The concrete sectional garage at No1 Rufford Avenue is functional but has no architectural merit.

5.47 Traditional Features

One of the biggest threats to the architectural and historic character and appearance of the area is the loss of traditional building features and their replacement with alternative modern versions such as UPVC or other modern equivalent materials. In particular, original timber sash windows and timber panelled doors have been replaced with UPVC equivalents which are out of accord with the age and architecture of Georgian, Victorian and Arts & Crafts buildings. The Georgian and Victorian Terraced rows along Terrace Road have numerous UPVC windows or timber windows with modern opening styles which are not appropriate and that harm their character and appearance. Some of the Arts & Crafts buildings along Watson Avenue have also had UPVC windows and doors inserted, replacing the original styles and thus harming their appearance. Other features that have suffered are the stone or brick boundary walls prevalent within the area. In particular, the iron railings to the stone boundary wall to No's 5-11 Terrace Road have lost their original railings. A modern wall with pillars at intervals has been erected in place of original styles at two locations. It is important to retain the continuity of having walls to front gardens and the lack of consistency in styles detracts from the overall original character of the area. The lack of any front boundary wall at all in some locations along Watson Avenue has resulted in gaps which reduce the impact of the enclosed nature of the streets, thus harming their character and appearance.

5.48 Infill Developments

The form and design of infill development adjacent to and north of the area is such that it is of little architectural merit when compared to those buildings within the Conservation Area. The change in character has influenced the position of the Conservation Area boundary to include only those townscape elements that are of special architectural or historic interest. Infill development within the Conservation Area is generally acceptable and uses designs and materials seen elsewhere locally.

Loss

- 5.49 The Mansfield Outer ring road, St Peter's Way was built in the middle part of the late C20 and resulted in the demolition of a number of older buildings, some of which had considerable character. Leeming Street once seamlessly merged with the A60 Woodhouse Road on the fringes of the Conservation Area at its south end. Number 86 Woodhouse Road stands on the corner of the Conservation Area and is now in use as a dental practice. The tall red brick boundary wall adjoined a single storey stone building which in turn adjoined a terrace row of three storey town houses along Leeming Street. These buildings were subsequently demolished to make way for the ring road to the south. A tall stone wall now runs to the rear of number 86 Woodhouse Road and adjoining buildings along Rufford Avenue and in front of here stands the statue of the minor within a landscaped area.



Courtesy of the old Mansfield Society and Picture the past
www.picturethepast.org.uk



View towards St Peter's Way, 2012

- 5.50 Entrance in to the Conservation Area from Woodhouse Road is marked by the former Primitive Methodist Chapel C1886. The chapel was in use until 1960 and after was then used by the Church of the God of Prophecy. On its north side is now a small car park, land previously occupied by a Youth Employment Bureau as shown in maps of 1919 and 1956. This two storey building was built of stone in the Arts and Crafts style.



View north along Terrace Road showing the Youth Employment Bureau to the rear of the church. It has since been demolished and the land is now in use as a car park. Courtesy of the Old Mansfield Society and www.picturethepast.org.uk

- 5.51 The boundary of the Conservation Area runs along the boundary wall of number 23 Terrace Road on its north side. Beyond here on the same side of the road once stood two rows of terrace properties named Nursery Terrace and Claxton Terrace, both shown on the map of 1919 (Figure 3). An off licence facing on to Terrace Road adjoined the terrace houses of Nursery Terrace.



Terrace Road off Licence in 1960: Courtesy of The Old Mansfield Society and www.picturethepast.org.uk

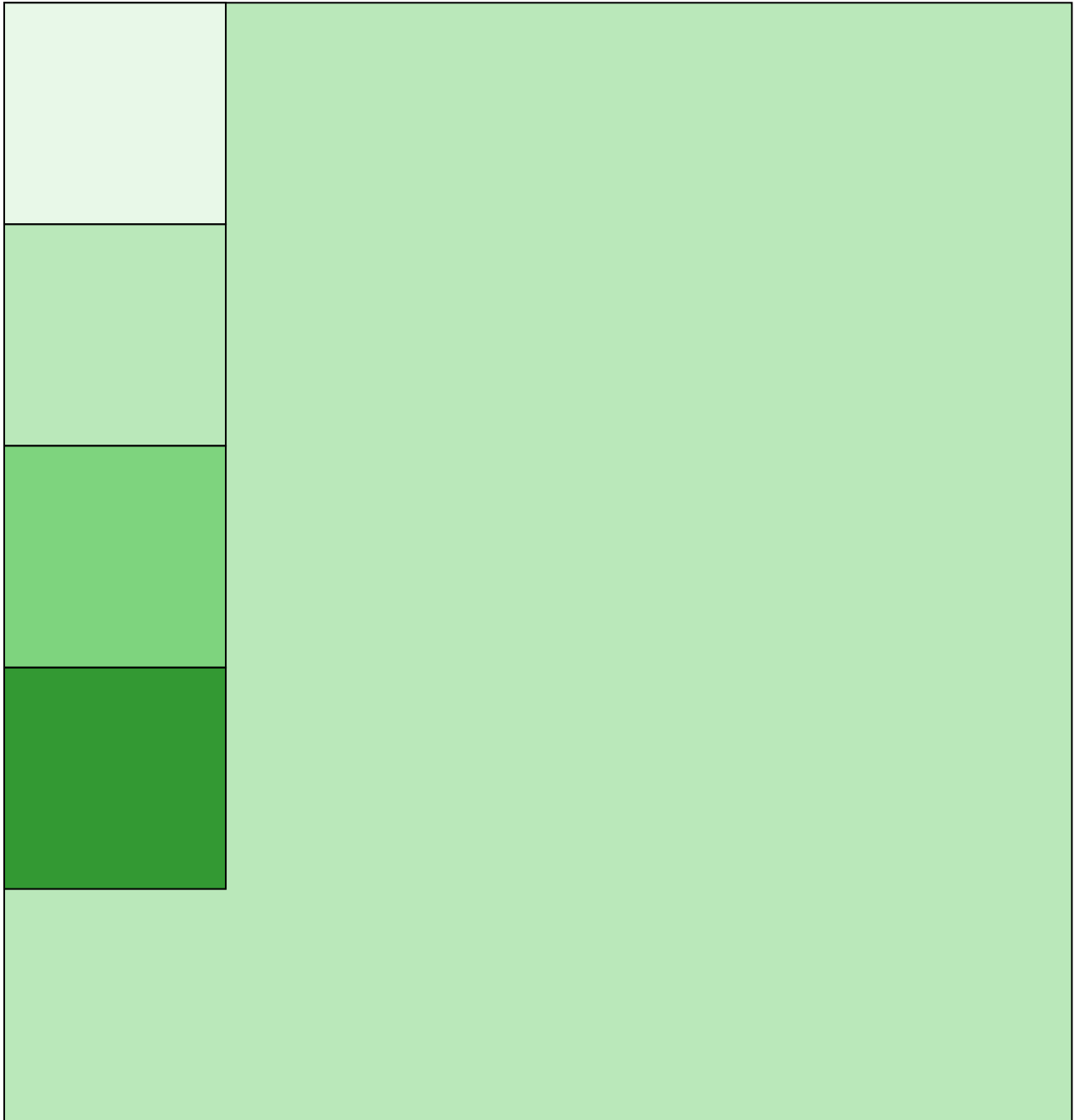
Their demolition made way for mid C20 housing which is set back from the road and of little architectural character. The photograph of 1960 shows the off licence and end of Caxton Terrace.



The same view today where the character and appearance of the area has changed.

- 5.52 The loss of traditional building features including timber vertical sliding sash windows and timber panelled doors have been replaced with modern equivalents in UPVC or in a timber style that does not match the age of the building when it was built. Such alterations are damaging and harm their character and appearance. Buildings within the area are bounded by the consistent use of red brick walls and to a lesser extent stone for garden walls. Some properties have lost their walls or had them altered to a different style that reduces the consistency of original style to the detriment of the area.

Management Plan



6.0 INTRODUCTION

- 6.1 The purpose of this Management Plan is to identify actions and policies which will preserve and enhance the character and appearance of the proposed Terrace Road Conservation Area. This will be done by seeking to ensure that change is managed in ways that maintain and reinforce the special qualities and character of the area. The Management Plan should be read in conjunction with Part I, the Conservation Area Character Appraisal for the proposed Terrace Road Conservation Area, which outlines the historic development of the Terrace Road and Watson Avenue area and defines the special architectural and historic interest of the area in addition to the character and appearance of the built and natural environment within and adjacent to the proposed Conservation Area.
- 6.2 Section 7 sets out Mansfield District Council's policies on protecting the special character and historic interest of the Terrace Road Conservation Area and highlights the mechanisms through which these policies will be delivered. Section 8 sets out design guidance for both infill development and alterations to existing buildings. Finally, Section 9 sets out the opportunities for enhancing the Terrace Road Conservation Area.

7.0 Protecting the Existing Historic Environment.

Introduction

- 7.1 This section sets out Mansfield District Council's policies on protecting the character and historic interest of the Terrace Road Conservation Area and highlights the mechanisms through which these policies will be delivered. Conservation Area Status will itself automatically bring controls and extra protection to important local buildings as demolition of a whole building (or wall) within a Conservation Area will require Conservation Area Consent.
- 7.2 The Management Plan must address a number of issues which are currently having an adverse affect on the special character of the Conservation Area. These are:
- Inappropriate alterations and materials to important buildings
 - Loss of traditional boundary walls and inappropriate replacements or alterations to walls
 - Infill development
 - Public realm maintenance and quality
- 7.3 In order to tackle the above issues, there are a number of Management Plan objectives which are to:
- Protect important local buildings from loss.
 - Encourage new buildings within or adjacent to the Conservation Area to have regard to the special character and appearance of the area and to be designed in an appropriate manner.
 - Protect important open spaces and views. These are defined in the Character Appraisal
 - Seek (through the planning process or by encouragement and advice) the reinstatement of appropriate architectural features to buildings and boundaries where they have been lost or altered inappropriately.
 - Explore the possibility of introducing an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 1995.
 - Seek the reinstatement of traditional lighting throughout the Conservation Area and the introduction of sympathetic materials to the public realm.

Alterations

- 7.4 The Terrace Road Conservation Area as shown at Figure 1, has been assessed for its special architectural and historic interest. The Character Appraisal describes the area and highlights those elements of the built and natural environment that are special but also points out factors that have harmed or eroded that special interest. In particular, unsympathetic replacements have resulted in the loss of traditional building features such as sash windows and doors, roof tiles and alterations or loss of traditional boundary treatments. While the area is blessed with buildings of good quality well designed period buildings, there are one or two examples where modern buildings, most notably garages, do not respect the traditions of the area. These elements are cumulatively having a harmful impact upon the area and Mansfield District Council encourages such alterations to be replaced with materials and designs that harmonise with the traditional character and appearance of the area.
- 7.5 Unsympathetic replacement of building features tends to be through the introduction of UPVC for windows and doors in historic buildings. This is not appropriate because the proportions, detailing, material and design of the original windows and doors establishes the character of a building's elevation. UPVC cannot accurately mimic these features and it also harms the integrity of older buildings that were built before UPVC was around. (Please refer to paragraphs 8.26 – 8.31).
- 7.6 There is a general presumption against alterations to important buildings and boundary treatments, which adversely affect their character and appearance, or that of the Conservation Area. In an effort to prevent further loss of local detailing where planning permission is not required, it is proposed to explore the possibility of implementing an Article 4 Direction, which removes permitted development rights under the Town and Country Planning (General Permitted Development) order 1995 to control this erosion of character and appearance through inappropriate alterations.

Advertisement

- 7.7 The area is primarily a residential area and has no shops; however there are buildings that have been converted for use as commercial premises. It is important that adverts are controlled to respect the buildings they are located upon and the appearance of the wider Conservation Area. Signs to commercial properties include standing signs within their grounds, hanging signs, plaques to doors and signage within windows. These are primarily located along Terrace Road and Rufford Avenue. Some signage appears sympathetic while other signs are not.
- 7.8 Mansfield District Council has prepared some Interim Planning Guidance (IPG's). IPG 13 Advertisement: which provides advice on the type of advertisements which are likely to be acceptable in different locations should be referred to. Mansfield District Council promotes good design across the District and will seek to improve signage within the Terrace Road Conservation Area.

Change of use

- 7.9 The predominant use of buildings in the Conservation Area is for residential or commercial purposes. Many dwellings have been converted to offices. Proposals for a change of use, back to residential usage where they can be achieved without harming the character or appearance of the buildings or the Conservation Area may be acceptable.

Repairs and Maintenance

- 7.10 Repairs to older buildings should use traditional building methods and techniques in order to ensure that the character and appearance of the buildings are maintained. For example the use of lime mortar for pointing stone or brickwork and the care and repair of timber windows to keep them in good working condition rather than replacing them with non traditional modern equivalents. Where traditional features are retained and maintained these will preserve the character and value of traditional buildings which in turn will contribute to preserving the character of the Conservation Area. Further advice on this subject can be sought from Mansfield District Council's Conservation Team.

Enforcement

- 7.11 Mansfield District Council will negotiate with owners to secure the appropriate repair of buildings. However, when necessary the following powers will be used.
- i) Urgent Works Notices - Mansfield District Council may serve Urgent Work Notices under Section 54 of the Planning (Listed Building and Conservation Areas) Act 1990 upon owners of unoccupied parts of listed and important unlisted buildings in the Terrace Road Conservation Area to arrest deterioration and secure emergency or immediate repairs.
 - ii) Repairs Notices – Mansfield District Council may serve repairs notices under section 48 of the Planning (Listed Building and Conservation Areas) Act 1990 on owners of statutorily listed buildings in the Conservation Area requiring works reasonably necessary for the proper preservation of the building.
 - iii) Proper Maintenance of Land - Mansfield District Council may serve a Notice under section 215 of the Town and Country Planning Act 1990 upon an owner or occupier of land where it appears that the amenity of a part of an area or adjoining area is adversely affected by the condition of that land.

Archaeology

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

Funding

- 7.13 The Terrace Road Conservation Area is primarily a residential area, although there are some commercial properties. Previous grant schemes in historic areas have tended to focus upon commercial properties. Mansfield District Council will explore the potential for a grant scheme for the Terrace Road Conservation Area.

Review of Appraisal

- 7.14 In line with English Heritage guidance, the Council will endeavour to review, the Terrace Road Conservation Area within five years from the date of its designation as a Conservation Area and the adoption by the Council of this Character Appraisal and Management Plan.
- 7.15 The review process will attempt to quantify improvements made in the Conservation Area by assessing change against a number of agreed targets. The review will, for example, quantify:
- The number of vacant buildings brought back into productive use
 - The number of inappropriate replacement windows that have been replaced with tradition window patterns
 - The reinstatement of missing or damaged boundary wall treatments with the appropriate materials.

8.0 Design Guidance

Introduction

- 8.1 This section sets out the design guidance for both infill developments and alterations to existing buildings. Guidance covers
- i) The relationship of new development with existing building lines.
 - ii) Massing, scale and form.
 - iii) Materials.
 - iv) Detailing.

The Conservation Area has little scope for infill development due to its compact nature. However, when and if this arises new development and alterations to existing development will normally only be granted permission where it respects the scale, form, materials and detailing of the historic pattern and setting of the Terrace Road Conservation Area.

- 8.2 In particular, Mansfield District Council will have regard to:
- the maintenance and reinstatement of historic plot boundaries;
 - the scale and massing of new buildings;

- the height and positioning within its plot of new buildings;
- the plan form, elevation treatment and materials of new buildings;
- the location of car parking associated with any new development;
- landscape requirements

Guiding Principles

- 8.3 The desirability of preserving and enhancing the Conservation Area is a guiding principle for the area. The emphasis will be on controlled and positive management of change. The saved policies set out in the Mansfield District Local Plan (1998) and the advice in this document are designed to allow the area to remain alive and prosperous, and to avoid unnecessarily detailed controls over businesses and householders, but at the same time to ensure that any new development accords with the area's special architectural and historic interest.
- 8.4 Applications for Planning Permission within the Conservation Area must be accompanied by a Heritage Statement that sets out the significance of the heritage assets involved (including the Conservation Area, listed buildings and/ or unlisted buildings of local importance identified at appendix 3 and figure 6 of this document) and the impact that development will have upon these heritage asset/s in order for a full assessment and understanding of the impact that proposals will have. Heritage Statements may draw upon the descriptions and guidance within this document and should, in their length and level of detail, be appropriate to the nature of the development proposed. Normally a design and access statement will also be required and permission for new development will normally only be granted where it respects the special character of the Terrace Road Conservation Area. New development should preserve and enhance the Conservation Area's special architectural and/or historic interest and have regard to its distinctive character and context.
- 8.5 Proposals that seek the demolition of a structure or building will normally require Conservation Area Consent. The Planning Authority will have special regard to the desirability of preserving and enhancing the character or appearance of the Conservation Area and the part played in the architectural or historic interest of the area by the building for which demolition is proposed. Consent will not be given unless there are acceptable and detailed plans for the redevelopment or after use of a site and applications must be accompanied by a statement justifying the proposals.
- 8.6 Upon granting consent for demolition, the Local Planning Authority will, where relevant, impose a condition to ensure new development will proceed after the loss has occurred.
- 8.7 There is a general presumption in favour of the preservation of listed buildings and buildings that make a positive contribution to the special character and appearance of the Conservation Area. These are identified at Figure 6. Proposals for the demolition of unlisted buildings or structures that make a positive contribution to the special character of the Terrace Road Conservation Area will be treated as causing substantial or less than substantial harm taking into account the relative significance of the asset and its

contribution to the Conservation Area. The more important an asset, the greater the weight will be given to its conservation.

Reinstatement works

- 8.8 Mansfield District Council will encourage the reinstatement of traditional materials and detailing on the historic buildings appearing within the Terrace Road Conservation Area.
- 8.9 In carrying out alterations and developments that require permission or where an Article 4 Direction is in place it will be required that traditional materials and detailing are reinstated in order to reinforce and protect the character and appearance of the Conservation Area as defined in the character appraisal. In addition, this principle will be encouraged throughout the Conservation Area and the District Council will seek to operate a grant scheme as and when funding becomes available to encourage this. Photographic evidence of traditional features that have since been removed can inform this process.
- 8.10 In carrying out maintenance or alterations to historic buildings of interest within the Conservation Area, Building Regulations will where appropriate, be applied flexibly to ensure the special character of those buildings is not diminished. Where Building Regulations allow for exceptions relating to historic buildings, conservation of the historic character will be paramount.

New Design and Development

- 8.11 Mansfield District Council actively encourages imaginative, high quality design which has respect for its context.
- 8.12 Within the Conservation Area where the replacement of a building that makes no positive contribution to the character of the area is proposed, its replacement should be a stimulus to imaginative, high quality design that enhances the area. For buildings that make a positive contribution to the special architectural or historic interest of the Conservation Area please refer to the map figure 6 and appendix 3 Important Building schedule.
- 8.13 The Local Planning Authority will require detailed plans and drawings as part of a planning application for proposed new development within the Conservation Area, including elevations that show the new development in its setting. Special regard should be had for such matters as scale, height, form, massing, and respect for the traditional pattern of frontages, vertical or horizontal emphasis and detailed design (e.g. the scale and spacing of window openings and the nature and quality of materials).
- 8.14 Planning Permission will be granted for developments within the Conservation Area provided that they would not spoil or destroy attractive, important views or vistas into, within or out of the area. Important views and vistas are identified on figure 6 in the Character Appraisal.
- 8.15 In relation to new developments planning permission will be granted for developments within the Conservation Area provided that they would use materials that are of good

quality and that reflect the design of the building(s) as a whole. Extensions or alterations to buildings should use materials that match or are compatible with the original building.

- 8.16 New development should reinforce the historic character of the Conservation Area through the use of locally distinctive building materials, respecting local details, and buildings styles indicative to the character and appearance of the Terrace Road, Watson Avenue and Rufford Avenue area. Typically this would involve the use of red brick (or stone where appropriate) and timber detailing for walling materials and plain clay tiles (or slate where appropriate) for roofs.
- 8.17 If the opportunity arises for new development in the future then detailing should respect existing patterns of building design within the Terrace Road Conservation Area without necessarily slavishly following previous building design. The infill plot on Watson Avenue (3a and 3 b) provides a good example in terms of the form new development might take with reflections and variations on the Arts and Crafts theme, although the use of UPVC for windows is something not to be encouraged (Paragraph 7.5 refers). The cumulative replacement of traditional building features in inappropriate styles harms the character and appearance of the area.
- Windows – Within the Conservation Area there are a variety of window styles including timber vertical sliding sash windows of 6 over 6 panes and six over one, timber casements with leaded lights, stone mullioned windows with timber casements incorporated and modern UPVC which has replaced a number of traditional styles. Unsympathetic window configurations and materials have occurred to important properties which are having a detrimental impact on the Conservation Area. New developments should respect the traditional character of this area with all proposed windows being constructed from timber and painted, the preference being for the introduction/reinstatement of traditional sash windows and if required with horns. (Small moulded timber projections either side of the upper part of a sash). Roof lights are not commonly found within the area and should be avoided where possible. In order to control the impact that such windows can have on traditional properties the District Council will explore the possibility of removing permitted development rights through the introduction of an article 4 direction.
 - Doors – A variety of door styles is evident within the area. Door styles, as with window styles evolved over time and distinguish the houses to their period of construction. This is why it is important that where original versions have been replaced with modern equivalents or altered, that opportunities are taken to reinstate traditional style doors (and windows) as and when they arise. From the Georgian versions with solid timber panelled doors and fanlights over, to the Victorian and Arts and Crafts versions when glazing was introduced within the doors, the area displays original styles of the period in which houses were built. However, there are a number of replacement doors that are not sympathetic in their style or materials because they do not match the age of the property when built. As and when the opportunity arises replacement doors should respect the age and character of the building to which they belong.
 - Roof tiles – Clay plain tiles are commonly used within the Conservation Area with slate on the older properties along Terrace Road. Concrete replacements have

been used on some properties that are inappropriate because they do not match the age of the properties when built.

- Gutters and down pipes – Traditionally buildings used cast iron for gutters and down pipes and painted them in black. New development should incorporate cast metal gutters and down pipes within their design which should also be painted in black. UPVC versions should be avoided.
- Arts and Crafts styles involve an eclectic mix of architecturally elaborate features which are prevalent throughout the Terrace Road Conservation Area. While not expected to copy exactly the styles of existing buildings, new development should have regard to the immediate context of the area and the building styles and materials prevailing so that they blend in sympathetically and are harmonious with the character of buildings in the area.
- A number of buildings in the Terrace Road Conservation Area have stone surrounds to apertures, decorative entrance details, mullions, kneelers and brackets, prominent detailed chimneys, turrets and double bays. New development could choose to reflect some of these elements as a way of enriching the character of the area.

The Council will seek to protect existing historic features to important buildings by using Article 4 Directions that remove permitted development rights of householders

Scale and Height

- 8.18 New developments should respect the scale and height of adjacent buildings, the wider streetscape and the scale of buildings in the Conservation Area as a whole. The eaves height and ridge height of any new building should respect those of traditional buildings in the vicinity.
- 8.19 Existing buildings within the area vary in height but are predominantly 2-3 storeys with the heights of buildings responding to the landform.

Form, Massing and alignment

- 8.20 New buildings should respect the form, massing and alignments of adjacent buildings and the wider streetscape. The roofs of any new building should respect the roof pitches, configuration and detailing of traditional buildings in the vicinity.
- 8.21 Traditional buildings in the Conservation Area are commonly built in Arts and Crafts style with roofs displaying gables, overhanging eaves, hipped, full height or stacked bays, turrets and towers. A variety of roof structures are incorporated within designs.
- 8.22 Detached and semi-detached buildings comprise large properties often within relatively small plots which face each other either side of Rufford and Watson Avenues. The Terraces along Terrace Road are an earlier phase of development and face the back gardens of properties along Watson Avenue on the opposite side of Terrace Road.



The Traditional Pattern of Frontages

- 8.23 When the houses were built, houses utilised existing plot boundaries associated with the allotments that existed previously. Red brick walls were erected to the front of properties providing a consistency and continuity in design that unified the area. Walls incorporated gates, gate piers with stone copings and/or finials. Stone walls to the Georgian and Victorian terraces had iron railings however these have long since been removed as was the tradition during wartime. Some properties have lost their walls or they have been altered in a different style that breaks up the unity of design in the street scene from when the houses were first built. Opportunities should be taken to restore the historic character and appearance of walls where this has been lost.

Vertical Emphasis

- 8.24 New buildings or extensions to existing buildings should where appropriate have a vertical emphasis in order to respect and harmonise with the existing character and appearance of buildings.

The Nature and Quality of Materials

- 8.25 A limited and consistent use of materials in the area has produced a unity in building design. Typically, black and white Tudor style timber frontages have been incorporated on to jettied first storeys and also to overhanging eaves soffit details. The use of stone for detailing red brick walling, particularly around windows is evident. Bay windows are a common feature using stone for mullions. Large roofs of clay tiles are also a common feature within the area with terra cotta ridge tiles and finials also used. While locally sourced stone has been employed along Terrace Road, it is along Watson Avenue and Rufford Avenue that the Arts and Crafts style of building predominates.
- 8.26 Timber should be used for windows and doors for reasons of architectural and historic integrity. For older buildings the insertion of factory made standard windows whether in timber or UPVC is damaging to the character and appearance of historic buildings and the wider Conservation Area. The frame members of UPVC tends to be greater and thicker than timber ones. In older buildings it is not possible to replicate fine timber mouldings in UPVC, or when double glazed units have been implemented with stuck on

glazing bars, their use will harm the visual appearance of traditional buildings where they are used to replace earlier timber designs. The sympathetic repair of an existing timber window retains the original character and appearance of an old building and is preferable to unnecessary replacements. Properly maintained timber windows can last for many years. For clarity, reference to UPVC should be taken as referring to any other form of extruded plastic window/door system.

- 8.27 To reinforce historic integrity and appearance traditional sash windows and panelled doors should be retained and repaired using matching materials when required. When beyond repair they should be replaced with exact copies. Windows and doors within new buildings should be of painted timber and the use of UPVC should be avoided within the Terrace Road Conservation Area.

Trees and Green Spaces

- 8.28 The Conservation Area is greatly enhanced by the mature trees that line the streets or are located within gardens. The street trees were planted when the footways were originally laid out and like The Park and Crow Hill Drive Conservation Areas provide a natural variety to the urban landscape that complements the buildings and street scene. Trees provide shade and offer changes in light and dark that add interest to the views along Terrace Road, Watson Avenue and Rufford Avenue. Important trees are recorded at figure 7 and receive the benefits of protection that Conservation Area Status brings as six weeks notice in writing to the District Council is required for works to trees. The long term maintenance for trees in the public highways rests with Nottinghamshire County Council.



- 8.29 The loss of front gardens and replacement with hard landscaping has contributed to the erosion of its green spaces which has harmed the special character and historic interest of the area. The introduction of hard surface materials for parking has had a detrimental visual impact upon the area and the District Council would explore the use of an Article 4 Direction to protect boundary walls and hence gardens from inappropriate changes that harm the appearance and character of the area.

The Public Realm

- 8.30 The District Council, in cooperation with Nottinghamshire County Council, will explore opportunities that seek visual improvements to the highway and the relief of traffic and parking issues within the Terrace Road Conservation Area.
- 8.31 Sign rationalization will help improve the appearance of and views through the area and reduce street clutter to leave street views unhindered. The majority of signage is for parking restrictions including directional signs on grey posts with small parking signs attached. The Council will explore opportunities to reduce the number and seek better location of traffic and other signs in a way that enhances the appearance of the Conservation Area but preserves the rights of residents.
- 8.32 Street lighting consists of standard off the shelf designs on grey columns; the aim is to seek the reintroduction of a more traditional style of lighting consistent with the period of when the Conservation Area was built.
- 8.33 There is currently no overall strategy in place In relation to surface treatments and street furniture. In view of this the following principles should be followed. Standard off-the-shelf design solutions do not normally add local distinctiveness or the creation of a sense of place and proposals for new work should focus upon:
- Removal of unnecessary or redundant signs
 - Improved locations of existing or proposed signage including utilities
 - Improvements to surface treatments with for example the introduction of natural paving to footways and kerbs as opposed to tarmac footways and concrete kerbs.
 - More traditional style of street lighting furniture in black.
 - Only implement road markings that there is a statutory requirement for and only the minimum required to achieve compliance. Seek ways to reduce the visually negative impact of road markings such as 50mm pale yellow coloured double no parking lines or their removal in favour of traffic management alternatives.
- 8.34 While the above principles should be supported, the ability to undertake improvements to the public realm will depend upon the availability of funding. There are no current funding sources identified for such work however this does not mean that there will not be any in the future so it is important to establish a set of principles in anticipation of future funding.
- 8.35 The most attractive townscapes contain the minimum amount of street clutter. Limiting clutter not only helps create attractive streetscapes, it also ensures a more user-friendly public realm. English Heritage has published guidance on the management of public streets entitled 'Streets for All' with a national version and an east Midlands version. These documents should act as the inspiration and guide for improvements to the streets and public spaces within the Terrace Road Conservation Area and can be found

at www.english-heritage.org.uk While English Heritage has championed the initiative it is reinforced by other bodies including English Partnerships and the Historic Towns Forum who have published their own guidance.

9.0 Opportunities for Enhancement

Introduction

- 9.1 There are a number of opportunities for enhancing the Terrace Road Conservation Area. These are principally through potential improvements to the public realm and to individual buildings through reinstatement of lost historic features. There appear to be no vacant buildings within the area which is to its advantage. Some potential enhancements to the area are listed below however this list is not exhaustive.

Terrace Road

- Timber fencing has been erected on the corner of Terrace Road and Rufford Avenue when the traditional boundary treatment is for red brick walling to Arts and Crafts houses and stone walls to stone buildings so that the materials for walls reflect those that are used for the building that the plot belongs to.
- The wall at the Primitive Methodist car park has been widened to allow access for cars at its rear. The original gate entrance piers have been lost and the photo at paragraph 5.50 indicates the presence of stone piers with pyramidal caps. There is potential to reinstate piers to match the originals that were removed.
- Reinstatement of original style wall coping at 3 Terrace Road, together with traditional sash windows, original door style, removal of painted render to the building and front wall and removal of front porch. Replace timber railing and gate with more traditional metal railing and gate to match adjoining property.
- Reinstatement of railings to Georgian Terrace No's 5-11 front wall where they are missing and reinstatement of traditional vertical sliding sash windows to Terrace row. Reinstatement of front stone wall at far right to recreate garden area. Removal of internally illuminated box sign at No 5 and replacement with traditional hanging sign on metal bracket.
- Replace timber gate with cast metal version painted black for access to garage at rear of property facing Watson Avenue.
- Reinstatement of garden wall at No.'s 13 and 19 Terrace Road and re-create garden areas at front. Reinstatement of timber vertical sliding sash windows and traditional style doors to row. Remove paint from stonework
- Remove render to No.21 Terrace Road and reinstate timber vertical sliding sash windows. Reinstatement of traditional style wall to No.'s 17-19 Terrace Road
- Reinstatement of natural stone paving slabs to pavements and natural stone kerbs.

- Replace double yellow lines with 50mm pale yellow double lines where there is a statutory need or seek alternative traffic management solutions.
- Introduce traditional style lighting columns to replace standard highway columns.
- Remove UPVC windows and reinstate traditional timber styles as appropriate

Watson Avenue

- Reinstall natural stone paving slabs to pavements and natural stone kerbs.
- Introduce traditional style lighting columns to replace standard highway columns.
- Replace double yellow lines with 50mm pale yellow double lines where there is a statutory need or seek alternative traffic management solutions.
- Remove timber boarded fence at No 16 Watson Avenue and reinstate full height wall and stone coping and gate piers.
- Reinstall traditional style red brick garden wall to No 14 Watson Avenue
- Reinstall front gardens along Watson Avenue and front red brick wall at No.5. Reinstall plain clay roof tiles to No.'s 3 and 5 Watson Avenue.

Rufford Avenue

- Replace concrete roof tiles to No.8 Rufford Avenue with clay plain roof tiles
- Reinstall stone copings to gate piers at 3 Rufford Avenue and remove graffiti to wall
- Reinstall natural stone paving slabs to pavements and natural stone kerbs.
- Replace double yellow lines with 50mm pale yellow double lines where there is a statutory need or seek alternative traffic management solutions.
- Introduce traditional style lighting columns to replace standard highway columns.

10.0 Monitoring the Conservation Area

Buildings at Risk Survey and Register

- 10.1 A condition survey of all listed buildings in the District is conducted every three years, the last survey being in 2010/11. The survey data is compiled into a "Buildings at Risk Register".
- 10.2 Future surveys and registers should include all unlisted buildings that make a positive contribution to the Conservation Area. Buildings at Risk thus identified should be targets for future grant aid.

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

Monitoring of permitted and unauthorised changes

- 10.4 A survey of building alterations is presently carried out as part of the Buildings at Risk survey. It is proposed that unlisted buildings that make a positive contribution to the Conservation Area should be monitored in the annual review.

Article 4 Directions

- 10.5 Under Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, a general planning permission is granted for a range of minor developments. An Article 4 Direction would enable the local planning authority to withdraw permitted development rights within the Conservation Area.
- 10.6 The District Council will assess the Conservation Area and the quality of permitted developments to determine whether or not an 'Article 4 Direction' is appropriate.

Monitoring indicators

- 10.7 In order to assess the impact of the protection of the special character and appearance of the Terrace Road Conservation Area that results from designation and the preparation of the Conservation Area Appraisal and Management Plan, it is considered necessary to develop a range of appropriate monitoring indicators that can be used to provide empirical analysis of the condition of the area.
- 10.8 The monitoring indicators set out below seek to follow those contained in the English Heritage published State of the Historic Environment reports. These reports have been produced each year since 2002 and represent annual surveys of the state of England's and each region's historic environment.
- 10.9 Each indicator will be monitored through an Annual Monitoring Report and the monitoring of each will begin on 1st April 2014. The first set of results and thus the evidence of change will be reported in the Annual Monitoring Report 2014. Monitoring will be dependant upon the availability of resources and Council priorities at the time.

Terrace Road Conservation Area Character Appraisal and Management Plan

Indicator	Ref	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Listed Buildings and boundary walls. (entries)	1	First year
	A2	Number of Landmark Buildings / Unlisted Buildings of Merit (entries)	18	First year
	A3	Number of Listed or unlisted Historic Parks of merit	0	First year
	A4	Number of Scheduled Ancient Monuments	0	First year
	A5	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 and/or non - urgent works	0	First year
	B2	Number of monitoring surveys not carried out by stated key date	0	First year

Indicator	Ref	Measurement	Value	Change
Managing Positively	C1	Number of applications for Planning Permission determined in accordance with Conservation advice where Conservation Area is a statutory consideration	0	First year
	C2	Number of applications for Listed Building Consent determined in accordance with Conservation advice	0	First year
	C3	Number of applications for Conservation Area Consent determined in accordance with Conservation 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

Terrace Road Conservation Area Character Appraisal and Management Plan

Indicator	Ref	Measurement	Value	Change
Enhancing the Historic Environment	D1	Number of buildings receiving grant assistance for repair or reinstatement of historic fabric	0	First year
	D2	Number of enhancement schemes completed	0	First year
	D3	Number of replacement trees planted	0	First year

APPENDICES

Appendix 1: National and Local Planning Policies

A: National Policies.

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

B: Mansfield District Council Conservation Policies

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

- BE1 Planning Permission will be granted for developments which achieve a high standard of design provided they meet all of the following criteria:-
1. The scale, density, massing, height, layout and access relate well to neighbouring buildings and the local area generally
 2. The materials used are in keeping with the site's surrounding
 3. The level of hard and soft landscaping is consistent with the type and design of the development and its setting;
 4. The proposal integrates existing landscape and conservation features.
- BE2 Planning and related applications for Listed Building Consent will not be granted for development proposals which involve demolition of a listed building other than in exceptional circumstances. Applications will be judged against the following criteria:-
1. The importance of the building, its intrinsic architectural and historic interest and rarity in both national and local terms;
 2. The particular physical features of the building which justify its inclusion on the statutory or local lists;
 3. The buildings setting and its contribution to the local scene;
 4. The extent 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 historic interest.

- BE4 Planning permission will not be granted for developments which would have an adverse impact on the setting of a listed building. Applications will be judged against the following criteria:-
1. Whether the setting of the listed building would be preserved or enhanced;
 2. Whether the design of the proposed development would be in keeping with the setting of the listed building;
 3. Whether existing landscape features which contribute to the setting of the building would be retained or enhanced.
- BE5 Planning permission will be granted for developments which would involve the beneficial re-use of listed buildings.
- BE6 Planning permission will be granted for developments within conservation areas provided that they would meet all 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.
 5. Not spoil or destroy attractive views and vistas into, within or out of the Conservation Area where these are important to the character of the area.
- BE7 Planning permission and related applications for conservation area consent will not be granted for development proposals which involve demolition in conservation areas other than in exceptional circumstances. Applications will be judge against the following criteria:-
1. The part played by the buildings in the architectural or historic interest of the area;
 2. The condition of the building and the viability of its retention and continued occupation;
 3. The wider effects of demolition on the surroundings and on the conservation area as a whole;
 4. Whether the replacement scheme will make a positive contribution to the appearance or character of the area or bring other substantial benefits to the community that outweigh the harm caused by the loss of the buildings. In such cases, consent will only be granted where there are acceptable detailed proposals for the redevelopment of the site.
- BE8 Planning permission will not be granted for developments adjacent to conservation areas if they would adversely affect the character of appearance of the conservation area.

- BE9 Planning permission will not be granted for developments which would lead to the removal of features in conservation areas such as walls, trees, hedges, open spaces and fences where such features contribute towards the character of the area.
- BE10 Planning permission will be granted for developments that would enable the implementation of environmental improvements in conservation areas.
- 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 of 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.

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 of 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 to 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 principal 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 principal or side elevation of the dwelling and would be visible from a highway.

Please note that the above criterion do not provide a comprehensive list of household developments which require 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 sitting, 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 2: Designated Heritage Assets and Criteria for assessing the importance of Unlisted Buildings of Local Interest in the Conservation Area.

Designated Heritage Assets

Designated Heritage Assets such as Listed Buildings/Structures, are the most significant structures in a Conservation Area due to their nationally recognised historical and architectural special interest, and are graded accordingly.

Grade I Buildings considered to be of exceptional interest.

Grade II* Important buildings of more than special interest

Grade II Buildings of special interest which warrant every effort to preserve them.

When considering the contribution made by unlisted buildings to the special architectural or historic interest of a Conservation Area, in English Heritage's view the following questions might be asked:

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

If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

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

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

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

Appendix 3: Schedule of Buildings of National and local interest

Terrace Road Conservation Area

Listed Buildings

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 the 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 or it does not possess the overall quality to be included in this list. Reference numbers relate to the plan at figure 6 of the Character Appraisal.

Listed Buildings

Plan Reference	List Reference	Address	Building	Grade
5	924-1/6/115	Terrace Road	No.'s 5-11	II

Buildings of Local Interest

Plan Reference	Address	Building
1	2, Rufford Avenue & 86 Woodhouse Road	Semi-Detached early C20 Arts & Crafts
2	86, woodhouse Road	Early C20 brick single storey outbuilding
3	Woodhouse Road	Primitive Methodist Chapel C1886
4	1, Rufford Avenue	Detached early C20 Arts & Crafts
6	R/o 5, Terrace Road	Early C20 two storey stone addition to rear of No 5 Terrace Road
7	R/O 11, Terrace Road	Stone barn, early/mid C20
8	13-19, Terrace Road	Two storey early C20 terrace row
9	No's 23-25 Watson Avenue	Semi-detached early C20 two storey Arts & Crafts
10	No's 24-26 Watson Avenue	Semi-detached early C20 two storey Arts & Crafts
11	22, Watson Avenue	Detached early C20 Arts & Crafts house
12	16, Watson Avenue	Semi-detached early C20
13	No's 5-7 Watson Avenue	Semi-detached early C20 two storey Arts & Crafts
14	8, Watson Avenue	Detached early C20 two storey Crafts

Terrace Road Conservation Area Character Appraisal and Management Plan

Plan Reference	Address	Building
15	4-6, Watson Avenue	Semi-detached early C20 two storey Arts & Crafts
16	2, Watson Avenue	Detached early C20 Arts & Crafts house
17	1, Watson Avenue & 8 Rufford Avenue	Semi-detached early C20 two storey Arts & Crafts
18	3, Rufford Avenue/Watson Avenue	Semi-detached early C20 two storey Arts & Crafts

Appendix 4: Useful References

Research

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

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

The Old Mansfield Society, Past & Present Mansfield, published by Sutton Publishing Limited 2002: ISBN 0-7509-3163-9

The Old Mansfield Society, Pocket Images, Reprinted by The History Press 2011: ISBN 978-1-84588-456-7

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

Policies

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

National Planning Policy Framework (March 2012)

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

Guidance

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

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

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

Appendix 5: Contact Details

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

01623 - 463700.
mwilkinson@mansfield.gov.uk

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

01623 - 463806
dvarley@mansfield.gov.uk

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

Polish

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

Turkish

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

Cantonese (Chinese Traditional)

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

Latvian

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

Russian

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

Urdu

یہ لیف لیٹ، بوقتِ ضرورت، بریل یا بڑے پرنٹ میں بھی مہیا کیا جاسکتا 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

প্রয়োজন অনুযায়ী এই লীফলট ব্রইল অথবা বড় অক্ষরের আকারে দেওয়া যাবে। এই ফর্মের অনুবাদ প্রয়োজন হল অথবা এটা পড়তে সাহায্যের দরকার হল 01623 463463 নাম্বার আমাদের সাথে যোগাযোগ করতে দ্বিধা করবেন না।