

# Conservation Area Character Appraisal and Management Plan

## West Gate Conservation Area

Updated and adopted 7th March 2017



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**Mansfield**  
District Council



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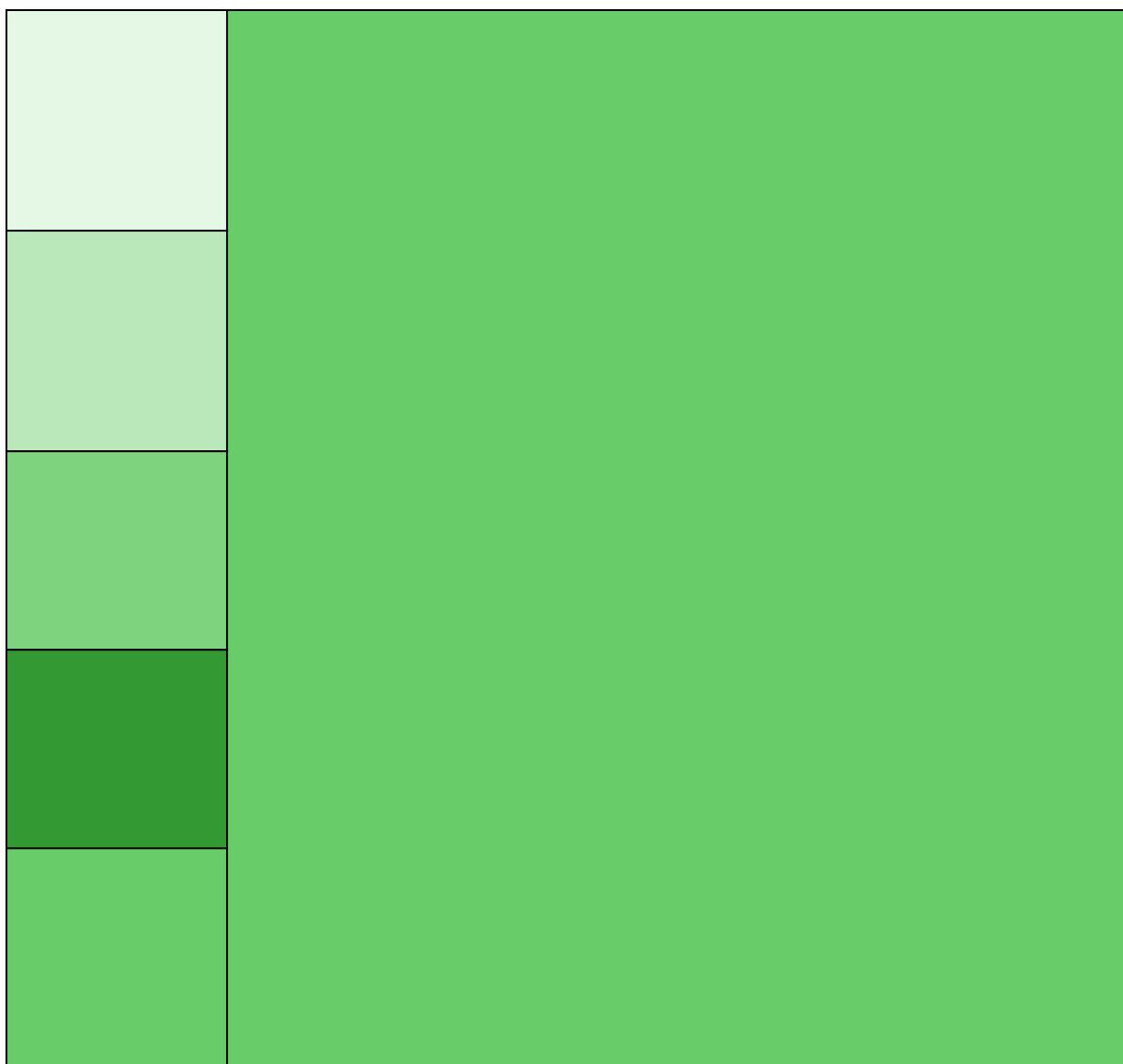
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3. Schedule of structures of special interest  
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# Part I

## Conservation Area Character Appraisal





## 1.0 INTRODUCTION

- 1.1 Mansfield is the principal town of north Nottinghamshire situated approximately 15 miles north of Nottingham and 20 miles west of Newark-on-Trent. The centre of Mansfield contains three conservation areas, the Market Place and Bridge Street Conservation Areas which congregate around the Market Square, and branching off from this, to the northwest, is the West Gate Conservation Area.
- 1.2 Mansfield developed as a market town during the medieval period with a market charter being granted 1227. Mansfield's location aided this development with it lying at the confluence of the Lady Brook and River Maun, in a shallow basin formed by ridges of magnesium Limestone and sandstone, so being a natural convergence and an ideal meeting place. Some industrial activities emerged concurrently but it was later during the C18 and C19 that industrial activities increased significantly, based on a range of trades including malting's, framework knitting and cotton production. Within the West Gate Conservation Area there are still remnants of this industrial past, with former knitters workshops situated on West Gate and back to back houses and Victorian warehouses on Wood Street. The current occupation of the West Gate Conservation Area is now predominantly commercial.
- 1.3 The West Gate Conservation Area was designated by Mansfield District Council in March 1990 and was named as such as West Gate is the principle road and the location of the majority of the buildings within the area. The original boundary of the conservation area was drawn so that it incorporated properties on West Gate and Chesterfield Road South, with an extension westward in October 1994 to include properties on Wood Street and St John Street. Further amendments were introduced in October 2007 to incorporate Westfield Folk House, Ashfield House and further properties on St John Street. This review recommends that further amendments are needed to the conservation, these are summarised in paragraph 6.0 Boundary Review.

### What is a conservation area?

- 1.4 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 and designated them as conservation areas.
- 1.5 An area may warrant designation for the architectural quality of its buildings and for the level of survival of historic features. If, for example, it has an historic street pattern or a grouping of historic buildings that reflect the materials and style of the locality then the area will be of importance. It may also be an area reflective of a particular time period, or it could be that the relationship between buildings and spaces creates a unique historic environment.
- 1.6 The designation of a conservation area brings certain duties and controls to the Local Planning Authority.

- In exercising their planning powers, the Local Planning Authority must pay special attention to the desirability of preserving and enhancing the character or appearance of the conservation area.
- The Local Planning Authority can apply to the Secretary of State to carry out urgent works to preserve unoccupied unlisted buildings within a conservation area.

## What is a character appraisal?

- 1.7 The special character of an area will develop over time and can derive from a combination of many things, such as buildings, walls, trees, views and spaces and the way they are arranged and relate to each other.
- 1.8 The purpose of the character appraisal is to provide a detailed assessment of those townscape features, buildings and spaces that give West Gate Conservation Area its distinctive character and interest. Its aims are:-
- To evaluate and record the built environment in terms of its historical development, design, traditional building patterns, materials and features which contribute to and define the historic character of the area.
  - To provide a basis for making sustainable decisions about the future of the area through the development of a management plan.
  - To guide the siting and design of development, and the determination of planning applications for development.
  - To provide guidance to residents and owners in the maintenance repair and upkeep of their properties.
- 1.9 In the case of West Gate, designation is in recognition of the settlements medieval layout and burgage plots and the surviving network of Georgian buildings and the need to protect not just the individual buildings but the group value of these buildings and their surroundings and so the character of the area as a whole.

## What is a management plan?

- 1.10 Section 71 of the Act requires that the Local Planning Authority, in considering conservation areas as areas of special architectural and historic interest, shall formulate and publish proposals for their preservation and enhancement. The management plan is prepared in support of this aim and sets out a strategy for the preservation and enhancement of the area.

## Information sources

- 1.11 This character appraisal and management plan have been compiled through site surveys and with reference to the key sources outlined in appendix 5 of this report.

## Format of the document

- 1.12 This document comes in two parts comprising part I: character appraisal and part II: management plan.

1.13 The appraisal is structured to take account of Historic England's guidance, as follows.

- Introduction;
- Summary of special interest;
- Summary of the conservation area;
- Geographical and historic context;
- Architectural and townscape character;
- Boundary review.

1.14 The management plan covers the Planning Policy context and design guidance.

## Appendices

1.15 Appendices are attached, to cover:

1. National and local related conservation policies;
2. Mansfield District Council area specific policies;
3. Schedule of structures of special interest;
4. Unlisted structures and local heritage assets  
Figure 14 structures of special interest;
5. Useful references;  
Contact details.

## Review of the West Gate Conservation Area

1.16 The District Council adopted a character appraisal and management plan for the West Gate Conservation Area in October 2007. It is the nature of places to evolve, as does legislation; in view of this it is necessary to review the West Gate Conservation Area to take account of any changes to its special character and to update its character appraisal and management plan.



## 2.0 SUMMARY OF SPECIAL INTEREST

2.1 This section summarises the special interest of the West Gate Conservation Area and defines the special character and appearance of the conservation area which it is desirable to preserve and enhance.

### General character

2.2 The character of the West Gate Conservation Area is provided by different elements:

- The buildings
- The streets
- The building plots.

2.3 *Buildings* – West Gate Conservation Area is dominated by a strongly defined network of Georgian houses, mostly converted to shops, though a number of earlier, C17 structures survive, as so a range of Victorian warehouse and back to back houses, though predominantly they are built of local limestone with slate roofs To the north of the area stand a number of impressive civic buildings (churches and schools), several of which are sited in the former spacious gardens of larger Georgian town houses.

2.4 There is however a coherent vernacular character to the West Gate Conservation Area that is in marked contrast to that of the Market Place Conservation Area.

2.5 Whilst there are a number of listed buildings within the conservation area, its character derives principally from the group value of its buildings, which line West Gate, Chesterfield Road South, Westfield Lane, Wood Street, St John Street and Paulsons Drive, and the different detailing these entail.

2.6 *Streets* – West Gate is the principal street within the conservation area, at its northern end it merges with Chesterfield Road South, just north of which Westfield Lane branches off to the northwest and Paulson's Drive branches of to the east. Two further parallel roads laid out following the Enclosure Act, Wood Street and St John Street, branch off to the west. These form the extent of the conservation area.

2.7 *Building Plots* – much of West Gate's medieval plot layout, burgage plots, are still visible although it is not always easy to decipher, as buildings have adapted to changing trends and/or been lost and replaced through development. Some buildings have increased in footprint, to their rear, and some smaller buildings have been incorporated to form larger building footprints. What is still apparent are the long narrow plots running back from and aligning the main thoroughfares. Large impressive buildings set back behind boundaries in large, and in some cases, landscaped plots.

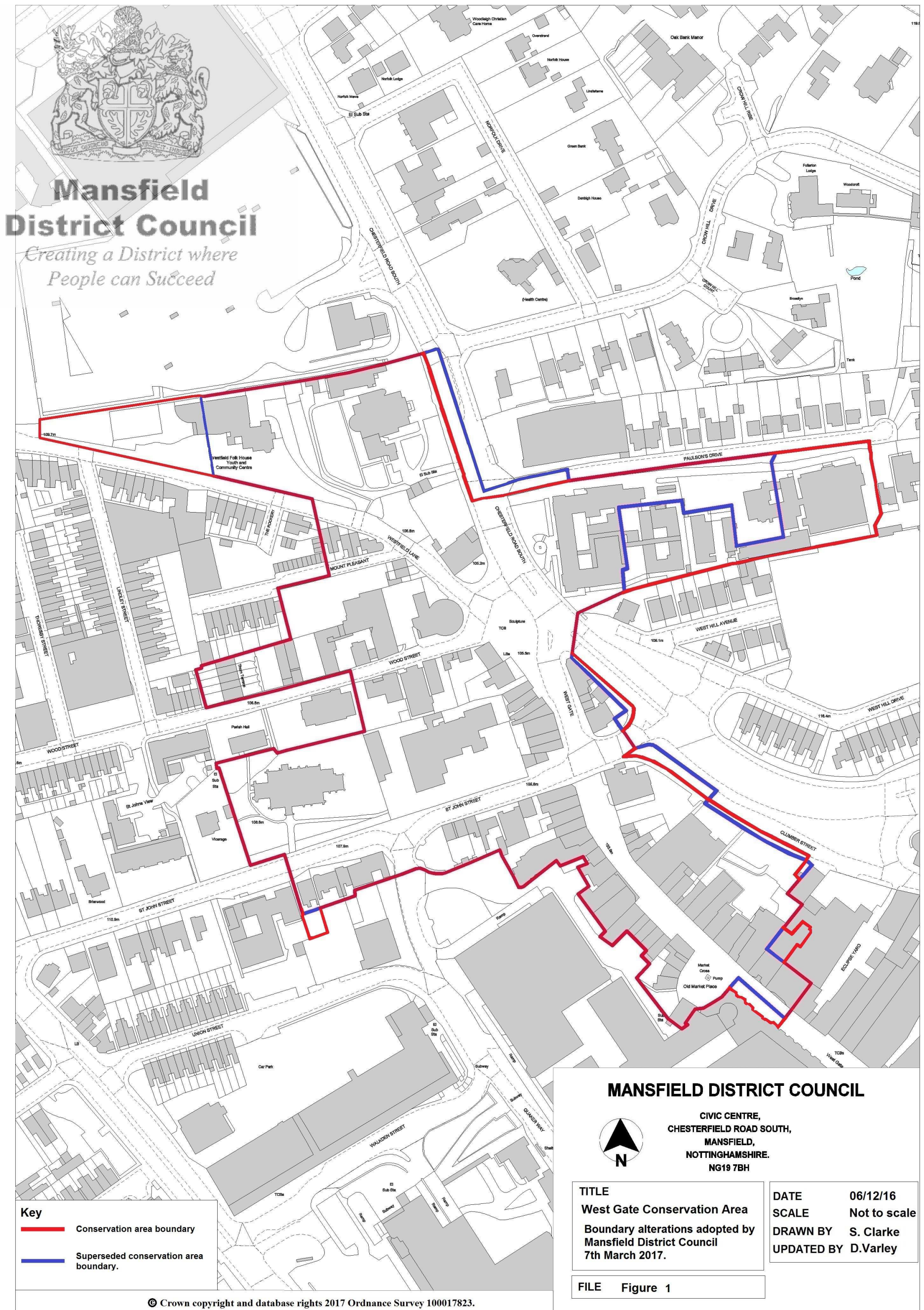
## 3.0 SUMMARY OF THE CONSERVATION AREA

- 3.1 The character of the West Gate Conservation Area is provided by different elements which combine to give this part of the district, situated on the periphery of Mansfield's medieval core, its distinctive layout and appearance. Whilst there are a number of listed buildings within the conservation area it is the plan form, layout, location, setting, historic development and detailing of the area, rather than individual buildings, which defines its quality and so it's character.
- 3.2 West Gate has seen a significant amount of development over time, predominantly to the boundaries of its historic core. This has resulted in over shadowing and imposing buildings within close proximity, introducing a discordant and negative impact and has resulted in the loss of the much needed open and green spaces. Although development and loss has occurred within the historic centre, defined by the boundary of the conservation area, the area still retains its historic street pattern and its vernacular character both contributing to the special interest of this area, which is situated to the fringe of the retail core of Mansfield.
- 3.3 The historic core of West Gate reveals its evolving nature through its buildings, constructed between the C17 to the C21, being built predominantly of local limestone with slate roofs. As a building material red bricks were introduced in the C19 for industrial complexes and outbuildings and this material use has continued. To the detriment of the area unsympathetic materials have been introduced which do not contributed to the character or enhance the appearance of the conservation area.
- 3.4 The conservation area contains approximately 100 structures the predominant use of which is as retail establishments. Residential properties are confined to the fringes and those that appear within its centre are situated to the upper storeys of properties. The conservation area also contains two churches, two medical centres, a large school complex, and strangely for a thriving bustling area of Mansfield, only one public house. Of these structures 26 separate listed entries are recorded, predominantly at Grade II, with Waverley House recorded at Grade II\* being described as 'of more than special interest'. There are also 10 entries within the conservation area recorded as being local heritage assets within the Council's register. These buildings and those considered to be of special interest to the conservation area are highlighted and described later within this document at figure 14: structures of special interest and appendix 3: schedule of structures of special interest.
- 3.5 The principle road within the conservation area is West Gate; laid on a southwest to northeast alignment, commencing at the Old Market Place. It was traversed in the late C20 by the extension of St John Street, running west to east, when this road was incorporated as part of the inner ring road and now takes heavy traffic through the centre of the conservation area, to its detriment. West Gate continues on after this dissection on its northwest route terminating at the junction with Chesterfield Road South. Just after the public area to the top of West Gate, Wood Street leads off to the west where it runs virtually parallel with St John Street and Westfield Lane branching off to the northwest. Returning back to Chesterfield Road South, just to the north of the junction, Paulson's Drive branches off to the east. On Chesterfield Road South's route south a 'T' junction is formed where St John Street finishes. Apart from the break for St John Street, West Gate is well defined and enclosed, creating strong street frontages with properties largely being constructed to the back edge of pavements. The scale of the properties also contributes to this sense of enclosure, being predominantly 3 storeys. With properties situated on the back roads being

large significant buildings, contributing to this aspect of enclosure through their boundary walls lined with trees. Some of these properties have landscaped grounds which introduces much needed green spaces to the conservation area.

- 3.6 West Gate's medieval plot layout is still evident, that of long narrow or tapered plots leading back from the main thoroughfares. Originally smaller properties would have lined these routes with yards, some communal, and outbuildings to the rear. The majority of these elements have been concealed as footprints of buildings have increased and some smaller buildings replaced or amalgamated to form larger ones. However quite a lot of the buildings have increased in size to their rear so retaining their original burgage plot footprint. The area was also traversed with alleyways, the majority of which have been lost. Signs of these original alleyways can still be seen between nos.50 and 52 West Gate, the blocked entrance at no.64 and the inbuilt ground floor encroachment of no.63 into no.65. There is also a large opening between nos.37 and 39, this space was originally smaller and consisted of two separate alleys with further properties defining the middle space. Significant buildings occupied substantial plots, this is still readable in the majority of cases, although Ashfield House's grounds were lost to the buildings associated with the former Technical College, and Westfield House's grounds have considerably diminished, but another significant building has been implemented that of St Philip Neri Church within them. The surrounding shrub, orchard or pasture land has been lost and developed, this cannot now be reinstated resulting in a loss of much needed open space and definition of the area boundary.
- 3.7 The following sections look in more detail at the special interest of West Gate Conservation Area.







## GEOGRAPHIC AND HISTORIC CONTEXT

### Location and population

- 4.1 West Gate Conservation Area occupies the northwest periphery of the town centre of Mansfield and is approached by Chesterfield Road South from the north and the Market Place and Quaker Way from the South.
- 4.2 The conservation area is situated within the Woodlands Ward which has an estimated population of 2378<sup>1</sup>. Properties within the conservation area are predominantly in commercial use with residential properties confined to the upper stories of shops or properties situated to the fringe of the conservation area boundary. The land surrounding the conservation area was originally more open in aspect with large houses occupying extensive landscaped gardens and orchards and open fields, possibly in agricultural use. Industrialisation saw a change in aspect, with a cottage based industry giving way to larger complexes, Union Foundry and later Lawn Mills appeared to the southwest of the conservation area, and Victorian Warehouse to Wood Street. These would have been followed by other commercial developments and their supporting residential population. Later residential and further commercial developments occurred to the northwest, west and southeast as fields and large houses were lost or their grounds diminished and developed. The C20 saw the replacement or redevelopment of the industrial complexes to the southwest with a large shopping centre and car park, this also altered the character of the Old Market Square as properties to its southwest and those leading down the west side of West Gate were demolished to make way for a shopping complex. The C20 also saw the conservation area eventually surrounded as the last remaining open spaces to the north and east were lost to development.
- 4.3 West Gate was designated as a conservation area in March 1990 and represents a portion of the historic core of the Mansfield containing approximately 100 structures of which 40 separate entries, 58 buildings, are considered of special importance with a number of substantial properties situated in prominent locations. The conservation area covers an area of approximately 0.059 km<sup>2</sup> and has a perimeter of approximately 1.926 km.

### Landscape setting and topography

- 4.4 West Gate is one of three town centre conservation areas and is urban in its character. It is based around West Gate, a historic road that formed part of the 'front street' of the original medieval settlement.
- 4.5 West Gate Conservation Area is approached from the north by Chesterfield Road South with the conservation area commencing at the start of the grounds associated with the church of St Philip Neri. Just after the southern boundary of the churches grounds, Paulsons Drive branches off to the east, a cul-de-sac, which initially rises gently with buildings and boundaries channelling and confining the space, the gradient increases and the aspect becomes more open before again closing in as trees lining its southern side

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<sup>1</sup> [www.neighbourhood.statistics.gov.uk](http://www.neighbourhood.statistics.gov.uk). 2011. Estimate.

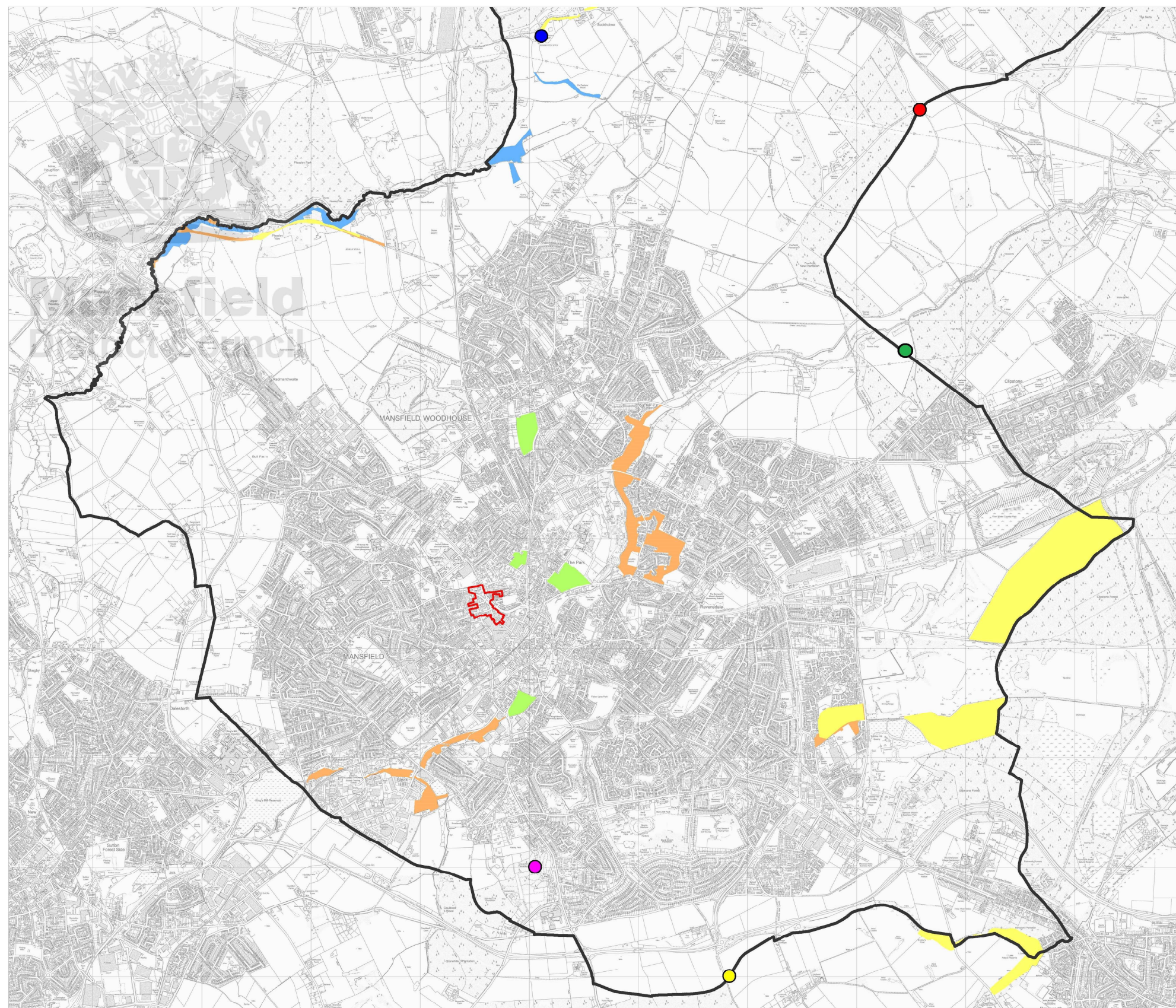


overshadow the road. Only those properties on the south side of Paulsons Drive are situated in the conservation area.

- 4.6 Returning to Chesterfield Road South and continuing on its route south, just after the grounds of Westgate House a sharp turn leads onto Wood Street to the west, with a further road branching off immediately to the northwest, that of Westfield Lane. Westfield Lane gently rises from its commencement before curving off to the northwest; it is at the curve that the private road of Mount Pleasant branches off to the west. Westfield Lane is predominantly occupied by residential establishments to its west side; its east side is sparsely populated with just two properties situated within their own grounds. Westfield Lane however has an enclosed character as buildings, their boundaries, and vegetation overhanging the road channelling and defining the route. Wood Street from the junction initially turns sharply southwest before curving and continuing on its route to the west, it also gently rises away from its commencement. Wood Street on the other hand is predominantly commercial with large properties predominantly built to the back edge of the pavement enclosing and dominated the route.
- 4.7 Returning to Chesterfield Road South and the junction of Westfield Lane, Wood Street and the commencement of West Gate the amalgamation of these roads creates a public space currently laid to paving with seating areas, communication devices and modern art, all of which are shaded by the canopy of established trees. Further saplings have been planted and planters implemented all in an effort to enhance the environment.
- 4.8 West Gate is gently curving in nature towards the southeast, revealing different aspects in a view as the route slopes downwards towards the Market Square. West Gate is laid on a northwest to southeast alignment and from its wide open aspect at its beginning it narrows and becomes enclosed with dense development overshadowing and lining either side of its route south. The intrusion of the connection of St John Street with Chesterfield Road South interrupts the dominant aspect of West Gate and the busy traffic route is at odds to the quieter character of West Gate and the conservation area's back roads.
- 4.9 St John Street is laid parallel with Wood Street and is densely populated to its southern side, with its north side being sparsely populated with large civic buildings set centrally within substantial grounds. The lower half of St Johns Street is blighted by heavy traffic use as it forms the continuation of Quaker Way, a route to take traffic through and away from the town centre. The upper half of St John Street is quieter in character although follows a similar form of development as its lower section.
- 4.10 Returning to West Gate which becomes a pedestrian route its initial theme of dense development continues and defines its route, which curves revealing and blocking different aspects as it proceeds. The modern implemented units, set back from the street on its west side, interrupt and impacts on the flow, this is rectified by no.43 which re-aligns West Gate before it opens out again, as it would originally have done, into the Old Market Place. The areas buildings forms a pleasing curving space enhanced by the centrally positioned Market Cross. The implementation of the Four Seasons Shopping Centre visually impacts on this space, by overshadowing, dominating and closing its southern corner. From here West Gate continues past the frontage of the Shopping Centre and into the historic Market Place with the town centre shopping area carrying on seamlessly from the West Gate Conservation Area into the Market Place Conservation Area.

- 4.11 West Gate Conservation Area is consequently strongly linear in nature.
- 4.12 The conservation area is bounded to the east by the inner ring road; to the south and west it is constrained by the Four Seasons Shopping Centre and associated modern shop units, with the area to the immediate northwest and northeast being dominated by late C19 and C20 speculative development.
- 4.13 To the conservation areas immediate north are the grounds of civic buildings, the wooded grounds of the Church of St Philip Neri and the landscaped front grounds and tree border of the former Technical College, provide a link to the nearby Crow Hill Drive Conservation Area. The car showroom and Tesco's to the north of the conservation area boundary do not flatter either area.
- 4.14 Although the conservation area is now situated within an extensively urban environment it is located within easy walking distance of local parks, Titchfield and Carr Bank Parks, with Local Nature Reserves situated in close proximity to these. Further afield, to the north, are the Ancient woodlands of Ox Pasture Wood, Hind Car Wood, Northfield House Wood and The Coppice and to the east are sites of special scientific Interest. Other sites of interest within easy travelling distance of the conservation area are Baxter Hill, Parliament Oak and Sookholme Bath, allegedly an ancient healing spa. Mansfield has one Registered Park and Garden, this being Mansfield Cemetery on Nottingham Road; this is situated to the south of the conservation area with the Forest Stone, a commemorative stone marking the site of the great forest court and swain-moot, appearing to its southeast.
- 4.15 Views into the Market Place Conservation Area are largely blocked by street trees along the front of the shopping centre, but glimpsed views of Church Street can be had, and the neoclassical Regents Chambers, on the corner of West Gate and Regent Street, can be seen from some distance. Long views into the conservation area from the north are hindered by buildings but pleasing glimpses of the Church of St John are still evident.





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**Key**

- West Gate Conservation Area Boundary
- Parks and Gardens
- Local Nature Reserves
- Sites of Special Scientific Interest
- Ancient Woodlands
- Parliament Oak
- Forest Stone
- Badger Hill
- Sookholme Bath
- Mansfield Cemetery

**TITLE**  
**Location Plan**

**LOCATION**  
**West Gate Conservation Area**

**FILE**  
**Figure 2**

**DATE** 11/2/2016  
**SCALE** NTS  
**DRAWN** C.Dennis

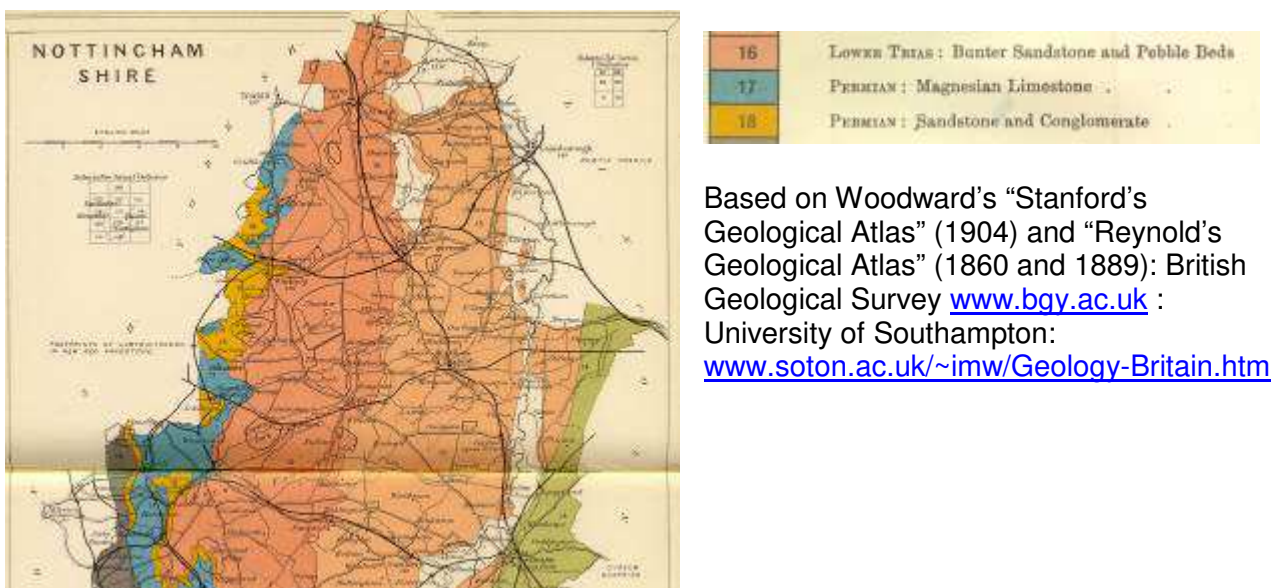
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 CIVIC CENTRE,  
 CHESTERFIELD ROAD SOUTH,  
 MANSFIELD,  
 NOTTINGHAMSHIRE,  
 NG19 7BH



## Geological context

- 4.16 The location occupied by the conservation area incorporates varying heights fluctuations throughout its area. Commencing at its northerly point of Chesterfield Road South this road declines in height on its route towards West Gate, dipping to approximately 105.2m above sea level at its junction with Westfield Lane and. This location seems to be a natural depression as all roads from this point seem to rise. Westfield Lane and Wood Street rises quite substantially to approximately 111.9m and 108.8m respectfully to the west and West Hill Avenue, which is not situated in the conservation area, but rises to the east approximately 109.1m from the Chesterfield Road South junction. West Gate is also no exception although its rise is gradual from approximately 105.5m adjacent to the feather to 105.8m at its crossing by St John Street. Following St John Street route to the west where it rises to 110.9m at the boundary of the conservation area. To the east opposite St John Street junction with Chesterfield Road South, West Hill Drive rise to 116.6m. Back to West Gate it's increase in height however is short lived as just after the crossing with St John Street it height declines quite drastically from the junction to approximately 103.9m adjacent to 61 West Gate. It follows this decrease in height trait along its route into the Market Place.
- 4.17 The pattern of routes shows West Gate following the path of a shallow valley through the conservation area with all roads leading off being the start of ridges. This trait could be attributed to the fact that it is refuted that West Gate follows the valley of the Lady Brook, which was culverted, the Lady Brook eventually converges with the River Maun. Bordering the river, to both sides of the Maun Valley, is approximately one metre of white sandstone<sup>2</sup>, this band is abuted and possibly underlined by bunter sandstone and pebble beds with outcrops of magnesium limestone<sup>3</sup>. These materials were quarried locally and along with the introduction of Portland stone, and a range of bricks, form the traditional material of the town and of many of the buildings within the West Gate Conservation Area.

Figure 3: Geological Map of North Nottinghamshire



<sup>2</sup> Nottinghamshire Extensive Urban Survey Archaeological Assessment of Mansfield. NCC.

<sup>3</sup> [www.soton.ac.uk/~imw/Geology-Britain.htm](http://www.soton.ac.uk/~imw/Geology-Britain.htm). [www.bgy.ac.uk](http://www.bgy.ac.uk).

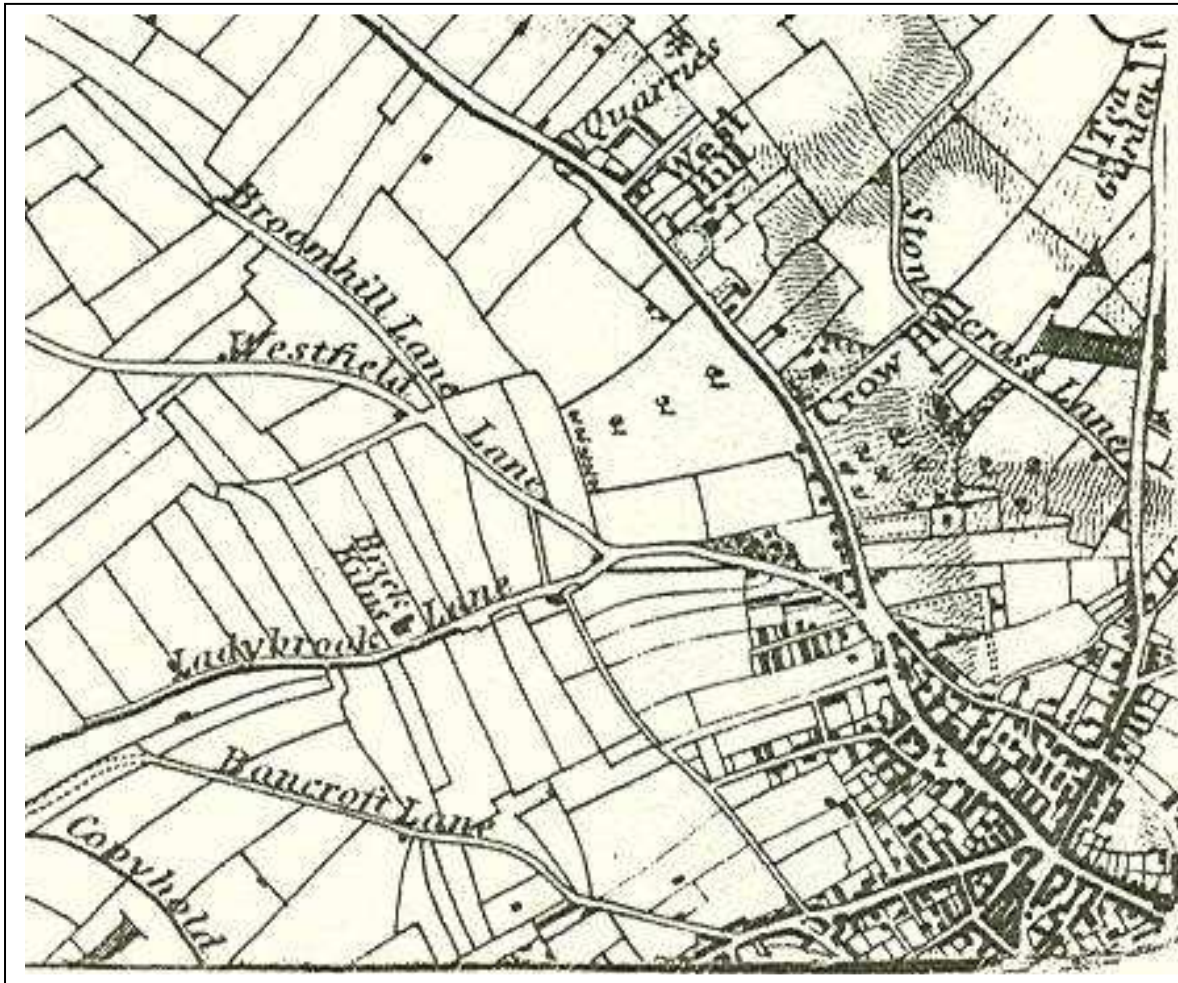
## Origins and historic development

- 4.18 The earliest known settlement of Mansfield took place in the Anglo-Scandinavian period. The Domesday Book records that King Edward the Confessor had an estate here. However, there is evidence of both prehistoric and Roman activity in the area. Mansfield developed as a market town during the mediaeval period, with a market charter being granted in 1227.
- 4.19 The eastern side of West Gate forms part of the original, mediaeval settlement of Mansfield. Plots were laid out in a linear arrangement; dwellings faced onto a front street (West Gate) with long narrow yards at the rear opening onto Back Lane (Clumber Street). The linear arrangement of plots can clearly be discerned on old maps.
- 4.20 The western side of West Gate represents a much later, post-mediaeval extension to the original settlement core. The misnamed Old Market Place was probably not laid out until the C17, whereas the Market Place itself is probably contemporary with the original market charter. The majority of buildings on this side of the street now date from the late C18 and early C19.
- 4.21 In the late Georgian era, much of Chesterfield Road South was laid out with grand houses, many in spacious grounds. Westgate House and Ashfield House currently fall within the conservation area, as does Westfield House which was originally accessed off Chesterfield Road South but is now accessed off a back road that of Westfield Lane. These were supported by civic buildings; a chapel is recorded as being established in the area, St John Street, and the area already featured two public houses The Nags Head, now converted to shops, and the mid C17 New Inn both on West Gate.
- 4.22 To the west of West Gate, a number of new streets were created in the early C19. Three streets were laid out parallel to each other, Wood Street, St John Street (formerly Catlow Street) and Union Street. Union Street is not situated in the West Gate Conservation Area. Wood Street was already densely occupied by the time of Sanderson's Map (1835).
- 4.23 The Victorian era, saw warehouses implemented along Wood Street, some replacing back to back residential properties. Further large civic buildings were established, the Church of St John the Evangelist, an adjacent school and the Congregational Church to the corner of Wood Street. The area also depicts development occurring within the yards, some communal, which started obscuring its linear format. The Union Foundry to the west of the Old Market Place and south of Union Street was established with alleys connecting this building to the meeting place but also allowing access from Union Street to West Gate. Back lanes also intersect and connect the area the notable ones being Plantation Street (later to be redefined as Plantation Row) and Meeting House Row, these and further communal yards appeared to house the supporting workforce. The south side of St John Street and a portion of South Street, connection road between Union Street and St John Street, also saw considerable development.
- 4.24 By 1900, South Street had been renamed Plantation Street, as the previously named street was redefined as a row, with properties now lining both its sides. Allotment gardens replaced what looked to be orchards to the north of Ashfield House, their north-south linear alignment and individual boundaries were retained, and smaller properties to the east side of West Gate were either amalgamated to form larger units or demolished and replaced.



Lawn Mill was implemented to the southwest of the Union Foundry, accessed off Plantation Row and the new road of Walkden Street.

- 4.25 In the 1920's, two large civic buildings, the Church of St Philip Neri and the former Technical College, were built in the grounds of grand Georgian houses (Westfield House and Ashfield House respectively). Speculative building of the late C19 and early C20 resulted in land, associated with other Georgian houses, to the northeast and northwest of West Gate also being subdivided, some resulting in the loss of the original properties. The new roads of Paulsons Drive and West Hill Avenue were implemented rising up from the east side of Chesterfield Road South, to the rear of which the General Hospital extended extensively to fill its plot. The Hospital's elevated position and construction dominated the more subservient surrounding residential establishments and overshadowed the area. This building has since been demolished.
- 4.26 The late C20 saw St John Street being connected with Clumber Street, resulting in the loss of properties to the east side of West Gate between the New Inn Public House and Cromwell House, and the widening and extending of Plantation Street to become Quaker Way. The Congregational Church closed through loss of worshippers and Lawn Mill and Union Foundry ceased trading. The Lawn Mill was converted to become the Rosemary Centre. The Congregational Church and Union Foundry did not fare as well though as both were demolished. The Church was replaced by a medical centre but it was the Union Foundry's replacement with a large car park and the Four Season Shopping Centre which caused the loss of predominately all the supporting residential properties, a lot of backyard development, and important substantial properties to the west side of West Gate just south of the Old Market Place. The Four Season Shopping Centre is not only a dominant overshadowing complex its introduction has effectively implemented a physical barrier between West Gate and the Market Place interrupting the flow, balance and distinctive character of the buildings and the appearance of the two conservation areas.
- 4.27 The area has continued to develop but has predominantly taken the form of changes to the retail establishments in the form of new signage, and in some cases more traditional styled shop fronts. There have however been quite a few major alterations to the conservation area. Westfield House has been repaired and a modern extension to its north elevation has been implemented, this extension extends west into the grounds which have been converted to recreational use and further landscaped. The entire complex now functions as a youth centre with the modern build dominating the site. The Church Hall to St Philip Neri Church has been altered and now connects with the main building. No.65 West Gate has had extensive works to bring the upper storeys back into use as apartments; these works have also included the introduction of traditional styled Georgian sash windows to the front façade, the works implemented are to a very high standard which both enhance and contribute to the character and appearance of the building and the surrounding conservation area. Lastly the gap sit on Wood Street has been developed, the gap site occurred through the demolition of a factory under a Dangerous Structures Notice. The demolished factory was three storeys tall, of red brick with a stone ground floor. There was a two storey stone cottage attached to the west. The new build is two storey, red brick with a stone plinth building, and is utilised as a medical centre.



Extract taken from Sanderson's Map Twenty Miles round Mansfield. Published July 10<sup>th</sup> 1835 by G. Sanderson. ISBN 0902751433 courtesy of Nottinghamshire County Council, Community Services, County Hall, West Bridgford, Nottingham. NG2 7QP.

Figure 4: West Gate in 1835





Figure 5: West Gate in 1875.









Figure 7: West Gate in 1919.



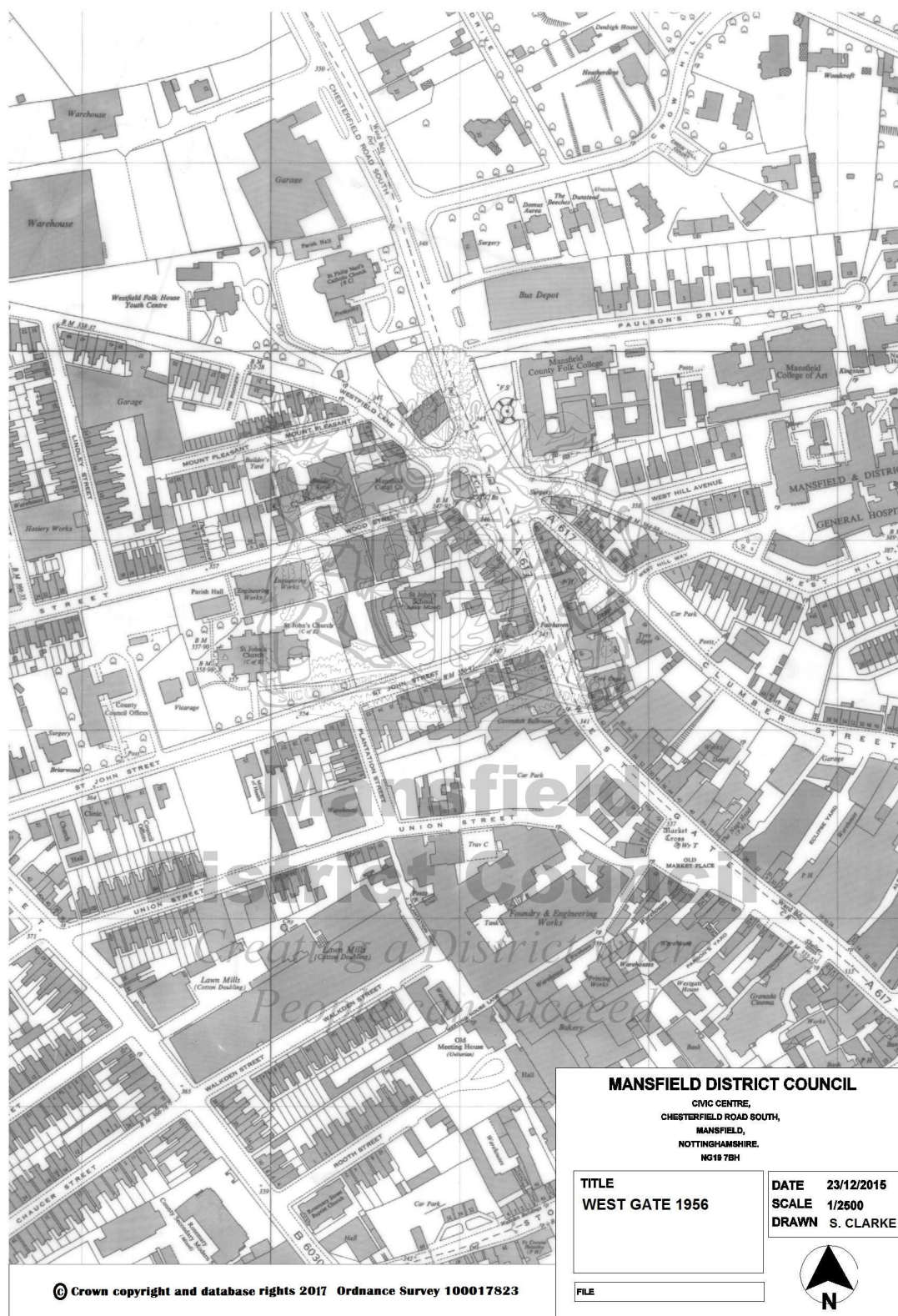


Figure 8 West Gate in 1956

## Archaeology in the conservation area

4.28 The historic settlement on West Gate has a high archaeological potential. The east side of the street is likely to contain below ground remains of structures dating back as far as mediaeval times, whilst the west side of the street may well contain the remains of post-mediaeval structures below ground. There are, of course, a number of post-mediaeval buildings still standing in this area, including no.62 West Gate, Cromwell House, the New Inn and nos.72-74 West Gate. All are C17 in date.



Post-mediaeval building, West Gate.

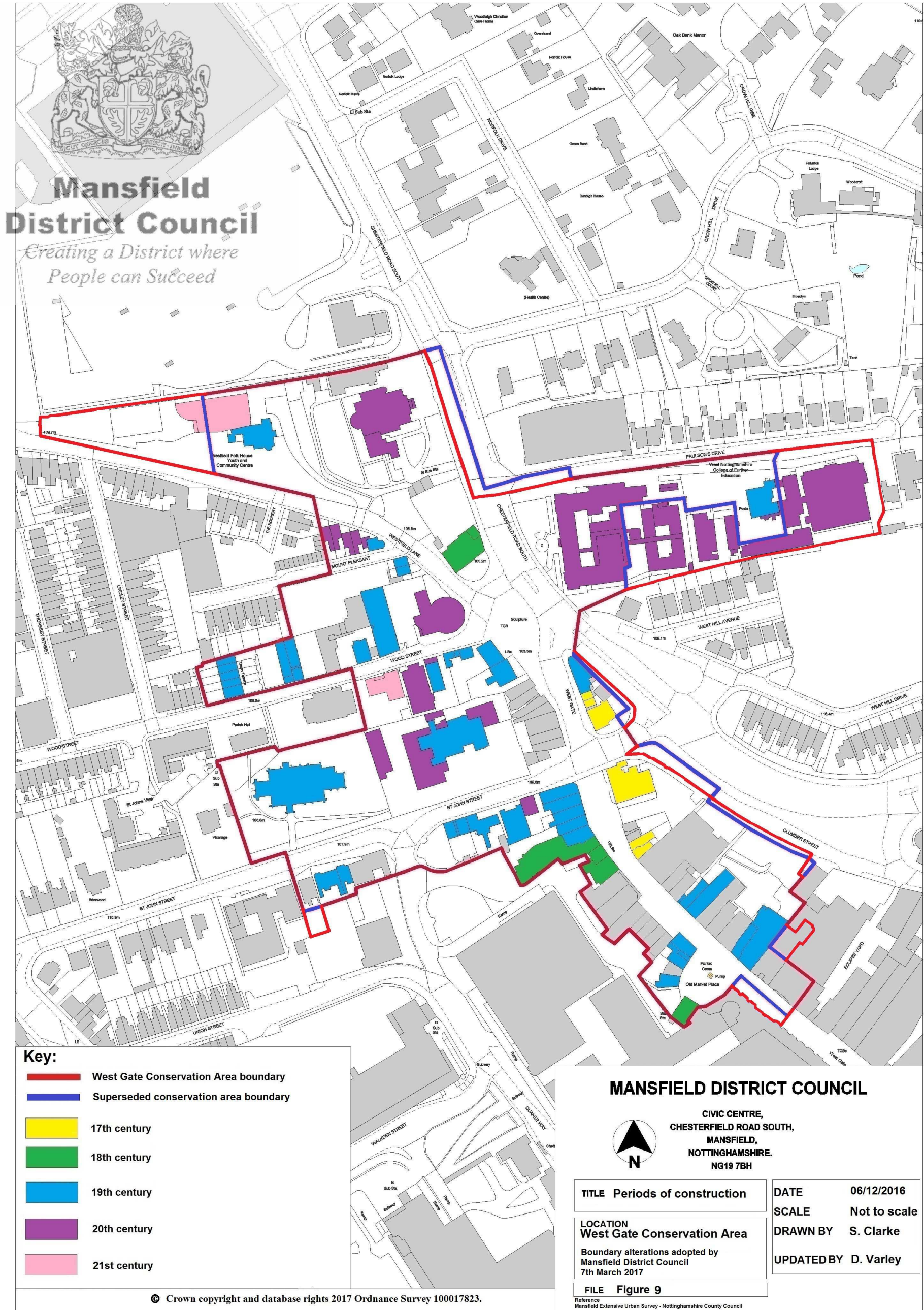
4.29 The Old Market Place may well preserve the evidence of post-mediaeval activity below the modern pedestrianised road surface. The Grade II Market Cross itself is a significant piece of standing archaeology.

4.30 Archaeological potential on St John Street, Wood Street and Chesterfield Road South is low, as these streets were not developed until after the C18. At the entrance to Wood Street, though, a short terrace of framework knitters' houses Market Cross, West Gate (nos.93 to 97 West Gate) is one of very few survivors of this part of the town's industrial history. These houses are listed at grade II.



Market Cross, West Gate.





## 5.0 ARCHITECTURAL AND TOWNSCAPE CHARACTER

### Defining the extent of the area

- 5.1 The boundary of the West Gate Conservation Area follows fixed points on the ground or a straight line between fixed points to avoid any conflict over the exact extent of its area. The following describes the boundaries route between these fixed points and all the buildings and their associated land encompassed within this route are situated within and form the West Gate Conservation Area
- 5.2 Starting at the furthest northern boundary of the West Gate Conservation Area this is demarcated along the northern boundary line of the land associated with the Church of St Philip Neri and Westfield House.
- 5.3 To the west, at the mid-point of the land associated with Westfield House the conservation area boundary line turns south until reaching the properties southern boundary wall, where it turns southeast. Travelling in a southeast direction until opposite no.19 Westfield Lane, where the boundary line turns south and crosses Westfield Lane to join the western boundary of this property. Following no.19 Westfield Lane west boundary to its conclusion at Mount Pleasant, this is crossed, and the boundary meets the rear boundary of nos.2-4 Wood Street. The boundary turns west and then south taking in the land association with these properties until reaching that of no.6 Wood Street which it also includes as is the neighbouring property Thorn Terrace. Skirting the land of Thorn Terrace the boundary line joins Wood Street, turning east and following the pavement edge down Wood Street, until opposite Acorn Medical Centre. The boundary line then crosses Wood Street and following the western boundary of the Acorn Medical Centre until it joins that grounds associated with the Church of St John the Evangelist, its entire land and buildings are incorporated with the conservation area. The conservation area boundary crosses St John Street just before the gates to the grounds of the church, taking in nos.26-32 St John Street, then crossing Quaker Way and following the rear boundaries of nos.39-37 St John Street, before turning south at the extent of land associated with no.65 West Gate.
- 5.4 Returning to the northern boundary and travelling east, the boundary turns south down Chesterfield Road South until Paulsons Drive where it turns again east. Travelling up Paulsons Drive until just opposite Ashfield House, the boundary turns south taking in Ashfield House before turning west and following the southern edges of the car park of this property and that of the former Technical College. Upon reaching and incorporating the main front quadrangle complex of the former Technical College, which faces onto Chesterfield Road South, the conservation area boundary branches southwest taking in the rest of the corner section of its land. From the southern point of the land associated with the former Technical College's the conservation area boundary cuts diagonally across Chesterfield Road South to meet the eastern edge of no.80 West Gate. Following the east outline of these island complex buildings to no.70 West Gate, and just back from the junction of St John Street, which it crosses, to connect with the pavement edge to the north of no.68 West Gate.
- 5.5 Now to the southern section of the conservation area. This commences by following the rear extent of the buildings to the west side of West Gate from no.65 West Gate to no.45



West Gate, where the conservation area boundary branches to take in the car park associated with nos. 39-43A West Gate, the adjoining access road and no.37 West Gate, before skirting around the southern edge of the Old Market Place. West Gate is met again and the conservation area boundary continues south down this road until opposite nos.32-34 West Gate. The Four Seasons Shopping Centre is not included within the conservation area. Crossing West Gate and taking in the front sections of nos.32-34 and no.36a-36b West Gate, the boundary turns northwest and following the extent of the grounds associated with no.25 Clumber Street. The majority of no.25 Clumber Street and its grounds are not included within the conservation area. Upon reaching Clumber Street the conservation area boundary turns northeast and follows the rear grounds, car park and delivery/storage bays associated with no.36 to no.68 West Gate. A section of Clumber Street is also incorporated within the conservation area. The southern boundary line reaches the junction of St Johns Street and re-joins the eastern boundary.

## Character components

- 5.6 West Gate is a small conservation area that is hard to describe in terms of zones, to the south the historic houses are predominantly utilised for retail establishments whilst civic buildings dominate the north and west of the conservation area, so the following description is compiled on a street-by-street basis. Where individual buildings are identified as being important, because they are either listed buildings or they display some other special feature or historical significance, they are recorded and numbered in figure 10: townscape appraisal and appendix 3 schedule of structures of special interest, the latter providing more detailed descriptions.

### Old Market Place

- 5.7 The Old Market Place is an enclosed space with an intimate feeling. The centrepiece of the space is the market cross (1), a meeting place from which announcements used to be made, but the space is dominated by the architecturally elaborate Waverley House (2). The imposing north façade of the Four Seasons Shopping Centre introduces a discordant note as it overshadows and dominates the space.
- 5.8 Historic houses on the northeast side of the Old Market Place (5 and 6) and sensitively designed new buildings provide a link with the main retail core around the Market Place, with the historic street line continuing from here into the retail core.
- 5.9 The Old Market Place is part of the bustling retail centre of the town and adjoins the northern entrance to the Four Seasons Centre. The Halifax Buildings (4), originally a Georgian house, defines the northern corner into West Gate; northwest of this point the atmosphere is notably quieter.

### West Gate (south of St John Street)

- 5.10 Turning northwest into West Gate, the historic fabric is immediately interrupted by nos. 45 to 53 West Gate, a low row of modern properties in buff brick that are set back from the street line. They are of no architectural merit and are not sympathetic to the character of the conservation area. Across the street, former Georgian houses (8) are flanked by more modern buildings on both sides.

- 5.11 Continuing northwest, the road curves around to present an unbroken line of high quality domestic buildings (9 to 14). All of these are broadly contemporary and built of local stone, though one has been painted. Because of their similarity in age, materials and detailing they form a particularly pleasing group. The line of roofs alters on the east side when no.62 West Gate (15), which is listed for its group value, joins no.64 (16), which has its gable end, with decorative bargeboard, facing the street.
- 5.12 Rounding the curve the splendid architectural detail of C17 Cromwell House (17) is visible, but from here the upper stretch of West Gate is cut off from the town centre by heavy traffic on St John Street. This junction not only has a detrimental impact through the obstruction of views, namely that of C17 New Inn Public House (25) which was listed with adjacent buildings for their group value, but also through the excessive use of traffic signals, signage and noise impact.

#### St John Street

- 5.13 Looking down St John Street from the east, there is a short row of Georgian stone properties on the left (19 and 20) including the Egyptian style Methodist chapel (18). These buildings face onto a busy main road and are cut off from a later string of properties (21) by the widened junction onto Quaker Way.
- 5.14 On the north side of the road, the grade II listed Church of St John the Evangelist (23) is a fine landmark building set in a walled and wooded churchyard. In comparison, a tarmac forecourt blights the appearance of the former National School (24). Though the building is no longer in educational use, its stone boundary wall is topped by a high wire fence that detracts from views of both the church and school.

#### West Gate (north of St John Street)

- 5.15 Returning to West Gate on the north side of the pedestrian crossing, the east side of the road contains a number of attractive old buildings (25 to 27). Two short terraces of Edwardian red brick buildings dominate the west side of the road, however the northern terrace has had most of their window openings mutilated and thus making little positive contribution to the area.
- 5.16 Rounding these terraces, one arrives in a large open space formed by the junction of four roads. The view north is terminated by Westgate House, an attractive late C18 house with a semi-circular forecourt (38). Looking west nos.89-91 West Gate (28) continues Westgate House's theme of being set back from the street behind a forecourt, however these properties occupy a raised position. An enhancement scheme to improve the boundary treatment and forecourt of this property has been implemented as has a scheme to return the front façades of the two properties back to their original composition. The flowing curve of West Gate after this point is lost, as nos.93-97 West Gate (29) lack forecourts or defining outside spaces, although these prominent corner buildings have benefited through a re-use scheme.

#### Wood Street

- 5.17 Turning onto Wood Street, the rear buildings of nos.93-97 West Gate (30) defines the space, forming the northern boundary of the property. The remaining buildings to south

side of Wood Street are of no particular interest and would benefit from enhancement schemes. An enhancement scheme has occurred to the gap site left through the demolition of no.11 Wood Street a new build now occupies the site. The north side however remains particularly interesting as it contains two rare survivals of 'back-to-back' industrial housing (31 and 32) and an elaborate Victorian Warehouse (33).

#### Westfield Lane

5.18 Returning to the road junction, rounding the low stone rotunda of the medical centre building, views up Westfield Lane are dominated by Westfield House (35), a Georgian house set behind mature trees and a stone boundary wall. Views back into the conservation area from here reveal the roof of the former Technical College above the rambling rear elevation of Westgate House.

#### Chesterfield Road South

5.19 Rounding Westgate House, one stands facing the impressive, neo-Classical façade of the former Technical College (39) with its Doric stone porch. Turning onto Chesterfield Road South, heavy traffic joining from the inner ring road makes for an uninviting walk. Whilst the Church of St Philip Neri (36) is an attractive landmark building, modern developments to its north dominate the long view.

#### Paulson's Drive

5.20 Returning back to the former Technical College and turning into Paulsons Drive, the college buildings continue and form a pleasing facade presented to the road. The car workshop to the opposite corner blights the visual and adds a discordant note to this corner. Continuing up Paulson's Drive is a substantial connecting building which protrudes forward of the main complex, it continues the architectural themes from the main complex with its facade being dominated by large arched windows. From here the land rises substantially so the return elevation of the building is blank, and faces onto open ground, now a car park. To the rear of the site, set back from the road and not connected to the main complex, is Ashfield House (40) a Georgian stone building of c1805. Ashfield House originally occupied this entire site where it once stood in spacious grounds with a large front turning circle, landscaped grounds and walled garden, with a courtyard, kitchen garden and outbuildings to its rear.

### Architectural and historic qualities of the buildings

5.21 The conservation area contains twenty-six listed building entries. All are listed at grade II, except Waverley House which is listed at grade II\*; this identifies it as a building of more than special interest. Appendix 3 at the rear of the document provides a schedule of structures of special interest and figure 10 their locations.

#### 5.22 *Types of buildings*

West Gate itself contains a high concentration of domestic buildings, the majority of which have had shop fronts inserted at ground level. Religious and educational buildings dominate the northern expanse of the conservation area.

5.23 *Periods of buildings*

The domestic buildings that dominate West Gate predominantly date from the C18 and early C19. However to its eastern side are some of the oldest buildings in the town, with four structures (including Cromwell House and the New Inn) having C17 origins.

5.24 *Architectural styles and characteristics*

West Gate's domestic buildings are largely built in a unified style. The majority are built of coursed squared stone, with projecting ashlar quoins and window surrounds. The older Cromwell House and New Inn have long, chamfered mullioned windows with hood moulds and flush quoins.

5.25 *Scale*

Historic buildings in the conservation area are largely built on a domestic scale, development never being more than three storeys high. The Church of St John is a dominant feature toward the west of the conservation area; its spire is a landmark across the whole north-west flank of the town. On West Gate, no.62 is unusual as it stands with its gable end facing the road, all other historic buildings on the street stand face-on. In contrast to West Gate, most properties on Wood Street stand with their gable ends facing the road.

## The contribution of key unlisted buildings

5.26 Ashfield House and nos.27 to 29 St John Street have previously been considered for 'spot listing' under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990, unfortunately though these buildings were considered to be much altered, but their 'local significance' was noted<sup>4,5</sup>.

5.27 Along West Gate, there are a number of domestic scale buildings that define the streetscape and provide the setting for the numerous listed domestic buildings. Nos.76 to 80 West Gate makes a special contribution to the form of the townscape; it occupies an important corner and island complex site between West Gate and Clumber Street. The buildings are constructed in the Gothic Revival style (1880), an early design by local architect Robert Frank Vallance, who only began his own practice in the previous year.

5.28 The civic feel of the area to the west and northeast of here is aided by the contribution of two key unlisted buildings. The first is the National School; an ancillary building to the Church of St John the Evangelist dated 1860 and designed by local man Charles Neale. The second is the former Technical College, completed in 1928 to designs by the County Architect, L. Maggs.

5.29 The National School and nos.27 to 29 St John Street are the work of renowned local architects; nos.42 and 59 West Gate are buildings that have been removed from the statutory list but still retain significant interest. Appendix 3 at the rear of the document provides descriptions of the structures of special interest.

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<sup>4</sup> Historic England Advisor's Report 27-29 St John Street, Mansfield. September 2005.

<sup>5</sup> Historic England Advisor's Report: Ashfield House, Paulsons Drive Mansfield. 2003.



## Prevalent and traditional building materials

### 5.30 *Building Materials*

There is a limited palette of traditional building materials, from which all the listed domestic buildings on West Gate and St John Street are built. Walls are of coursed squared stone, either 'Mansfield white' or 'Mansfield red', with ashlar dressings. Roofs are usually of Welsh slate. A few stone frontages have been painted and/or rendered at a later date.

5.31 The purest 'Mansfield white' stone tends to be reserved for the more prestigious buildings such as Westfield House, Westgate House and Ashfield House, which all have ashlar front facades, and although built using courser squared stone, nos.89-91 and nos.61-63 West Gate are still impressive buildings. Waverley House has decorative ashlar dressings as well as an ashlar front facade. Lesser buildings tend to be built from the softer red stone.

5.32 The Church of St John the Evangelist is exceptional for its use of ashlar stone throughout, both Mansfield White and Ancaster, though the accompanying National School continues the traditional theme of coursed squared stone with ashlar dressings. Civic buildings on Chesterfield Road South strike a modern note, being built of an imported buff brick. There is a limited use of local bright red brick, especially at the north end of West Gate and on Wood Street.

### 5.33 *Street surfaces*

The Old Market Cross has been enhanced through the introduction of a traditional paving scheme, York Stone with granite edges, replicating its square footprint. Traditional styled bollards have been implemented to the corners to protect the paving and lighting scheme from vehicular traffic. The Old Market Place and West Gate, continuing as far as St John Street, have been pedestrianised. The street surface here now comprises modern brick pavers; there is no differentiation, either in height or in materials, between the footpath and the occasional vehicular route. As a consequence of this there is now a profusion of bollards along the street separating pedestrians from service traffic.

5.34 On the upper section of West Gate, the wide pedestrian space in front of Westgate House was enhanced through a resurfaced scheme in York stone with granite kerbs (2006). The scheme is impressive in its quality and simplicity. Continuing the scheme onto neighbouring areas should be seen as beneficial to enhance the appearance of the conservation area.

5.35 The side streets to the north of the area, St John Street, Wood Street and Westfield Lane, are all surfaced in a standard modern manner with tarmac surfaces and concrete kerbs.

5.36 In the passageway north of no.48 and 50 West Gate, the footpath known as 'Lurchills', is an interesting survival of a stretch of limestone sett paving.

### 5.37 *Street furniture*

Street furniture throughout the area is in a conservation style, with painted cast iron bollards, benches and bins. Whilst the furniture itself is sensitively designed and well-constructed, it is the sheer clutter, such as the profusion of bollards in the pedestrianised zone, which detracts from the visual amenity of the conservation area. Traditional styled signage posts, heritage trail plaques and a commemorative stone have also been implemented within the area.

- 5.38 In 2007 'The Feather' a piece of public art was erected following the resurfacing scheme on West Gate, as a tribute and link to the mining community, with its reference to the use of canaries in the mines.

### Prevailing or former uses

- 5.39 The dense settlement on both sides of West Gate would originally have been in domestic use. This area is now entirely dominated by retail establishments; it contains a number of older houses with later shop fronts but retains its urban domestic scale of development. A number of houses resisted retail conversion until the C20 and there are a few historic shop fronts of note.
- 5.40 Soon after Wood Street was laid out, the street was subject to a dense speculative development with a mixture of back-to-back houses and industrial units. St John Street, in contrast, has always been dominated by two large civic buildings in spacious grounds, the Church of St John the Evangelist (1856) and its attendant National School (1860).
- 5.41 The south side of the road contains a number of houses that are now in office use; as a consequence, they have remained largely unaltered at ground floor level.
- 5.42 Chesterfield Road South is also given a civic feel by two large buildings, the Church of St Philip Neri (1925) and the former Technical College (1928), which were built within the grounds of Westfield House and Ashfield House respectfully. Its former quality of "large detached dwellings... in spacious grounds"<sup>6</sup> is less prevalent than it would have been originally.
- 5.43 The Old Market Place was in use as a cattle market until activities were transferred to a new site on Nottingham Road in 1877.



The Old Market place showing the Market Cross and Waverley house in 1902



The Old Market Place in 2016.

<sup>6</sup> Stroud G – **Extensive Urban Survey: Mansfield**. Nottinghamshire County Council (2001).

## The character and interrelationship of spaces

5.44 West Gate to its southern stretch possesses an intimate character with an unbroken row of domestic scale buildings framing a long and narrow street. The Old Market Place continues this character but it is a small intimate space, a feeling that is largely the result of the terminating effect of the Four Seasons Shopping Centre. Before the construction of the shopping centre the Old Market Place would have tapered away much further southeast.

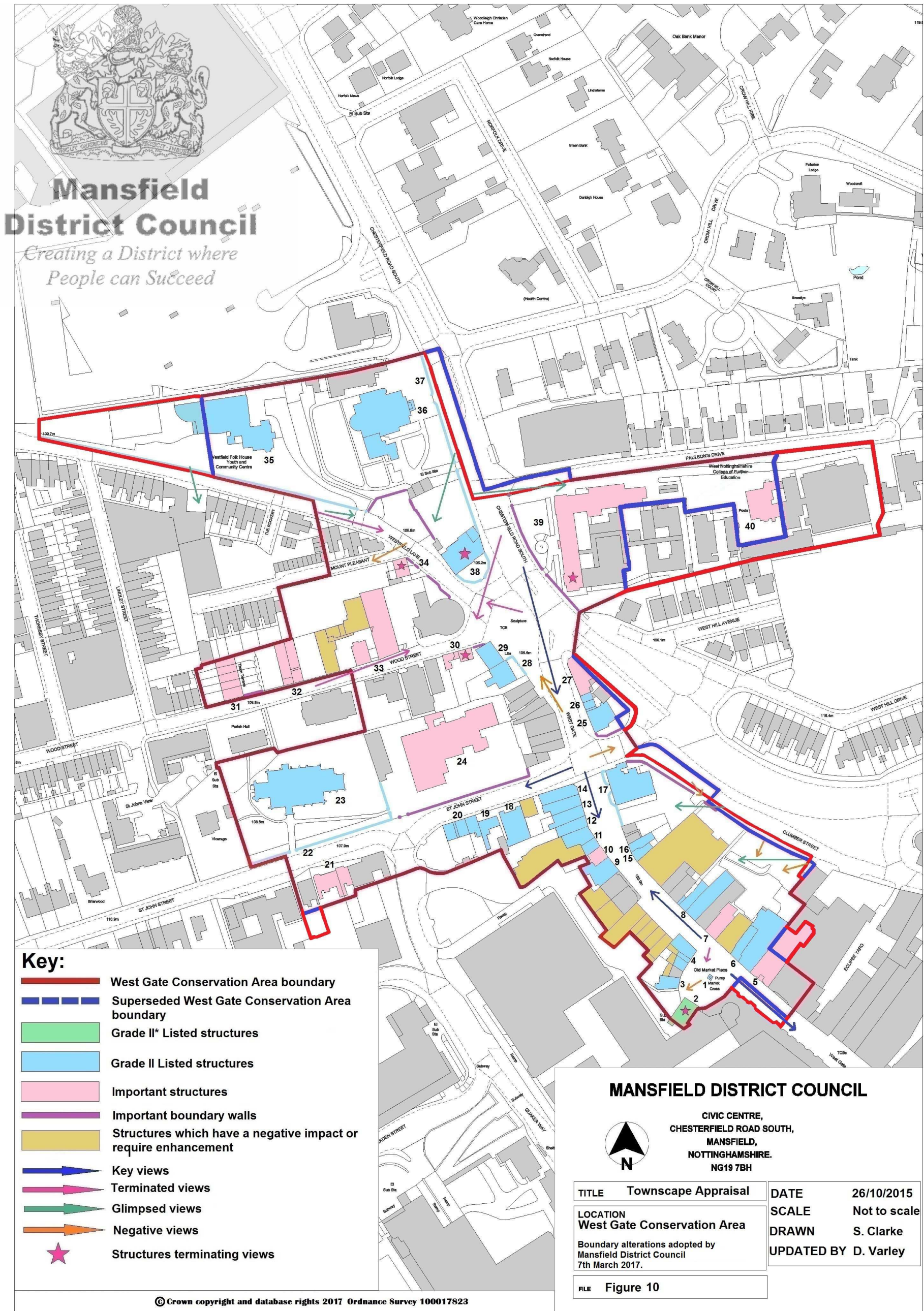
5.45 The intimate character of West Gate is interrupted at Cromwell House by the heavy traffic flow from St John Street onto the inner ring road. The eastern section of St John Street is similarly blighted by traffic flow; the long straight series of C19 domestic buildings on its south side is now bisected by the junction with Quaker Way. The upper section of St John Street is in contrast much quieter and more landscaped in theme.



5.46 Returning to West Gate, to its northern section, this area bleeds out to be more open the north section of which terminates in a wide junction onto Chesterfield Road South, the Inner Ring Road. Wood Street and Westfield Lane also join Chesterfield Road South just north of this junction. The intimacy of the street thus dissolves into a wide open area, visually terminated to the north by Westgate House and to the east by the former Technical College. Through the introduction of a sympathetic paving scheme (2006) and modern art (2007) the open space created by these junctions was further enhanced with the introduction of soft landscaping. Westgate House and the former Technical College also have their own enclosed landscaped forecourts, which enhances the civic feel of this space.

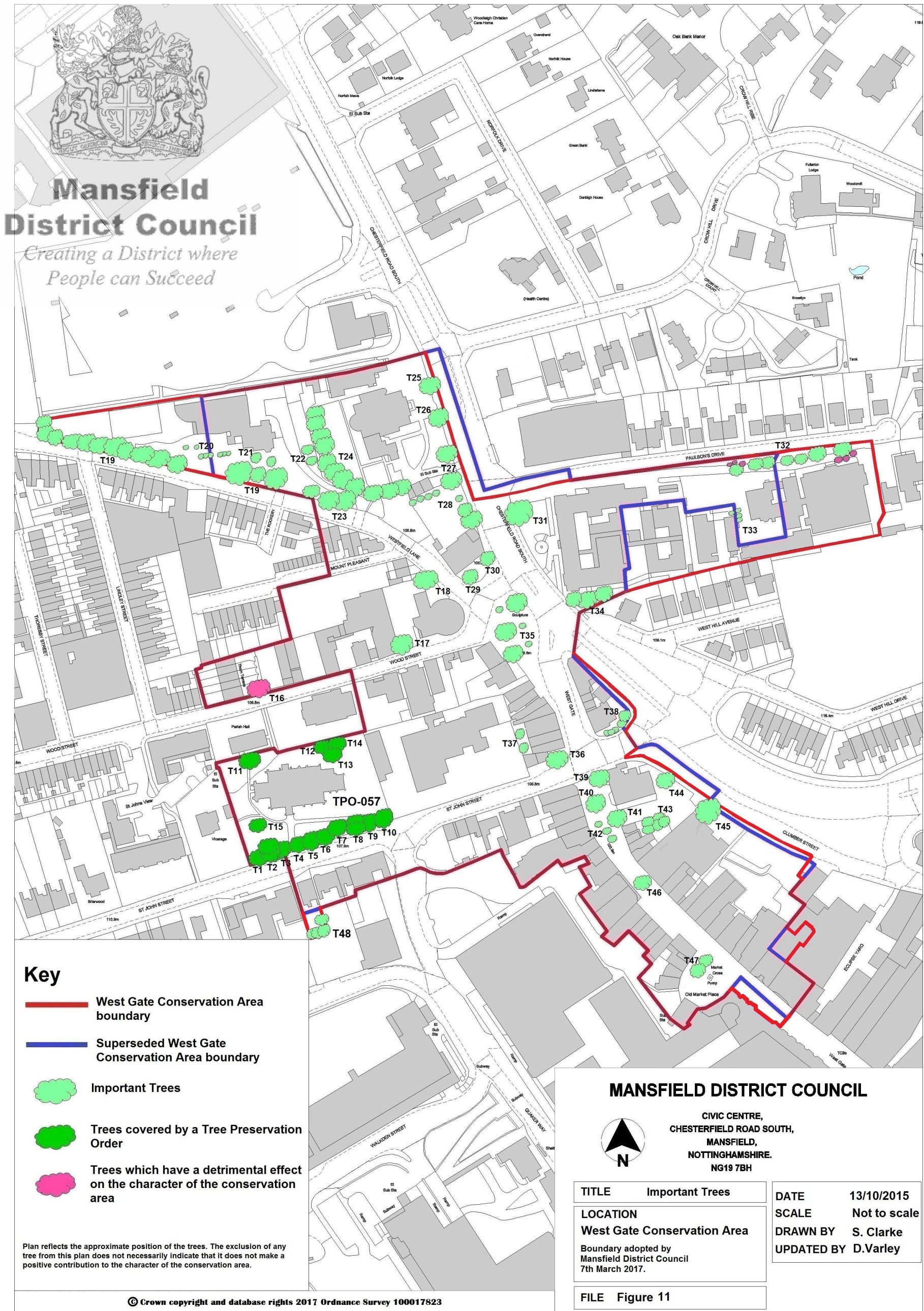
5.47 It is worth noting that Watson Fothergill's congregational chapel (1877) would once have commanded this space from the west, but was demolished in 1978 after protracted disuse. The site is now occupied by a round, one storey, stone building used as a medical centre.













## List of Important Trees

This list includes those trees that contribute most strongly, or negatively, to the conservation area in terms of their appearance and/or historic interest. The exclusion of any tree from this list does not necessarily indicate that the tree does not make a contribution to the character of the West Gate Conservation Area.

The approximate positions of the trees are recorded on map labelled Figure 10 – Important Trees.

TPO-057	Church of St John the evangelist, St John Street.
T1	Lime (tilia species). Southern frontage of site, adjacent to stone boundary wall and St John Street.
T2	Lime (tilia species). Southern frontage of site, adjacent to stone boundary wall and St John Street.
T3	Lime (tilia species). Southern frontage of site, adjacent to stone boundary wall and St John Street.
T4	Lime (tilia species). Southern frontage of site, adjacent to stone boundary wall and St John Street.
T5	Lime (tilia species). Southern frontage of site, adjacent to stone boundary wall and St John Street.
T6	Lime (tilia species). Southern frontage of site, adjacent to stone boundary wall and St John Street.
T7	Lime (tilia species). Southern frontage of site, adjacent to stone boundary wall and St John Street.
T8	Lime (tilia species). Southern frontage of site, adjacent to stone boundary wall and St John Street.
T9	Lime (tilia species). Southern frontage of site, adjacent to stone boundary wall and St John Street.
T10	Lime (tilia species). Southern frontage of site, adjacent to stone boundary wall and St John Street.
T11	Ash (fraxinus excelsior). To the northwest of the site, between St John's Church and the Parish Hall.
T12	Lime (tilia species). Northeast corner of site, between St John's Church and the northern site boundary.
T13	Ash (fraxinus excelsior). Northeast corner of site, between St John's Church and the northern site boundary.
T14	Ash (fraxinus excelsior). Northeast corner of site, between St John's Church and the northern site boundary.
T15	Silver Birch (betula pendula). To the southwest of the site between St John's Church and St John Street.
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T16	To the southern boundary wall of the rear garden of no.1Thorn Terrace, Wood Street.
T17	Adjacent to the car park entrance, Wood Street, of Roundwood Medical Centre.
T18	Adjacent to the northeast boundary wall of Roundwood Medical Centre, Wood Street.
T19	Trees aligning stone boundary wall to Westfield Folk House. Western and Southern frontage of site, Westfield Lane.

- T20 Newly planted trees. To the South elevation of Westfield Folk House, Westfield Lane.
- T21 3 birch trees adjacent to the southeast corner of Westfield Folk House. Trees to the southern boundary wall, front, southeast corner of Westfield Folk House.
- T22 Trees to the eastern boundary of the site.
- T23 Adjacent to the south eastern entrance to the site. Westfield Folk House, Westfield Lane.
- T24 Trees to the western and southern boundary, rear, of St Philip Neri Church, Chesterfield Road South.
- T25 Tree to the northwest of northern vehicular entrance to car park, front, eastern boundary wall, St Philip Neri Church, Chesterfield Road South.
- T26 Tree to southeast of northern vehicular entrance to car park, front, eastern boundary wall, St Philip Neri Church, Chesterfield Road South.
- T27 Trees to southern vehicular entrance to car park, front, eastern boundary wall, St Philip Neri Church, Chesterfield Road South.
- T28 Trees to rear grounds of Westgate House, Chesterfield Road South.
- T29 Tree to garden, front, western boundary wall of Westgate House, Chesterfield Road South.
- T30 Tree to garden, front, eastern boundary wall of Westgate House, Chesterfield Road South.
- T31 Tree to south of vehicular entrance, front, of School on Chesterfield Road South opposite West Gate and Chesterfield Road South junction.
- T32 Trees to northern boundary of site and Paulsons Drive, to the northern elevation of Ashfield House, to the front of the former art school and within the school grounds, Chesterfield Road South.
- T33 Pollard trees, obscuring building within the car park of school, Chesterfield Road South.
- T34 Trees to the northern boundary, northern elevation of school, Chesterfield Road South.
- T35 1no.English Oak, 1no.dawn redwood, 2nos.sycamore, 1no.cherry species and 1no. apple species to the paved area, adjacent to sculpture, northern spur and start of West Gate. Junction of West Gate, Wood Street, Chesterfield Road South and Westfield Lane.
- T36 1no. sycamore to paved area to junction of West Gate and St John Street, end of northern spur of West Gate, southern side elevation of no.73 West Gate.
- T37 Tree to rear of nos.73-79 West Gate.
- T38 Silver Birch and Sycamore, located within the seating area at junction of St John Street and Clumber Street. Southern side elevation New Inn Public House, no.70 West Gate.
- T39 1no. small leaved alder to public foot path to junction of start of southern spur of West Gate and crossroads of St John Street. In front of northern section of railings to western boundary of Cromwell House, no.68 West Gate, front elevation.
- T40 1no. small leaved alder to public foot path to front elevation of no.67 West Gate and southern section of the railings to the western boundary, of Cromwell House, no.68 West Gate, front elevation.
- T41 1no. Turkey oak to public foot path, adjacent to, stone boundary wall of western boundary of Cromwell House, no.68 West Gate.
- T42 2no. Norway maple, 1no. English oak to public foot path, front elevation of nos.61-63 West Gate and nos.66-66a West Gate.
- T43 Rear garden of nos.66-66a West Gate.

- T44 Within the rear grounds of Cromwell House, no.68 West Gate, facing onto Clumber Street.
- T45 Rear grounds of no.56 West Gate, facing onto Clumber Street.
- T46 1 no. platanus acerifolio to public foot path, front elevation of no.55 West Gate and no.56 West Gate.
- T47 2no. acer griseum to open space of Market Cross, West Gate, front elevation of nos.39b, 41, 43 and 43a West Gate.
- T48 1no. acer griseum, 1no, Norway maple to line of West Gate out of Market Cross area, leading down to Market Place. Front elevation of no.38a West Gate, no.36 West Gate and nos.36a-36b West Gate.



## Key views and vistas

- 5.48 The Grade II listed Church of St John the Evangelist is an impressive landmark building. Long views of its spire are particularly striking from Rosemary Street, looming over the Rosemary Centre. It can also be seen in long views into the conservation area from the north, for example, from Tesco's car park, as well as glimpses views between individual buildings.
- 5.49 Pedestrians approaching the West Gate Conservation Area from the north along Chesterfield Road South are afforded views down the historic street of West Gate, with the brick corner building of the island complex, being a particularly prominent aspect. On entering the conservation area from the north, glimpses views of Ashfield House up Paulsons Drive are afforded with the brick complex to the rear of no.97 West Gate terminating this directional view. The curving aspect of Westfield Lane also causes the same phenomena, with nos.7-9 Westfield Lane terminating the view with Westgate House being the focus of the view once the curve of Westfield Lane has been negotiated. Glimpses views of the former Technical College and Church of St John the Evangelist are also afforded.
- 5.50 From the northern section of West Gate, Westgate House terminates the view looking towards the north and the gables of Cromwell House are a particularly prominent aspect to the south. Views up Wood Street are obscured until the sharp curve at its commencement is navigated; looking from the east a similar affect occurs, but upon reaching the curve views are focussed on and terminated by the former Technical College. South of the St John Street junction West Gate's curving route reveals different aspects channelling the view as you descend. The Old Market Place is obscured until the area is entered with the elaborate façade of Waverley House, enhanced by the Old Market Cross in its foreground, creating a striking feature within this enclosed intimate space. The overshadowing dominant character of the Four Seasons Shopping Centre spoils the visible enhancement of the area.
- 5.51 Approaching the conservation area from the south, the Halifax Buildings would once have formed a focal point of the Old Market Place, but the development of the Four Seasons Centre and the associated change in the street line has severely limited this effect.
- 5.52 Toward the southern end of the conservation area, one can afford glimpsed views into the Market Place conservation area, including views of Regents Chambers, an impressive neoclassical building. These views are obscured by the remaining street trees planted along the frontage of the Four Seasons Centre.

## Views and vistas



Glimpsed views of Market Place Conservation Area and an impressive neoclassical building.



The curving street line closes and enhances the intimate nature of the space.



Old Market Place, the view is terminated by a significant Georgian House and the Old Market Cross in the foreground. The whole experience is overshadowed by the shopping centre which detracts and dominates the area.

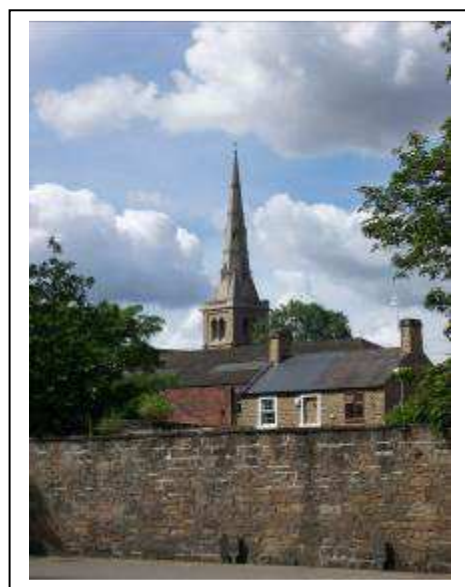
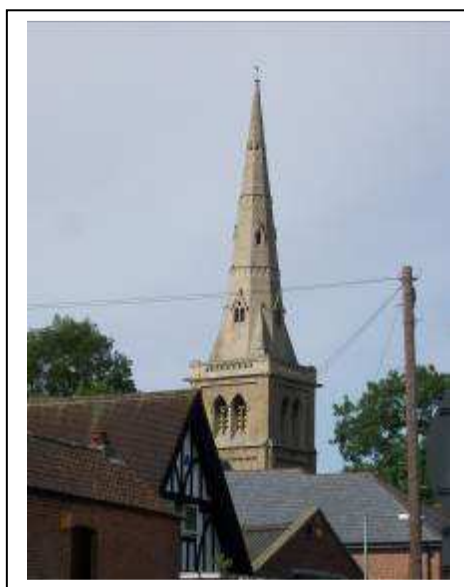
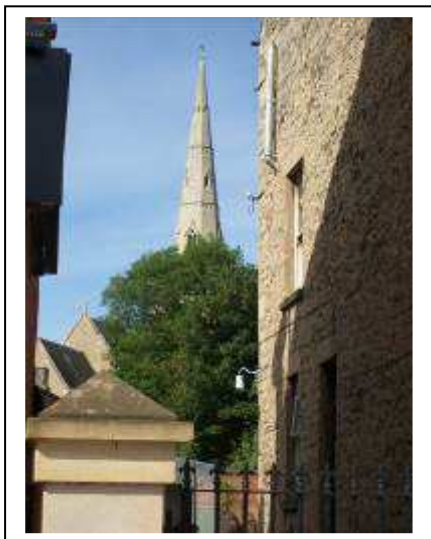


Significant buildings guide and channel the view but also distract the eye from the much altered buildings which align the east side of the street.



St John Street is blighted by heavy traffic, excessive signage and lights, but also through the loss of significant buildings which would once have terminated the view to the west.





Church spire can be glimpsed from many locations from within the conservation area, between buildings, and from further afield striking a pinnacle above roof tops.



The conservation area boundary follows the eastern edge of an island complex, emphasising and directing the view down West Gate.

The view is terminated by a prestigious Georgian House and enhanced by trees and planters. It would once have been a quiet location but is now blighted by the convergence of roads, bollards, signs and heavy traffic usage.





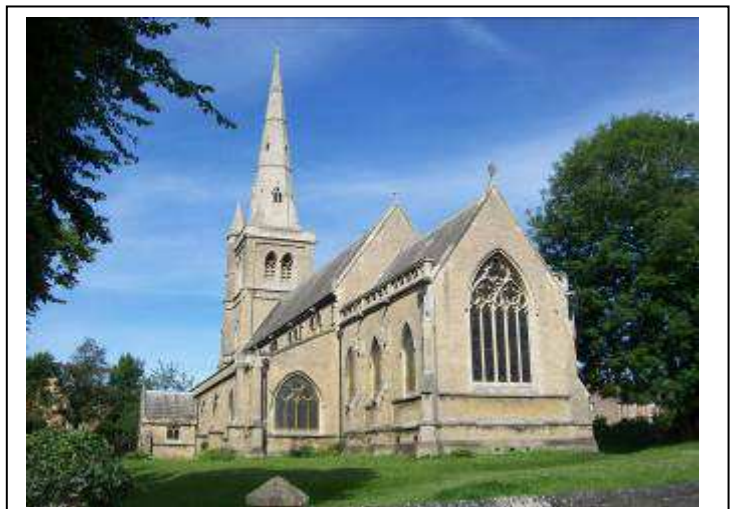
Glimpses views of a Georgian House which is just visible through the trees.



Prominent Georgian House situated within its own grounds.



Prominent educational building situated at a busy convergence of roads



Pleasing views of the churches situated in the conservation area.

## Public realm, amenity spaces, landscaping and boundary treatments.

5.53 The only sizeable public green space in the area is the churchyard which surrounds the church. It is an attractive area laid to grass, fronted by an avenue of mature lime trees and a listed boundary wall. These trees are protected by a Tree Preservation Order. The ancillary National School lies in a similar sized plot but is surrounded only by a tarmac forecourt.



5.54 The former Technical College possesses a greened forecourt with prominent trees to the corners of its land and which make an important contribution to the quality of the space in front of the property.

5.55 The Church of St Philip Neri is predominantly surrounded by the mature trees that were once part of the grounds of the neighbouring Westfield House.

5.56 The tree planting scheme at the top and lining West Gate, to the corner of St John Street and around the Old Market Cross all contribute to the appearance of the area. Combining all these trees with those remaining that obscure the unattractive façade of the Four Seasons shopping centre not only introduces greenery into an otherwise majority hard landscaping area, but links to and continues a theme into the Market Place Conservation Area.

### 5.57 *Walls and boundary features*

The southern stretch of West Gate is densely developed and buildings front directly onto the street. As the road continues north, some prestigious buildings are set back from the street line. Cromwell House, nos.89-91 West Gate and Westgate House all have railed or walled forecourts of varying sizes. Further north, both the Church of St Philip Neri and the former Technical College stand in spacious plots with prominent boundary walls, a reflection of the original use of the site as the gardens to large houses. On St John Street, both the church and its accompanying school stand behind ornate stone boundary walls; the wall in front of the church is listed, that to the school is blighted by modern security fencing.

## Local details

5.58 Compared to the nearby Market Place Conservation Area, the West Gate Conservation Area retains a stronger and more cohesive vernacular character. Market Place is characterised by 'polite' buildings of the later C19. West Gate, however, retains details that better reflect the town's vernacular traditions.

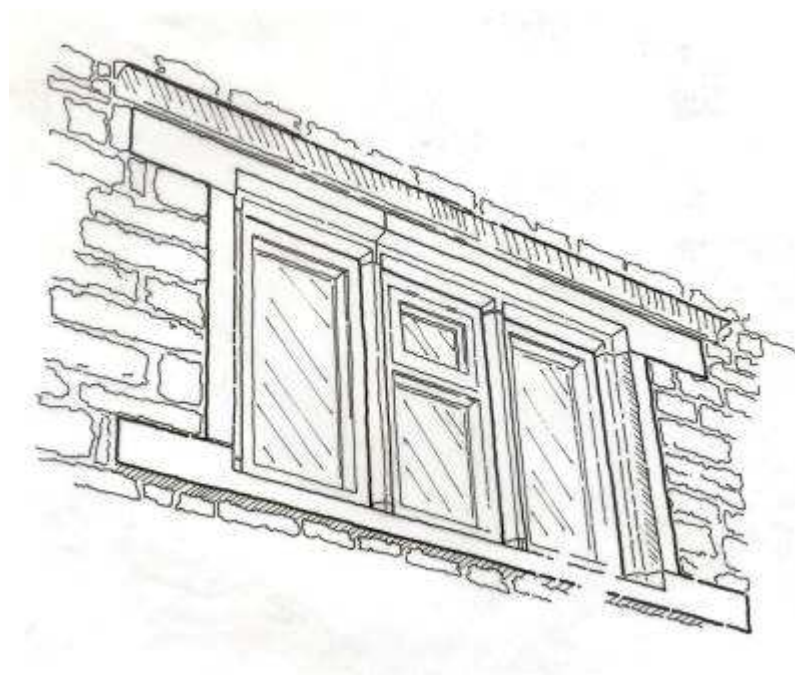
5.59 Most traditional buildings in the conservation area have the projecting door and window surrounds that are a keynote of Georgian vernacular design in the district. The window surrounds are all of ashlar stone but vary in their design. Rectangular surrounds are most common, though round headed and Venetian openings can also be seen. Many traditional

buildings on West Gate also feature projecting ashlar quoins down the sides of their façades.

- 5.60 Two older buildings, the C17 Cromwell House and New Inn, are notable for their long, chamfered mullioned windows with hood moulds. These two structures are also notable for their flat quoins.
- 5.61 The plain mullioned window surrounds that typify C18 vernacular design throughout the district are not a keynote of the West Gate Conservation Area, though they can be seen on the side and rear elevations of various buildings, notably Waverley House.

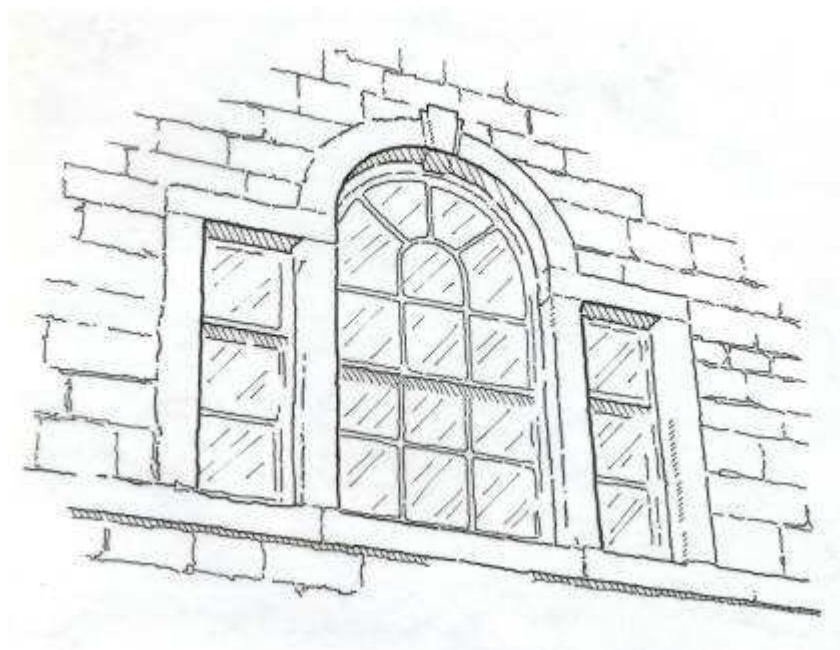
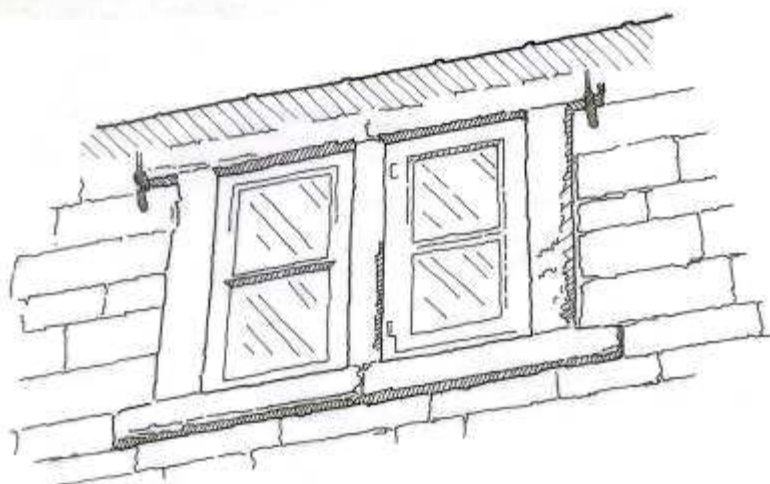


## Local details



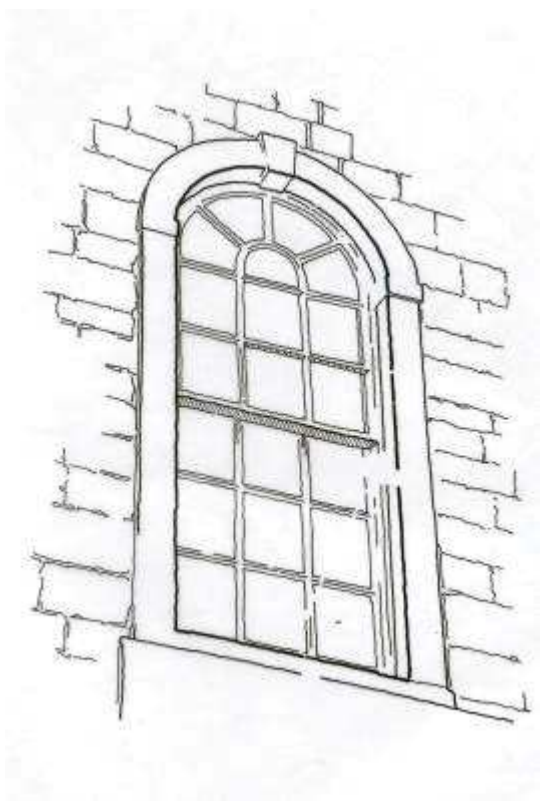
A renewed chamfered window with mullions and a hood mould. This is a typical C17 detail.

A C18 plain window surround with mullion, seen on many side and rear elevations. Waverley House, West Gate.



A Venetian window surround with keystone and sill band, containing glazing bar sash windows.

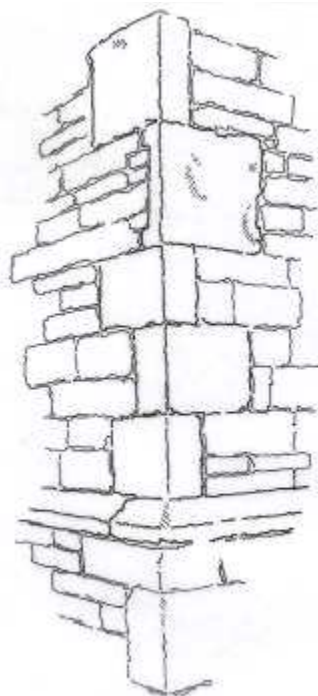




A round headed stair window surround with keystones and imposts, containing a glazing bar sash.



A rectangular window surround and projecting quoin.



Flat quoin and a plinth course are common C17 features.



A round headed door case with imposts, a cast iron fanlight and a blocked boot scraper, containing a six panel door.

## Loss, damage and intrusion

### 5.62 *Traffic intrusion.*

St John Street is blighted by heavy traffic usage, two properties on West Gate, were demolished to allow this traffic to join the inner ring road. Traffic enters St John Street from the modern Quaker Way; the junction here has also involved demolition of properties and cuts a number of C19 buildings off from the rest of the street.

5.63 Heavy traffic flow on the inner ring road has an impact on pedestrian flow through the conservation area, the section north of St John Street appears cut off from the rest of the road, and the junction of Wood Street is difficult to negotiate. Further negative impacts are the visual intrusion, excessive signs and crossing measures, with St John Street also impacting through the level of noise it creates.

### 5.64 *Four Seasons Shopping Centre*

The historic fabric of West Gate is effectively cut off from the heart of the town by the modern Four Seasons Shopping Centre (1976). The shopping centre continues behind properties on the west side of West Gate and presents unsympathetic views from within the Old Market Place.



### 5.65 *Individual buildings of negative impact*

There are a number of individual buildings that have a negative impact on the conservation area. This may be for a number of reasons, such as the choice of materials, the design, detailing, scale and massing. These are shown on the maps with site-specific design briefs for possible redevelopment solutions for these negative aspects see the accompanying management plan.

### 5.66 *Streetscape*

The pedestrianised section of West Gate lacks a definition between footpath and roadway. There is a profusion of bollards, acting both to delineate pedestrian and vehicular traffic, but also protecting a number of scattered street trees. The pedestrianised area comes to an abrupt halt at the junction with St John Street, after which point the usual footpath differentiation returns; this sudden change exacerbates the sense of separation between the two areas.

5.67 The unimaginative treatment of highways signage can make historic streets appear cluttered. West Gate Conservation Area has an abundance of traffic signage which have a detrimental effect on the character and appearance of the conservation area.



5.68 *loss*

To the detriment of West Gate and Market Place Conservation Area many buildings were demolished to make way for the Four Season's shopping centre. Further losses occurred when West Gate was dissected by St John Street, and further up this street the widening of the junction with Quaker Way resulted in a disjointed and separation effect of buildings. In 1978 Wood Street also saw the loss of its congregational chapel, built by Watson Fothergill, through disuse. The C20 saw the loss of a warehouse, considered to be a dangerous structure; this site has since been developed and a modern Medical Centre now occupying the site.

5.69 Alterations to both Westfield House and St Philip Neri have occurred resulting in the loss of buildings through the implementation of modern complexes or the concealment and incorporation of features.

5.70 In relation to the loss of character this is slowly being eroded through uncontrolled permitted developments, this factor needs to be addressed and is a topic for discussion within the accompanying management plan.



### Extent of loss



a). Buildings lost during expansion of Quaker Way. Junction of Quaker Way and St John Street.

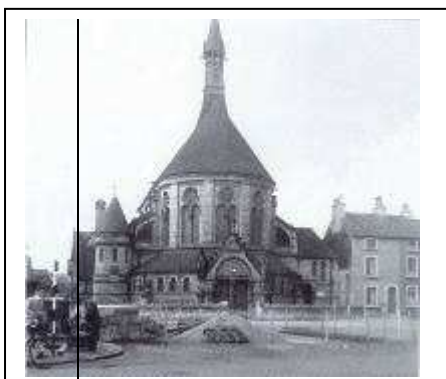


b). Buildings lost through the building of the Four Seasons shopping centre.

Waverley House is now dwarfed by the Four Seasons shopping centre.



c). Buildings lost through re-routing of St John Street. St John Street and West Gate junction.



d). West Gate Congregational Church. Designed by Mansfield born Fothergill Watson, it opened for use in 1878 but because of dwindling numbers closed in 1981. A medical centre now occupies the site.





## 6.0 BOUNDARY REVIEW

- 6.1 Conservation areas are required to be clearly delineated. Usually there will be obvious physical features along which a boundary line may be drawn. Elsewhere, there may be a 'grey area', but the general rule is to include land, buildings, walls, trees, hedges and spaces if they enhance or could be made to enhance the character or appearance of the area. By using these criteria the proposed revised boundary of the conservation area has been drawn.
- 6.2 The proposed revised conservation area boundary has been drawn on the map figure 12. The inner side of the pecked line on the map indicates the actual boundary of the conservation area. The boundary follows fixed points on the ground or a straight line between fixed points to avoid any conflict over the exact extent of the conservation area.

### Boundary revisions

- 6.3 The following proposals eight areas have been suggested as alterations to the current conservation area boundary, the proposals include six extensions, two small reductions and one area which is both an extension and a reduction as it involves a pavement realignment. All these are suggested alterations to the current conservation area boundary and are outlined as follows.

#### **Area A – Proposal to include land and building associated with Westfield House Westfield Lane.**

Westfield House is a late Georgian house, listed in its own right, which once occupied extensive grounds, a substantial proportion of which still remains. A recent conversion scheme involved a large extension to be incorporated to its north elevation and extending into the grounds to the west. The entire property now functions as a youth centre, which has over spilled into the grounds some of which are now utilised as recreational space. The rest of the grounds have been landscaped with the existing trees within the plot being retained. It is



is inconsistent to include part of the land and buildings of this site within the conservation area, but to omit the rest. The proposal is to rectify this omission.

#### **Area B – Proposal to exclude sections of Chesterfield Road South and Paulson's Drive.**

The proposal is to alter the conservation area boundary to exclude a section of Chesterfield Road South commencing at the northern boundary of St Philip Neri Church to its junction with Paulson's Drive, and exclude a section of Paulson's Drive from its junction with Chesterfield Road South to approximately a quarter of the way up this road. The proposal is that the conservation area boundary would follow the outside edge of the pavement on the west side of Chesterfield Road South to the junction with Paulson's

Drive, crossing Chesterfield Road South in a straight line to meet up with the outside edged of pavement of the south side of Paulson's Drive. Continuing east up Paulson's Drive following the pavement edge until connecting with the existing line of the conservation area boundary. The reason for these exclusions is that these roads have no historic significance to the conservation area

### **Area C - Proposal to include land formerly associated with Ashfield House off Paulson Drive**

Ashfield House is a late Georgian house, whose extensive grounds are still evident; it's considered to be of special interest to the community and is recorded as a local heritage asset on the Council's register. In the early C20 the property changed ownership and Mansfield Technical College was built to the front of the grounds, this was followed by the School of Art being built on the site of the former coach house, stable block and kitchen garden to the rear of Ashfield House. The site now



functions as a school. It seems inconsistent to include part of the land and buildings of this site within the conservation area, but to omit the rest, especially as the some of the buildings are of architectural importance and there is potential for development of the site which would then contribute to the enhancement of the conservation area. The proposal is to rectify this omission by including all the remaining grounds which were once associated with Ashfield House within the conservation area.

### **Area D – Proposal to include a section of pavement to Chesterfield Road South and grounds associated with seating area.**

The proposal is to alter the conservation area boundary to include the pavement to the northeast elevations of nos.70-80 West Gate as this forms a clearly delineated line, and inclusion of this nature are seen throughout the conservation area. The proposals are to also alter the conservation area boundary to include the land to the southeast boundary of no.70 West Gate, this land is associated with the existing seating area, previously this area was omitted from the conservation area. It is proposed to include these areas for consistency and also because they enhance or could be made to enhance the character and appearance of the conservation area.

### **Area E –Proposal to exclude a section of Clumber Street to include a section of pavement to Clumber Street and to exclude land and buildings associated with no.25 Clumber Street.**

The proposal is to alter the conservation area boundary to exclude a section of Clumber Street commencing at its junction with St John Street until opposite the plot associated with no.56 West Gate. Currently the conservation area boundary from the junction follows the central line of the road before cutting back to the boundary of land associated with no.56 West Gate.

The proposal is to alter the conservation area boundary to include the pavement commencing at no.56 West Gate to the boundary of land associated with no.25 Clumber Street. Currently the conservation area boundary omits this section of pavement.

The proposal is to alter the conservation area boundary to exclude land and buildings associated with no.25 Clumber Street. The current conservation area boundary takes in a section of land leading up to the main entrance of this property and its porch entrance.

The proposal is that the conservation area boundary would follow the outside edge of the pavement on the west side of Clumber Street from no.68 West Gate until the plot of no.25 Clumber Street, turning south and following the edge of the extent of the land of no.25 Clumber Street, omitting its porch entrance, then connecting back with the existing line of the conservation area boundary.

The reason for the exclusion of the road area is that it has no historic or significance to the conservation area; this also applies to no.25 Clumber Street. The reason for the inclusion of the pavement is that it forms a clearly delineated line, and inclusions of this nature are seen throughout the conservation area. Its inclusion is also for consistency and these areas could be improved which would enhance the character and appearance of the conservation area.

#### **Area F – Proposal to include land associated with nos.36a-36b West Gate.**

Nos.36a-36b West Gate is formerly associated with The Nags Head Public House as evident by the horses heads incorporated within its decorative façade. The property is considered to be of special interest to the community and is recorded as a local heritage asset on the Council's register. Currently the conservation area boundary omits part of the rear of this building which is now incorporated within a larger complex. Historic mapping depicts the extent of the land and buildings originally associated with The Nags Head Public House, which seems to be clearly delineated on the map. The proposal is to extend the conservation area boundary so that it incorporates the entire building clearly delineate and depicted on maps, and which was historically associated with the public house.

#### **Area G – Proposal to include a section of the pedestrian footpath of West Gate.**

It is proposed to alter the conservation area boundary to include the section of pedestrian footpath of West Gate from the Old Market Place to opposite nos.32-34 West Gate. Currently the conservation area boundary follows the central line down the footpath. The proposal is that the conservation area boundary line starting from nos.32-34 West Gate should cross West Gate in a straight line until meeting the front line of the overhang of the Four Season Shopping Centre; turning northwest and following this overhang edge until connecting with the existing conservation area boundary line which encompasses the Old Market Place. The reason for the proposal to include the omitted section of the pedestrian footpath of West Gate is for consistency in following building lines rather than an arbitrary line on the plan, as this area is of historic interest being an historic route through the town.

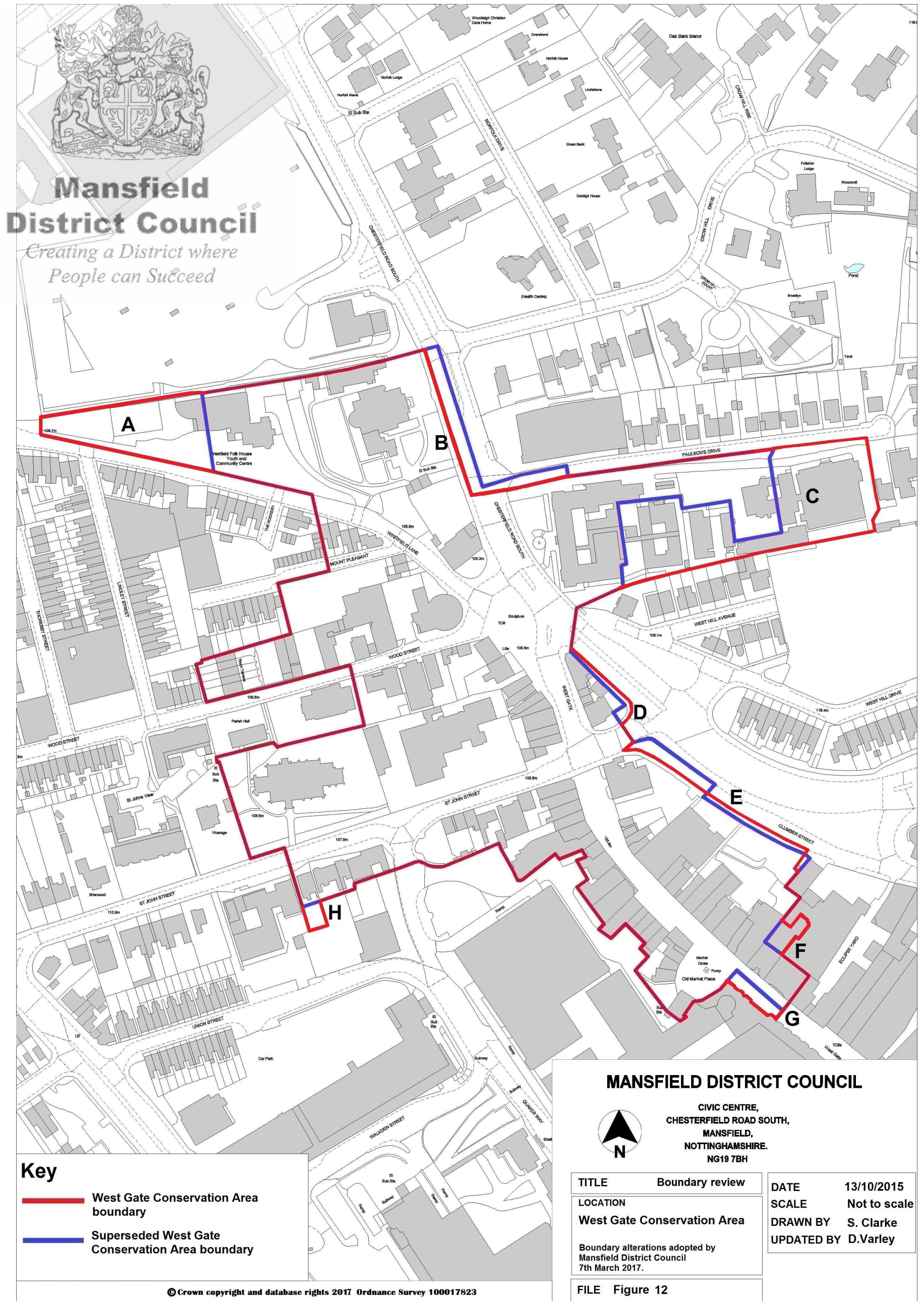


**Area H – Proposal to include land associated with no.26 St John Street.**

The current boundary of the conservation area dissects the garden of no.26 St John Street at approximately the quarter point, omitting the rear section of garden which contains four substantial trees. Historic mapping depicts the extent of the land as they currently appear; the proposal is to extend the boundary so that this omitted section of garden area and boundary wall are included within the conservation area.

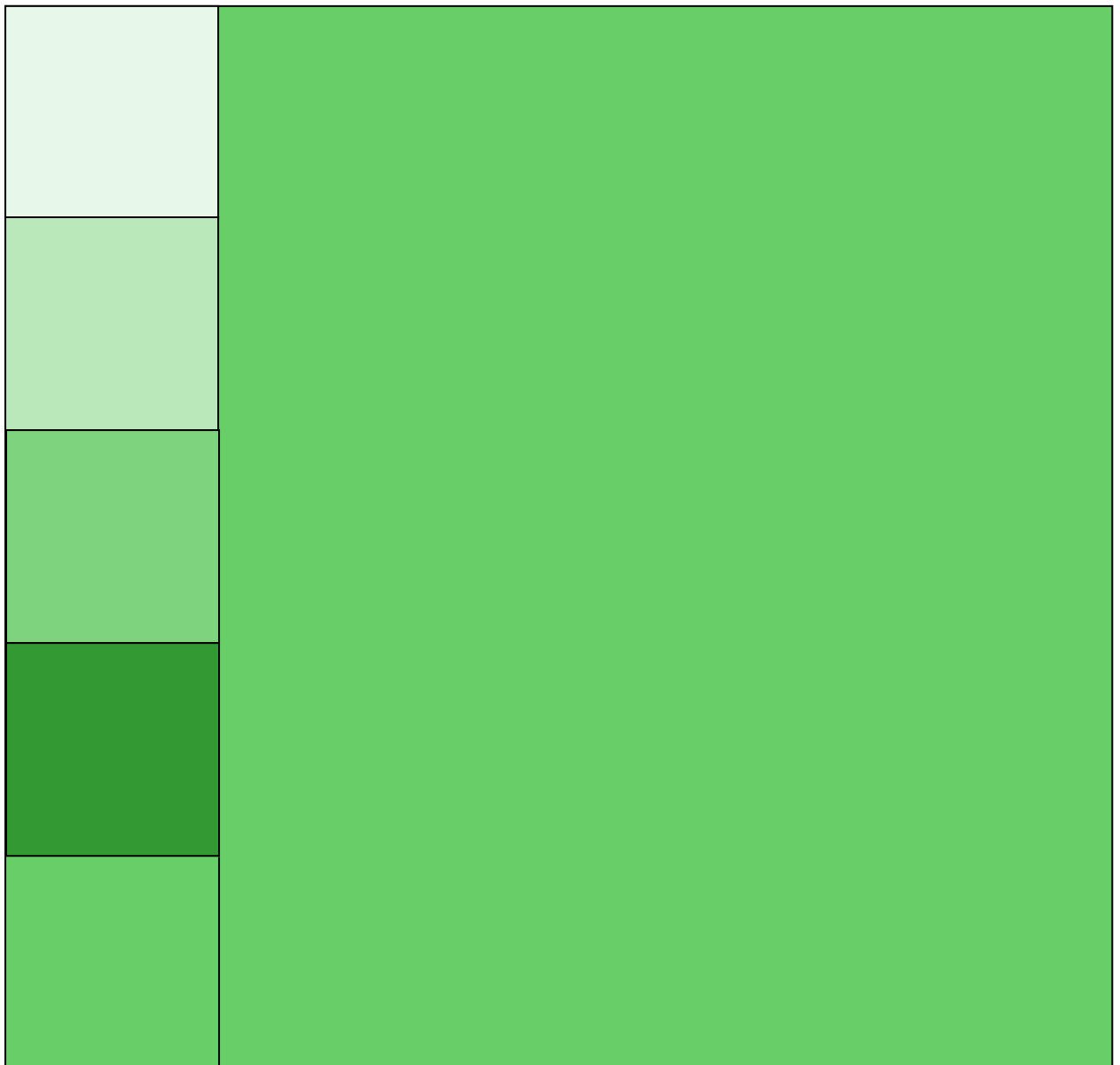






# Part II

## Management Plan







## 7.0 INTRODUCTION

- 7.1 The purpose of this management plan is to provide a basis for making sustainable decisions for the preservation and enhancement of the character and appearance of the West Gate 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 character appraisal, which outlines the historic development of West Gate Conservation Area and defines the special architectural, historic interest, character and appearance of the built and natural environment within and adjacent to the conservation area.
- 7.2 This management plan fulfils the general duty placed upon local authorities under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of the conservation area. This review proposes to update the document adopted in October 2007. The policies contained in this management plan accord with 'conservation area designation, appraisal and management Historic England Advice Note 1 (Historic England 2016)' and 'Understanding place: historic area assessments (Historic England 2010)'. This management plan also relates to saved policies set out in the Mansfield District Local Plan (adopted 1998), which contains a comprehensive set of conservation policies relating to conservation areas within the District. Any proposal will be assessed against these policies but also the National Planning Policy Framework and the emerging Mansfield District Council new Local Plan policies at the time of its adoption. Mansfield District's new Draft Local Plan has completed its first stage of the public consultation requirements (2016).
- 7.3 Section 8 sets out Mansfield District Council's policies on protecting the character and historic interest of the West Gate Conservation Area. It also highlights the mechanisms through which these policies will be delivered. Section 9 sets out design guidance for both infill development and alterations to existing buildings. Section 10 sets out the planning policy context for the area. Section 11 sets out the opportunities for enhancing the West Gate Conservation Area. Section 12 reviews the area and finally, section 13 describes the monitoring processes and records current data for West Gate Conservation Area.

Appendices are attached, to cover:

- 1 National and local related conservation policies;
- 2 Mansfield District Council area specific policies;
- 3 Schedule of structures of special interest;  
Figure 14 Structures of special interest.
- 4 Unlisted structures and Local Heritage Assets
- 5 Useful references.  
Contact details

## 8.0 MANAGEMENT STRATEGY

### Protecting the existing historic environment

- 8.1 This section sets out Mansfield District Council's policies on protecting the character and historic interest of West Gate Conservation Area and highlights the mechanisms through which these policies will be delivered. Conservation area status will itself automatically bring controls and extra protection for trees and important and local interest buildings within the area, as demolition of a whole building (or wall) will require planning permission and proposed works to trees require six weeks prior notice in writing to the Local Planning Authority.
- 8.2 The management plan must address a number of issues which are currently having an adverse effect on the special character of the conservation area. These are:
- Inappropriate alterations and use of materials
  - Building vacancies and buildings at risk.
  - Gap sites and insensitive infill
  - Public realm
- 8.3 In order to tackle the above issues, there are a number of management plan objectives which are to:
- Protect important vernacular buildings from loss.
  - Seek, through the planning process or by encouragement and advice, the reinstatement of appropriate architectural features and boundaries.
  - Promote the utilisation of appropriate materials.
  - Improve the occupancy of buildings currently vacant;
  - Seek, through the planning process or by encouragement and advice, the implementation of appropriate designed shop fronts, and advertisements.
  - Encourage new buildings within or adjacent to the conservation area to have regard to the special character and appearance of the area.
  - Encourage the redevelopment and repair of vacant/derelict sites and buildings in an appropriate manner. Both within and adjacent to the conservation area;
  - Improve the quality of the public realm;
  - Explore the possibility of introducing a 'Special Area of Control' for adverts under the Town and Country Planning (General Permitted Development) (England) Order 2015
  - Explore the possibility of introducing an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 2015.
  - Seek the rationalisation of signage, improvements in street furniture and street surfaces and seek consistency in design, appearance, materials and maintenance of the public realm.

### Alterations

- 8.4 The character appraisal for West Gate highlights the significant erosion of the special character of the conservation area. This is partly attributed to the loss of vernacular buildings. However inappropriate alterations, such as the loss of traditional building features e.g. sash windows, mullions, panelled doors and boundary walls, the enlarging of



apertures and new infill developments that lack the quality expected within a conservation area, are all contributing to the loss of character in the West Gate Conservation Area.

- 8.5 The introduction of inappropriate materials such as PVC-u is also having an impact, as the proportions, detailing and design of openings contributes to the character of the building elevation, and PVC-u cannot accurately mimic these features so eroding character. The utilisation of off the shelf public realm components and extensive use of barriers and bollards are all having an impact. All these elements are having an accumulative negative/harmful impact on the conservation area.
- 8.6 There is a general presumption against alterations to important buildings, and their boundaries, which would adversely affect their character and appearance or that of the conservation area. Mansfield District Council will support the removal/replacement of inappropriate alterations with appropriate works, and infills properties which enhance the character and appearance of the conservation area. Mansfield District Council will encourage this process through advice and the planning process, and will seek grant funding opportunities when they arise to support this process.
- 8.7 Within conservation areas there are many tools which the Local Planning Authority can utilise in an effort to prevent further erosion of local detailing. An 'Article 4 Direction' which removes permitted development rights and a 'Local Development Order (LDO)' which grants planning permission to specific types of development, alterations, and/or reinstatements, both under the Town and Country Planning (General Permitted Development) (England) Order 2015, are useful elements in controlling erosion.
- 8.8 It is recognized that the character of the conservation area requires protection and that an article 4 direction could enable this, however the majority of properties within the conservation area are in commercial operation, so requiring planning permission for alterations unless considered to be material alterations. A LDO could be utilised in instances for permit developments considered to be in line with the conservation aspirations for the area, so planning permission would not need to be sought for work in conformity with the conditional LDO. The LDO alongside the article 4 direction would then provide an incentive for owners to carry out appropriate improvements or to restore lost features where these preserve and enhance the character of the building, and so the conservation area.
- 8.9 The benefits for residents include:
- Improved residential amenity;
  - speed – no procedural delays associated with making an application; and
  - the certainty of the outcome.

The benefits for the local planning authority would be a reduction in the number of non-fee paying planning applications in addition to avoiding the charge introducing an undue control on residents.

- 8.10 The design guidance contained within the following section provides advice on appropriate alterations, use of materials and improvements that would enhance the character and appearance of the conservation area.

## Shop fronts

- 8.11 Shopfronts are predominately a C19 insertion, but have become an important element of West Gate's character. The quality of shop front design varies throughout the conservation area but most have one fascia advertisement with an additional hanging advertisement which is hung by way of a black metal bracket, both illuminated predominately by trough lighting.
- 8.12 Shopfronts and advertisements can play an important role in contributing to the special character of the area; however, a number of unsympathetically designed shopfronts and advertisements existed within the West Gate Conservation Area which are having a negative impact on its character. Mansfield District Council has recently produced Interim Planning Guidance (IPG) on these design elements, *IPG 4: Shopfront Design and Security* and *IPG 13: Advertisement*, which should be referred to. Mansfield District Council promotes good design across the District and its policies on shop front design apply to all shop fronts, old and new, in all areas. Mansfield District Council will seek improvements to shopfronts within the West Gate Conservation Area through the planning process, advice and pursuing grant funding opportunities when they arise. Mansfield District Council will also investigate the viability of introducing an 'Area of Special Control' within the West Gate Conservation Area.
- 8.13 An area of special control under the The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 is a tool a Local Planning Authority can utilise as a means of controlling advertisement in a specific area, as such may be utilised to enhance the appearance of the conservation area.

The area of special control could be allied with the LDO with the benefits to the area being:

- improved amenity;
- reduction in clutter; and
- restricting the introduction of inappropriate unsympathetic materials to the area.

The benefits for the local planning authority would be a reduction in the number of non-fee paying planning applications.

## Change of use

- 8.14 Within the conservation area, retail, offices and other central area facilities will be approved where they would sustain and enhance the vitality and viability of the area.

## Buildings at risk

- 8.15 Mansfield District Council maintains a register of Buildings at Risk, which is a record of all listed heritage assets that are in a poor condition. This register is reviewed and updated periodically and running concurrently is an action plan. It is the Council's aim to work with owners to secure the repair and re-use of these assets and so preserving and enhancing their character and appearance and that of the conservation area.

- 8.16 Situated within the West Gate Conservation Area there were initially ten listed asset recorded on the building at risk register for 2014-15, in the interim prior to this review seven have been repaired and/or are now occupied and the recommendation is removal from the register. Still recorded as at risk are nos.37-39 St John Street, currently recorded at Risk Grade 3 (the owner is to be contacted and a section 215 pursued).

## Enforcement

- 8.17 In the first instance Mansfield District Council would prefer to negotiate with owners to secure the appropriate solutions and repair for buildings within the conservation area.
- 8.18 Urgent works notices - Mansfield District Council may serve urgent work notices on the unoccupied parts of listed and unlisted buildings in the conservation area to arrest deterioration and secure emergency or immediate repairs.
- 8.19 Repairs notices – Mansfield District Council may serve repairs notices on owners of listed buildings in the conservation area requiring works reasonably necessary for the proper preservation of the building.

## Archaeology

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

## Funding

- 8.21 The availability of funding will change from time to time. The District Council has previously operated conservation area grant schemes in partnership with Historic England and Nottinghamshire County Council and these have proven successful in the regeneration and enhancement of the conservation area. Mansfield District Council will continue to seek grant fund opportunities as they arise to provide improvements to properties within the West Gate Conservation Area.

## Review of appraisal

- 8.22 In line with Historic England guidance, the West Gate Conservation Area should be reviewed approximately five years from the date of this appraisal.
- 8.23 The review process should attempt to quantify improvements made in the West Gate Conservation Area by assessing change against a number of agreed targets. The review should, for example, quantify:
- The number of vacant buildings brought back into productive use;
  - the number of traditional shop fronts that have been reinstated;
  - the number of inappropriate windows that have been replaced with tradition window patterns and materials;
  - the number of properties that have been restored;
  - the number of public realm improvements implemented; and
  - the number of sites developed or enhanced.



## 9.0 DESIGN GUIDANCE

- 9.1 This section sets out the design guidance for both infill developments and alterations to existing buildings. Guidance covers (i) suitable development sites, (ii) the relationship of new development with existing building lines, (iii) massing, scale and form, (iv) materials, and (v) detailing. Permission for new development and alterations to existing development will normally only be granted where it respects the scale, form, materials and detailing of the historic pattern and setting of the West Gate Conservation Area.
- 9.2 In particular, Mansfield District Council will have regard to:
- The maintenance of street front building lines;
  - the maintenance of historic plot boundaries;
  - the scale and massing of new buildings;
  - the height of new buildings;
  - the plan form, elevation treatment and materials of new buildings; and
  - the location of car parking associated with any new development.

### Guiding principles

- 9.3 The preservation or enhancement of the West Gate Conservation Area must always be a major consideration. However, this cannot realistically take the form of preventing all new development and the emphasis will generally need to be on controlled and positive management of change. The policies set out in the local plan, the forthcoming new local plan and in this supplementary planning 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. Where Building Regulations allow for exemptions relating to historic buildings, conservation of historic character should take precedence. Approved Document L1B and L2B 'conservation of fuel and power in dwellings', paragraphs 3.6 to 3.14 of each document are of relevance in this regard<sup>7</sup>.

### Reinstatement works

- 9.4 Mansfield District Council will encourage the reinstatement of traditional materials and detailing on historic buildings appearing within West Gate Conservation Area.
- 9.5 In carrying out alterations and development it will be required that traditional materials and detailing are re-instated in order to protect the character and appearance of the conservation area as defined in the character appraisal. The planning authority will continue to seek grant funding opportunities as they arise to facilitate the enhancement of the area and support reinstatement schemes, these will be supported through photographic evidence depicting traditional features that have lost.

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<sup>7</sup> Historic England – energy efficiency historic buildings.

## New design and development.

- 9.6 Mansfield District Council actively encourages imaginative, high quality design that is designed with respect for its context.
- 9.7 Vacant sites and buildings that make no positive contribution to the character of the area have been identified within the conservation area; Mansfield District Council will encourage the development of these sites and buildings. Their replacement should be a stimulus to imaginative, high quality design and seen as an opportunity to enhance the area. Buildings that make a negative contribution to the conservation area, as well as suitable gap sites, are identified on a map in the character appraisal.

For a list of buildings, and their descriptions, which make a positive contribution to the special architectural or historic interest of the conservation area refer to appendix 3.

- 9.8 The Local Planning Authority will often need to ask for detailed plans and drawings of proposed new development, including elevations that show the new development in its setting, before considering a planning application. 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).
- 9.9 Planning permission will be granted for developments within conservation area provided that it would not spoil or destroy attractive views or vistas into, within or out of the conservation area, where these are important to the character of the area. Important views and vistas are identified on a map in the adopted character appraisal.

## Scale and height

- 9.10 New development should respect the scale and height of adjacent buildings, the wider streetscape and the scale of the conservation area as a whole. The eaves height and ridge height of any new building should respect the eaves heights and ridge heights of traditional buildings in the vicinity.
- 9.11 Existing development along West Gate is predominantly of three storeys and 2-3 storeys to other roads, with the heights of buildings responding to the landform. Large civic buildings are a feature to the northern sector of the conservation area.

## Form and massing

- 9.12 New buildings should respect the form and massing of the buildings adjacent to it and the wider streetscape. The roof pitch of any new building should respect the roof pitches of traditional buildings in the vicinity.
- 9.13 Intrusive rooftop plants, ventilation systems, should be avoided; these components should be accommodated at basement level or concealed within the roof space. Roof lights are not a traditional feature to the front façade of properties and should be avoided as far as possible.

- 9.14 Traditional buildings in the conservation area have a simple massing, with a main range beneath a gable roof usually arranged eaves on to the street. On West Gate, buildings with their gables to the street are very rare; one example is the listed no.62 West Gate. However, buildings with their gables to the street are a feature seen along Wood Street.
- 9.15 Several buildings in the conservation area occupy corner locations and contribute strongly to their setting. New buildings on corner plots would be expected to make a strong architectural response to the corner.

### The traditional pattern of frontages

- 9.16 New buildings should respect the established rhythm of building frontages and the historic street line in their immediate streetscape.
- 9.17 The widths of buildings in the core of the historic town are still essentially dictated by mediaeval plot widths. To an extent, these plot boundaries can still be discerned and must be maintained.
- 9.18 Buildings are usually placed directly to the front edge of the pavement, presenting a strongly defined street line. Toward the north end of West Gate some buildings are set back from the street line but maintain a strongly defined frontage through the use of a boundary wall or railings. Examples include Cromwell House, Westgate House and nos.89-91 West Gate.
- 9.19 There is a close urban 'grain' throughout West Gate and St John Street, with narrow façades forming largely uninterrupted frontages. Gaps between buildings should be avoided and infill buildings should be built up to the party walls on either side.

### Vertical emphasis; window design

- 9.20 New buildings would be expected to respect the vertical emphasis of the area's Georgian and Victorian building stock. Whilst historic buildings in the conservation area are often relatively plain they provide a strong vertical emphasis through the use of regularly spaced, tall window openings, usually containing timber vertical sliding sashes.
- 9.21 Timber should be used for windows and doors for reasons of architecture and historic integrity. For older buildings the insertion of factory made standard windows or doors, whether in metal or PVC-u are almost always damaging to the character and appearance of historic buildings and the wider conservation area. In particular the frame members tend to be greater in PVC-u or aluminium windows than in timber ones, and it is not always possible to replicate fine timber mouldings, or when double glazed units have been implemented they tend to contain stuck on glazing bars. The use of any of these will harm the visual appearance of traditional buildings and so the conservation area. The sympathetic repair of an existing window retains the integrity of an old building, which is preferable to unnecessary replacements, and timber windows when properly maintained can last for hundreds of years. Crucially PVC-u windows or doors in old buildings can severely harm the character and appearance of a building, and hence the wider conservation area from where it is visible.



For clarity, PVC-u should be taken as referring to any form of extruded plastic window/door system.

- 9.22 With regard to the use of timber as opposed to PVC-u there are also environmental considerations to be taken in to account. These can be summarised as follows:-
- 9.23 Timber is generally a more sustainable resource. As long as the timber is sourced from properly managed forests and care is taken in the choice of preservatives, paints and stains, timber windows are by far the best environmental choice. Modern, high performance timber windows need minimal maintenance and potentially have a significantly longer life than PVC-u if properly maintained. One of the great benefits of timber windows is that they can be maintained and repaired. If necessary, rotten sections can be cut out and replacement sections spliced in, this cannot be done with PVC-u.
- 9.24 All materials, PVC-u, included, degrade over time. If PVC-u window frames are not cleaned they quickly become discoloured by dirt retention. Sunlight causes PVC-u to go brittle, turn yellow and it can develop hairline cracks. PVC-u windows are also much more susceptible than timber windows to impact damage, especially in cold weather.
- 9.25 Within new buildings, high performance, double-glazed, timber windows need not cost more than PVC-u equivalents. In fact the National Housing Federation and some local authorities have found PVC-u window frames to be more expensive in terms of initial capital cost and more expensive or equal to timber over the lifetime of the windows.
- 9.26 The production and disposal of PVC-u windows leads to the release of highly poisonous chemicals which threaten the environment and human health.

(Source: Greenpeace briefing number 1 – installing new windows – extract from paper by AA Taylor Ltd 2002 entitled timber versus PVC-u)

- 9.27 To summarise, traditional, sash and casement windows and doors should be retained and repaired using matching materials when required. When beyond repair they should be replaced with exact copies. Windows and doors within new buildings should be of timber and the use of PVC-u should be avoided within the West Gate Conservation Area.

### The nature and quality of materials

- 9.28 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. Infill developments should use materials that are sympathetic to their surroundings and that complement materials used in adjacent and prominent buildings in the street scene. Extensions to or alterations to buildings should use materials that match or are compatible with the original building.
- 9.29 Any new building in the conservation area would be expected to respect the traditional building materials featured in the streetscape and the wider conservation area. There is a limited palette of traditional materials in the District which new developments should respect.

- 9.30 Mansfield is a stone district and the West Gate Conservation Area is dominated by locally produced magnesium limestone. The adopted character appraisal notes that “the purest ‘Mansfield white’ stone tends to be reserved for the more prestigious buildings and that lesser buildings tend to be built from the softer red stone”.
- 9.31 Stone buildings were traditionally paired with a clay pantile roof, though the conservation area is now dominated by Welsh slate that was imported in the C19. Traditional windows and doors are of painted timber and rainwater goods are of black painted cast iron.
- 9.32 The character appraisal notes “a limited use of local bright red brick, especially at the north end of West Gate and on Wood Street. Civic buildings on Chesterfield Road South strike a modern note, being built of an imported buff brick”. New development in red or buff brick will only be appropriate in these specific contexts.

### Buildings of negative impact

- 9.33 Design briefs show how these sites could be developed sympathetically given the right opportunity.

### Demolition of buildings

- 9.34 The general presumption should be in favour of retaining buildings that make a positive contribution to the character or appearance of the conservation area. Proposals to demolish such buildings will be assessed against the same broad criteria as proposals to demolish listed buildings.
- 9.35 Where proposed works would result in the total or substantial demolition of a building with positive impact, the authority will address the following considerations:
- (i) The condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use.
  - (ii) The adequacy of efforts to retain the building in use.
  - (iii) The merits of alternative proposals for the site. Whilst these are a material consideration, subjective claims for the architectural merit of proposed replacement buildings should not in themselves be held to justify the demolition of any building with positive impact. There may be very exceptionally cases where the proposed works would bring substantial benefits for the community these would have to be weighed against the arguments in favour of preservation.
  - (iv) The wider effects of demolition on the surroundings and on the conservation area as a whole.
- 9.36 Upon granting consent for demolition, the Local Planning Authority will often impose a condition to provide that demolition shall not take place until a contract for the carrying out of works for redevelopment has been made and planning permission for those works has been granted. In the past, ugly gaps have sometimes appeared in conservation areas as a result of demolition far in advance of redevelopment.
- 9.37 Under Section 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority can pursue the preservation of an unlisted building in a conservation area through the issuing of an Urgent Works Notice. If the Local Planning

Authority wishes to use its powers under this Section, it must first pursue a Direction from the Secretary of State; the Secretary will consider making such a Direction if he feels that the building makes a positive contribution to the conservation area.

- 9.38 The District Council will always consider the use of such powers to secure the preservation of unlisted buildings in the West Gate Conservation Area.

## Public realm – street surfaces, signage and traffic

### Lower West Gate pedestrian area

- 9.39 The Old Market Cross, situated within the Old Market Place on West Gate, has recently been enhanced through the implementation of hard landscaping scheme which included lighting and an information plaque. The square configuration of the landscaping relates to that of the cross with the use of York stone paving and granite edges complementing it and that of the other heritage assets situated in the vicinity. Traditional style bollards were installed to the four corners of the plot to further define the space but also to protect the vulnerable materials and cross from vehicular damage.
- 9.40 The “wall to wall” pedestrian surface between the Old Market Place and St John Street lacks the traditional kerb definition between pedestrian footways and a vehicular route. As a result, there is a profusion of bollards delineating pedestrian and traffic flow. The bollards also protect the poorly defined scatter of street trees.
- 9.41 The footpath and public square at the top of West Gate has recently been resurfaced in natural York stone with a granite kerb. The quality of this new scheme, along with the return of the traditional kerb differentiation, highlights the poorer treatment on lower half of West Gate.
- 9.42 Reintroduction of footways and kerbs along the pedestrianised section on lower West Gate would remove the need for bollards and thus dramatically cut down on street clutter. It would also bring a more traditional street form to the area and decrease the sense of separation caused by the St John Street junction. This could be further improved by the visual improvement of the pedestrian crossing here, for example by the introduction of a raised crossing that both slows the traffic and forms a continuous level with the pedestrian footpath.

## Signage rationalisation

- 9.43 The District Council support the Historic England ‘Streets for All’ campaign and will continue to seek improvements to the appearance of West Gate Conservation Area. A previous grant scheme enabled the rationalisation of highway signage within the conservation area, and included:–
- the removal of redundant “at any time” plates
  - attaching “pedestrian zone” plates to buildings and removing posts
- 9.44 As a long term goal, Mansfield District Council will seek funding opportunities to resurface the West Gate pedestrian area. The design should coordinate with the resurfacing

scheme on upper West Gate, where there are York stone footways and granite kerbs, a 'tegula' block paving could be utilised for the carriageway. The opportunity should be taken to rationalise street furniture including bollards and railings, reduce the overabundance of signage and implement a cohesive street lighting scheme, to coordinate lighting through the area to correspond with lighting situated to the southern section of West Gate.

## Traffic intrusion

9.45 The volume of traffic entering St John Street from Quaker Way cannot be significantly changed without fundamental changes to the town's traffic infrastructure. Suggested works therefore mainly seek to mitigate the visual intrusion of road junctions.

### Quaker Way and St John St Junction

9.46 This is a visually intrusive road junction, formed by the demolition of historic properties along St John Street. Its negative contribution comes from:-

- A profusion of signage;
- faded 'chequerboard' painted raised kerbs, and a profusion of unsympathetically styled railings painted green/yellow and grey;
- a townscape 'gap' resulting from the demolition of properties; and
- advertising hoardings.

9.47 Improvements could be made to the junction through the following actions:-

- Rationalise signage as part of wider review of signage in the area;
- rationalise railings to those absolutely necessary to achieve their aim, and replace with more traditional styled ones, and/or paint railings in black; either remove paint from raised kerb or repaint in a single, visually unobtrusive colour;
- remove advertisement hoardings; and
- promote the sensitive redevelopment of the gap site.

### St John St and West Gate junction

9.48 This junction is similarly detrimental to the townscape:-

- Introduces heavy traffic through an otherwise quiet historic street;
- forms a barrier separating 'upper' and 'lower' West Gate;
- a profusion of signage; directional signs; and
- a profusion of unsympathetically styled railings painted grey.

9.49 These problems could be mitigated through the following actions:-

- Investigate the potential to calm traffic via a raised junction in line with historic footpath;
- in the long term, seek to reintroduce pathways with kerbs to the pedestrian area of West Gate to improve visual link between 'upper' and 'lower' parts;



- rationalise signage and direction signs and, limit to one location to prevent clutter; and
- rationalise railings to those absolutely necessary to achieve their aim, replace with more traditional styled ones, and/or paint railings in black;

## Buildings at risk

9.50 Ten listed buildings at risk were identified in the 2014-15 survey, seven of which have subsequently been repaired and removed from the register, the three remaining are shown in *italics* below:-

- 37 West Gate
- 48-50 West Gate
- 68 West Gate
- 70 West Gate
- 89-91 West Gate
- *37-39 St John Street*

Nos.37-39 St John Street are recorded as risk grade 3, as being partially vacant but further deterioration of the property and boundary wall has occurred and the grounds are overgrown, subsequently a Section 215<sup>8</sup> notice is to be pursued as further action is now required to ensure that these properties and boundary wall are repaired, and the grounds to a standard to ensure their removal from the register

.9.51 The District Council is committed to undertaking a 'Buildings at Risk' survey for the district approximately every five years.

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<sup>8</sup> Section 215 (s215) of the Town & Country Planning Act 1990 (the Act) provides a local planning authority (LPA) with the power, in certain circumstances, relating to amenity e.g. planting, clearance, tidying, demolition, enclosure, re-building, external repairs and repainting.

## 10.0 PLANNING POLICY CONTEXT

- 10.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance',
- 10.2 Mansfield District Council has a duty to pay special attention to preserving and enhancing the character and appearance of its conservation areas in exercising its planning powers. To continue this duty adopted documents will be periodically reviewed and updated. The review will continue to provide a consistent and sound basis upon which to determine planning applications. It will also help in defending the Council's position at appeals against refusals of planning applications that could have a detrimental impact on the West Gate Conservation Area. The character appraisal has identified what contributes towards the special character of the West Gate Conservation Area, highlighting any negative or neutral features and provides the basis from which to develop proposals for the preservation and enhancement of the conservation area.
- 10.3 Every effort has been taken to include or analyse those elements that are key to the special character of the conservation area. Where buildings, structures or features have not been specifically highlighted, it does not necessarily follow that they are of no visual or historic value to the conservation area. The document is intended to be an overall framework and guide, within which decisions can be made on a site-specific basis.
- 10.4 This document for the West Gate Conservation Area should be read in conjunction with the following policy documents, which provide information on national and local policies relating to conservation areas:
- a. National Planning Policy Framework, March 2012
  - b. National Planning Practice Guidance. March 2014.
  - c. Mansfield District Local Plan (adopted 1998) saved policies.

*The conservation area character appraisal and management plan is prepared in the light of planning policy guidance and legislation relevant at the time of writing (December 2014). You should be aware that legislation may change over time and therefore always check with the Planning Department prior to undertaking development work.*

### National policy

- 10.5 The document has been produced in line with the following Acts and guidance:
- a. The Planning (Listed Buildings and Conservation Areas) Act 1990:
    - i. Section 69 (1) imposes a duty on local planning authorities to designate as Conservation Areas any "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". The designation of a Conservation Area introduces additional planning controls that are intended to ensure that any alterations do not detract from an area's character or appearance and to conserve or improve the "special interest" of an area.

- ii. Section 69 (2) of the Act imposes a duty on the Local Planning authority to review its Conservation Areas 'from time to time' to determine if further areas should be designed and periodically update the formulated documents.
  - iii. Section 71 of the Act places a duty on the local Planning Authority to "formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas";
- b. National Planning Policy Framework (March 2012)
- iv. Annex 2 describes conservation as 'The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance'.
  - v. Annex 2 describes 'Heritage Assets' as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the Local Planning Authority (including local listing)'.
  - vi. Section 12 paragraph 126, places the emphasis on 'sustaining and enhancing the significance of heritage assets', and 'the contribution made by the historic environment to the character of a place' and that 'new development should make a positive contribution to local character and distinctiveness'.
  - vii. Section 12 paragraph 127, puts an onus on Local Planning Authorities to only designate areas which justify such status as 'the concept of conservation' can be 'devalued' if the 'designation area lacks special interest' it should however be stated that conservation is not merely the preservation to the exclusion of all change but must concern itself with enhancing areas and ensuring changes are sympathetic to their surroundings.
- c. Historic England guidance
- viii. Guidance on Conservation Area Appraisals (2006);
  - ix. Guidance on the Management of Conservation Areas (2006).
  - x. Understanding Place: Conservation Area Designation, Appraisal and Management (2011).

## Local policy

10.6 There are a number of saved policies of the Mansfield District Local Plan (adopted 1998) relating to the historic environment and to conservation areas within the district. The following policies are of relevance. See also Appendix A.

- BE1 New Developments
- BE2 to BE5 Listed Buildings
- BE6 to BE10 Conservation Areas
- BE11 Scheduled Ancient Monuments
- BE12 to BE13 Archaeology
- BE14 and BE15 Advertisements
- BE16 Environment Improvements

- 10.7 A summary of relevant policies is provided in Appendix A: District Council Conservation Policies.
- 10.8 Work is underway to prepare a New Local Plan for the district, which will replace existing saved policies of the Mansfield District Local Plan (adopted 1998). This character appraisal and management plan will provide background information to support relevant policies in the New Local Plan and will be a relevant consideration in the determination of planning applications.
- 10.9. Although not a statutory document the District Council has also published an 'Urban Design Compendium' which sets out the Council's vision and aspirations for urban design.

## Planning applications

- 10.10 Designation of a conservation area is not intended to prevent future development. Most historic areas have evolved over the centuries and must continue to do so, but in a sensitive manner. All development within, and in the setting of the, conservation area should ideally make a positive contribution to enhance or better reveal the significance of the area.
- 10.11 In normal circumstances, householders have certain 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) (England) Order 2015. However in conservation areas permitted development rights are much reduced and more stringent controls apply.
- 10.12 The pruning or felling trees within a conservation area requires six weeks prior notification to the Local Planning Authority.
- 10.13 Standards of advertising control are generally more exacting within a conservation area and applications for advertisement consent should be sympathetic in their use of colour and materials and not detract from the visual impact of the areas. For guidance refer to Mansfield District Council's Interim Planning Guidance Note 13: Advertisements.
- 10.14. The District Council may refuse to consider outline planning applications within the conservation area because of the lack of detailed information. Proposals for development within the conservation area must be accompanied by a heritage statement which outlines the significance of the location and assesses the impact of proposals upon the conservation area and/or other heritage assets. The acceptability or otherwise of any proposed new buildings with the conservation area will, in many cases, depend on details of the siting, design, appearance and materials to be used in construction. There is also a requirement for certain planning applications to include a Design and Access Statement (Guidance on their contents can be obtained from [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/designaccess](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/designaccess)).
- 10.15 Any application that, in the opinion of the Council, is likely to affect the character of the conservation area will be advertised for public comment in the local press (The Chad) and by means of a site notice. There will be neighbour notification for those properties immediately adjoining the site and a 21 day period within which people can respond. Any



comments made will be taken account of when reaching a decision. This applies not only to development within the conservation area, but also outside, on the fringes of the area, where such development is likely to adversely affect the character or setting of the conservation area.

- 10.16 Applications for change of use will only be granted permission where it is considered that the proposed use will not detract from the appearance and character of the conservation area.

#### The Demolition or Alteration of Buildings

- 10.17 In addition to the provision made for controlling the demolition of Listed Buildings, the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that within a conservation area planning permission is obtained from the Local Planning Authority for 'relevant' demolition prior to buildings being demolished. Consent is also 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.

- 10.18 Buildings and structures within the conservation area not only contribute to the character and appearance themselves, but their loss could also affect the setting of others. Planning consent for the demolition of a building or structure that makes a positive contribution to the character or appearance of the conservation area will only be likely to be granted if, in the opinion of the Council, it is beyond repair or falling into disrepair. Substantiated proof that there is no acceptable alternative for its use would also be required. As enhancement of conservation areas is one of the aims of the Local Planning Authority, redevelopment of the site of any demolished building should result in an improvement to the appearance and character of the area.

- 10.20 Where an unoccupied unlisted building that makes an important contribution to the character of the conservation area appears to be in a poor state of repair or being allowed to deteriorate, to preserve its character and that of the conservation area, an appeal can be made to the Secretary Of State who may consider it worthy of retention and so direct that an Urgent Works Notice can be served under section 54 of the Planning (Listed buildings and Conservation Areas) Act 1990.

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

- 10.22 It is therefore advisable that anyone wishing to undertake development proposals within the conservation area contacts the Local Planning Authority's Development Control Section in the first instance.

- 10.23 Inappropriate alterations can harm the special character and interest of historic buildings. One of the most damaging is the introduction of unsympathetic materials to window and door apertures through permitted development. It is suggested that new replacements to these apertures should not only match the aperture in size, but should in their construction

and detailing match the age of the building where they will appear, and that they be constructed in timber.

- 10.24 If it is considered that the character and appearance of the conservation area is significantly being affected by changes being implemented the Local Planning Authority will consider the implementation of an article 4 direction within the conservation area. An article 4 direction under the Town and Country Planning (General Permitted Development) (England) Order 2015, removes permitted development rights within the area.

## 11.0 Opportunities for Enhancement

11.1 There are a number of opportunities for enhancing the West Gate Conservation Area, including the sensitive redevelopment/refurbishment of vacant buildings and sites and improvement to the public realm. These opportunities are identified in Figure 12 opportunities for potential enhancement as well as being set out below:

- A Formerly College of Art Paulson's Drive. There are a number of significant trees which complement and enhance this buildings front façade. Unfortunately the arrangement is being unbalanced and encroached upon by a number of self-sown sets. The removal of these trees would complement and restore the balance of the composition.

Originally Mansfield County Folk College, Chesterfield Road South. The main complex, enhanced by a walled front garden laid to grass and significantly positioned trees, faces onto Chesterfield Road South and continues up and follows the alignment of Paulson's Drive. To the rear, but adjoined by a corridor is a court yard like structure, behind which are a range of free standing buildings. The occupation of this site has recently altered however the extent of usage of buildings is unknown. In the long term if the occupation of the site ceases there may be the opportunity to re-develop this site. Ashfield House, located to the rear of the car park, originally had a turning circle situated to its front façade; this could be reintroduced to allow movement to flow around the site, a new access to the site could be implemented to Paulson's Drive. To strengthen, continue and enhance the alignment of the spur of the main complex to Paulson Drive, two free standing gate houses could be implemented to either side of the newly introduced access route. Further buildings could be implemented within the site to complement the existing significant structures or replace those of less significance.

- B Waste ground on Westfield Road which is currently being used as a car park to the medical centre, situated to the left of the rear boundary to Westgate House. The stone walls adjoining this car park are in need of repairs; these walls are considered to be the boundary walls of surrounding listed buildings, some are the back walls of lost structures, therefore they will require sympathetic repairs in accordance with their existing elements and bedded utilising lime mortar. The implementation of soft landscaping to the edges of the car park would enhance the site and existing structures as would a sympathetic surface treatment to the car park.
- C 11 Westfield Road. The visual appearance of the shop front of this property is spoilt by an array of advertisement cluttering its facial and windows. Sign rationalisation and a dynamic window display as well as the introduction of a traditional colour scheme to the shop front would enhance and significantly improve the curb appeal of this shop. The property has also suffered from the loss of its decorative stone window mullions the reinstatement of these important elements would enhance the appearance of this property.
- D Residential properties, Westfield Road. A number of these properties have lost traditional elements of their construction, namely decorative stone mullions to windows, traditional sash windows and panelled timber doors. These properties

would benefit from the reintroduction of these lost traditional element and so enhancing, complementing and improving the appearance of these cohesive range of properties. These properties have also seen a loss and/or alteration of their boundary treatments, traditional these properties would have had small brick walls with copings, above which would have appeared decorative metal railings with finial. The reinstatement of a consistent scheme to all properties would collectively enhance the appearance of all these properties.

- E Oak Court, Wood Street. The building has been subjected to the introduction of a ground floor extension to its front façade. Architecturally this extension is a building of its time but it fails to reflect the existing structure or the character of street scene. Its design is of no architectural merit and it obliterates the visual aspect of the timber and rendered original façade of the property. The property would benefit from the removal of this extension and an improvement in orientation of the main property to incorporate its current usage. If this is not possible an extension could be introduced to the rear of the property where its location would not be so detrimental to the properties visual appearance.
- F 1 Wood Street. The building has been subjected to the introduction of a ground floor extension to its front façade through its alteration of usage. This extension is of no architectural merit. The property would benefit from its removal and the improvement of the orientation of the main property to incorporate its current usage. If this is not possible a more sympathetic extension reflecting the existing building characteristics would improve the visual appearance and standing of this property within the street scene.
- G 2 to 4 Wood Street. The current usage of the entire complex of buildings on this site is unknown. The significant buildings on this site are the Victorian warehouses whose gables ends face onto Wood Street. Between two of the warehouses a first floor connection building has been implemented, this structure is subservient to the main buildings, and although its reflects their predominant building materials it contains modern style windows and a garage style timber gate to the ground floor, pavement edge, to restrict access to the site out of working hours. A further set of gates are located further up Wood Street and to rear of the site another entry allows access onto Mount Pleasant. The rest of the site consists of a complex of free standing buildings of brick some with corrugate iron roofs, the majority of which look to be vacant. These properties would be greatly enhanced through the introduction of traditional building elements, including traditional styled windows, to improve their appearance and visual impact. In the long term if the occupation of the site ceases there may be the opportunity to re-develop this site, retaining the important Victorian warehouse structures but introducing a range of buildings which reflect these in characteristics and construction.
- H 6 to 6a, Wood Street. This building is suffering through the loss and alteration of construction elements and materials e.g. windows, doors, and has lost a section of its boundary, with another section being replaced with unsympathetic materials. This building would benefit from the reinstatement of traditional materials and components.



- I Thorn Terrace These buildings are suffering through the loss and alterations of construction elements and materials e.g. roof, windows, doors, and have also seen an alterations to their boundary treatments, timber fencing implemented, boundaries lost or obscured. These properties would benefit from a cohesive reinstatement of traditional materials and components.
- J 76, 78 & 80 West Gate. The visually impact of this building is suffering through the implementation of a range of posters, situated in inappropriate locations, and the loss of traditional window. The composition is also spoilt by a range of different styled elements contributing to the lack of uniformity of these predominantly positioned buildings. The removal of poster and the reinstatement of traditional styled windows and the introduction of a continuous style of components would greatly enhance these properties visibility and curb appeal.
- K 85 & 87 West Gate. The alteration of windows at no.87 affects its symmetry and its balance and harmony with its neighbouring property. Modern shop fronts to both properties introduces an unsympathetic element within the street scene and do not contribute the character of the conservation area. The reinstatement of traditional styled windows with stone lintels and cill at first floor level on no.87 would greatly improve this property. The introduction of traditional styled shop fronts to each property, each painted sympathetically but with elements that distinguish one from the other, would improve their visual appearance, highlight their positioning within the street scene and define those aspects of importance within their construction.
- L 81 & 83 West Gate. The ground floor of these two properties has been divided up into three separate shop units. The unbalanced division, the different materials, their sizes and their construction, has resulted in each premise vying for position, space and presence within the street scene and presenting a discordant note and has a negative effect on the conservation area and combined appearance of the buildings. Introducing traditional styled shop fronts, but also significant elements and complementary colour schemes to each shop front defining them as separate units, but harmonise them so they visually enhance not only themselves but each other and so contribute to the character of the street scene.
- M 72 to 74 West Gate. These premises now function as one, a café; the ground floor area of each unit is limited resulting in the seating area spilling out onto the pavement to the front façades. A traditional styled shop front appears at no.74. No.72 has a separate entrance door, with door surround and lintel clearly visible under the paint, this property however does not have a defined shop front, a small rectangular window functions as the visual element above which is modern sign. No.72 would clearly benefit from the introduction of a traditional styled shop front to balance with its neighbour but define its presence.
- N 70 West Gate. This property is suffering through ivy growth to its side and rear elevations, the render to the side elevation is showing damage, cracks and peeling paint are also evident, some roof patching has occurred. The careful removal of the ivy is required; this is achieved by cutting its lower stems just above ground level, and peeling back the outer skin of the stem towards its root base then leaving it to die back naturally before removal. The sympathetic repair of render and it repainted would also improve the buildings appearance.

- O. Ground to south elevation of 70 West Gate. This plot contains a bench within a paved area, some established trees and self-sown sets and further planting, it is also the location of road signs. The area is overgrown which has resulted in the encroachment of ivy up the Grade II Listed no.70 West Gate. The plot would benefit from the removal and tidy up, however it's usage as a seating area is limited due to its noisy but secluded location. Other options for this area which could be considered could be the incorporation of the grounds to no.70 allowing the public house to expand its clientele base; attracting and being more family orientated, or, combined the venture with that of no.72-74, so supporting these two businesses. This would negate the implementation of a sympathetic boundary treatment which would complement the listed buildings and the surrounding conservation area.
- P 75, 77, & 79 West Gate. The ground floor of these three properties functions as one unit the result of which is the implementation of repetitive signage and no definitive definition between the different fascia boards. The pilasters in between units are brick, the shop fronts are timber and the fascia signs range in size, either too large or too small, with the small ones revealing the remaining backboard from the unit's previous occupation. The properties would benefit from the removal of repetitive signage and there replacement with signage depicting the nature of the business. The fascia boards, and rationalisation of signage so that they fit within the limit of the shop fronts, defining their extents and so the separate units. The units would also benefit from the introduction of timber console brackets, supported by timber pilasters, and all timber elements painted sympathetically so introducing a coherent scheme.
- Q 73 West Gate. The overlarge fascia sign and signage applied on an elevation where a shop front does not appear are not in accordance with policy. The building would benefit from the introduction of an appropriately located and styled hanging sign and a reduction in the size of the fascia sign.
- R Vacant building to south elevation of 73 West Gate. Originally a public convenience. The building is suffering from lack of maintenance and viable use. Implementing a viable use, basic maintenance and a sympathetic colour scheme would enhance this building, complement and contribute to the viability of the street scene.
- S 69A West Gate. The ground floor side elevation of this property is blank, and is rendered and painted. Although the building would be enhanced by its removal this would need careful consideration and assessment as damage to the underlying stonework should not occur. If determined that the removal of render is not appropriate then its repair and painting, an appropriate colour which corresponds more closely with the stone façade, would benefit the visual appearance of the property. The overlarge fascia signage obscures the location where shop front detailing should appear. The shortening of the fascia board, with the introduction of pilasters and console brackets would greatly improve the curb appeal of this property.
- T 42 St John Street. This property presents a discordant note within the street scheme, being built of brick within an area of predominantly stone properties and having modern large apertures. The fact that its windows are permanently screened and the implementation of posters to its facades are not contributing favourably to it or its

location. The property would benefit from an alteration scheme which should improve its appearance.

- U 41 St John Street. The loss of traditional windows to ground and mezzanine floors has an impact on the appearance of this former chapel. The visual impact of this building is further affected through inappropriate use of numerous poster signs. The removal of all poster signs and the reinstatement of traditional styled windows would greatly benefit this building. An assessment of the roof for any loose or missing slates and their reinstatement or appropriate replacement and the implementation of a remedial repointing scheme would also be beneficial.
- V Boundary of St John Centre, St John Street. This prestigious building is marred by the inappropriate boundary fence material, mesh fencing from metal posts. The replacement of these with more traditional railings with finials of an era to correspond with the age of the property would greatly complement and enhance its appearance as well as that of the area.
- W 37, 38 & 39 St John Street. Nos.38 and 37 are vacant, no.39 is in residential usage. The buildings are suffering through a lack of maintenance. Windows and the roof need repairing, rainwater goods need repairing/reinstating, the ivy needs removing, the specification for which has previously been described. A viable use for the buildings is needed.

The densely planted ground requires intervention and the stone boundary walls need repairing but would benefit from the introduction of stone gate piers and traditional styled metal gates with finials.

- X Gap site to corner of St John Street and Quaker Way. This gap site was created as a result of a road-widening scheme. The scheme involved the demolition of three buildings.

Any new building on this site would need to positively enhance the conservation area. It would also need to have special regard to the setting of the adjoining listed terraces. Such a building would be expected to have –

- two storey
- limestone walls and a slate roof covering
- gabled roof structure arranged with its eaves to the street
- street line set slightly back from the existing properties line
- regularly spaced, vertical emphasis of window openings with timber windows
- a high standard of design to all elevations.

The site is currently occupied by densely planted trees and bounded by advertisement hoardings and timber fencing. Redevelopment of this site should give due consideration to boundary walls and new planting.

- Y 31 to 32 St John Street. Now in commercial use; however the current usage does not negate some of its features. The properties have suffered through the loss of traditional windows through the implementation of a shop window, the over large fascia board which accompanies it, stretches across the frontage of both properties

and does not currently have any signage implemented to it. The buildings would benefit from the removal of this encompassing fascia board and the reinstatement of more traditional style windows.

To the rear of no.31, facing onto Quaker Way is a recessed tall timber slat fence with two advertisement boards, the positioning of which and their concealment by trees within the public domain renders them redundant. The replacement of the fence with a more traditional style boundary treatment and the removal of these advertisement boards would also be an improvement. Although this area is not within the conservation area these alterations would not only enhance the property but also the appearance of the conservation area. This site is the subject of an outline planning application.

- Z 30 St John Street. This building presents a discordant note on this stretch of St John Street, it is a modern flat roofed adjoining building with modern apertures and an over large fascia board, which lacks signage. Originally a more substantial building occupied this plot, the remains of which may still be evident within its shell.

Any new building on this site would need to positively enhance the conservation area. It would also need to have special regard to the setting of the adjoining properties. Such a building would be expected to have:–

- two storey
- half limestone and half brick walls, and a plain tiled roof, or, limestone walls and slate roof
- the building could mirror no.27 in principle or be in accordance with the construction of no.31-32 with eaves to the road
- setback street line in line with nos.27, 28, 29 or a brought forward in its plot to be in line with nos.31 to 32, either would be appropriate
- regular spaced vertical window openings, with timber windows and a sympathetic styled door.
- a high standard of design to the side facing St John Street

- I 29 St John Street. This substantial property retains many of its traditional features; however it has suffered through the loss of traditional styled and constructed windows and the widening and connecting of apertures to form a shop front to the ground floor. The reinstatement of traditional windows and lost sections of the façade would enhance the visual appearance of this property.
- II 27 to 28 St John Street. Another substantial property which has suffered through the loss of some of its traditional feature, namely the style of windows to its first floor. There reinstatement would improve the visual appearance of this property and the street scene.
- III 26 St John Street. The presence of this generous detached property is diminished due to the loss of all its traditional styled and constructed windows. The visual appearance of the property would be improved by the reinstatement of these lost features.



Nos. 32 to 26. These properties have all lost, apart from no.26 which still retains a return, their boundary walls, metal railings and gates. The reinstatement of these traditional features would greatly enhance these properties and their presence within the street scene. The reintroduction of soft landscaping to their frontages would contribute significantly to the area.

- IV 69 West Gate. The modern shop front and its material use do not reflect the style, era or predominant material use of the area as such the shop front has a visual impact on the building and its surroundings. Its replacement with a traditionally styled and constructed shop front would respect the status of the building and reflect positively on its surroundings.
- V 63 West Gate. Originally an alley allowed access to the rear of nos.65 and 63 from West Gate, located within the footprint of no.65. During one alteration the alley was incorporated within the ground floor of no.63; and now contains a shop window. Added to this is the fact the two buildings are not inline so a clear change of direction of the shop front to no.63 is evident. The buildings are now out of balance with the shop front to no.63 is overlong and clearly depicts a change of direction. The correct re-division of the building footprint may not be possible, but to correct the visually discord the smaller modern shop window of no.63 and the small section of fascia board could be removed and the aperture blocked with stone which matches in colour and type and corresponds in laying patterns that of no.65. Then further defining the footprint of no.63 by replacing the modern shop front with a traditional styled one, with timber fascia board, but incorporating elaborate architectural detailing so as to draw attention away from the blocked up façade of no.65
- VI Rear of 61 West Gate. Originally a dance hall then a nightclub. The property is the subject of an application to convert to two units one accessed from the rear and utilising the metal/brick attachment, the other the stone property, accessed from West Gate. Alterations included the implementation of a traditional shop front to West Gate and the repair of this property to bring it back into use. The subject of most of the changes is the property to the rear where the small end addition is to be removed and a modern take on a traditional shop front implemented, facing onto the car park. The brick work to the ground floor, which has been altered and added to on numerous occasions, is to be rendered and the metal upper storeys painted, the roof is also to be repaired.
- VII 66 & 66A West Gate. These properties function as separate businesses with separate entrances, one entrance is situated within the recessed central bay, which also allows access to a further business located to the first floor, and the other is accessed via a door situated to the far right of the shop front. There are some individual styled elements between the two ground floor units, however the overlarge fascia signage boards, numerous signs, and the inappropriate use of colour to the building façade, adds a negative effect to the visually aspect of these buildings. To improve the visual appearance of these properties a harmonious affect is needed in signage and colour scheme, and the removal of inappropriate signage. This unified effect would enhance the building and contribute positively to the surroundings.
- VIII 59 West Gate. The majority of the shop front of this property is built with dark coloured brickwork with protruding brick band detailing; this restricts visibility into the

shop, but also introduces a discordant element within the street scene. The introduction of traditional shop fronts with complementary fascia board and signage would present a welcoming cohesive, vibrant frontage that enhances the building, integrates it, and so contributes to the character of the conservation area.

- IX 57 West Gate. The stonework of the front façade of this property has been painted; the composition of the material used is unknown so an assessment would be needed to reveal its true nature. However a quick analysis of the pit falls of painting the outer elements of a building is that it restricts the building from functioning as it was built to do e.g. take in/release moisture, by introducing a barrier hinders this process in affect trapping moisture within the building which can then leads to failure of elements. The building would benefit from the removal of paint from the building façade.
- X 55 to 55A West Gate. The shop fronts to these two separate businesses are recessed under an overhang; the reasoning behind this element is unknown however these elements are potential areas for anti-social behaviour. It is the long term aspiration of the District Council to implement solutions to reduce these potential risks of anti-social behaviour. To the upper storeys, one unit facades has been rendered and painted, to remove this could potentially cause damage to the underlying material which in this case is stone, so may not be feasible. However both properties have lost their traditional sash windows which to reinstate would greatly enhance the character of the properties and contribute positively to that of the surrounding area.
- XI 56 to 60 West Gate. This large modern building presents a discordant note on a stretch of West Gate where several modern buildings that are more sympathetic to their context can be found. It is a long term aspiration of the District Council to enhance these buildings to reflect the character of the conservation area.
- XII Plot to the northwest elevations of 56 to 60 West Gate. The flat roofed brick extension of this property extends over some of the rear ground behind nos.54 and 52 also; behind this is a plot of ground whose present usage seems to be that of a private car park possibly for employees. Following the line of Clumber Street is the remains of a medium height stone wall with semi-circular coping stones and after the vehicle entrance a similarly constructed stone wall, but of a lower height, is still evident. This site is underutilised and could be better served as development site.

Any new building on this site would need to positively enhance the conservation area. Such a building would be expected to have –

- a two storey elevation but correspond in height to that of the landform,
- preferably limestone with slate roof,
- gable end to the road and positioned to back edge of the pavement,
- regularly spaced vertical window openings, sympathetically styled timber windows and doors,
- a high standard of design is required to all elevations.

- XIII Plot to the northwest elevations of nos.50 to 40 West Gate. This large plot is utilised as a private car park possibly by employees, however predominately it is underused. The site consists of two levels not connect within but each can be access by the

same point off Clumber Street and can both be utilised for car parking. Therefore if the lower level becomes the employee car park, or if this is not feasible due to the need for turning delivery vehicles, then the area to the rear of 36 to 38 & 40, which also functions as a private car park, could be used. The higher plot whose boundary consist of low timber posts at regular intervals connect by a long timber post, could be utilised as a development site.

Any new buildings on this site would need to positively enhance the conservation area. It would also need to have special regard to the setting of the listed building in whose ground it will be constructed. Such a building would be expected to have –

- a two storey elevation but correspond in height to that of the landform,
- preferably limestone with slate roof,
- gable end to the road and positioned to back edge of the pavement,
- regularly spaced vertical window openings, sympathetically style timber windows and doors,
- a high standard of design is required to all visible elevations.

XIV 45 to 53 West Gate. This terrace of five shops is a modern interruption along this historic street front, which starts with Halifax Chambers and finishes with a fine continuous row of Georgian stone houses. In the long term there may be the opportunity to re-develop this site with buildings which reinstate the alignment of West Gate and are of a more sympathetic in character to the conservation area.

XV 50 West Gate. The rear of the property is overgrown and the subject of littering. The removal of vegetation and little would greatly enhance the site as would the introduction of a sympathetic landscaping scheme.

XVI 42 West Gate. The visual appearance of this property is harmed through the implementation of a modern shop front and the painting of the front façade causing a discordant note in a continuous line of stone properties. The property would benefit from the removal of paint which would enhance the visual appearance and curb appeal of this property and enrich it and the surrounding area. Replacing the modern shop front with a traditional styled and individual constructed one would have the same affect and would distinguish it within the street scene.

XVII 40 West Gate. This large property presents a discordant note on a stretch of West Gate where several other large properties present more sympathetic frontages that are compatible to their surroundings. It is a long term aspiration of the District Council to enhance these buildings to be more sympathetic in character to reflect that of the conservation area.

XVIII 32 to 34 West Gate. These properties function as one and have a large box canopy which protrudes into the street scene centrally along the elevation; this represents a discordant note as it is not a feature of the conservation area. The property has a large modern shop front running along its combined length, but split into two, with a recessed entrance to the middle. The removal of the box canopy and the introduction of more sympathetic elements to the shop fronts would greatly enhance this property and its surroundings.

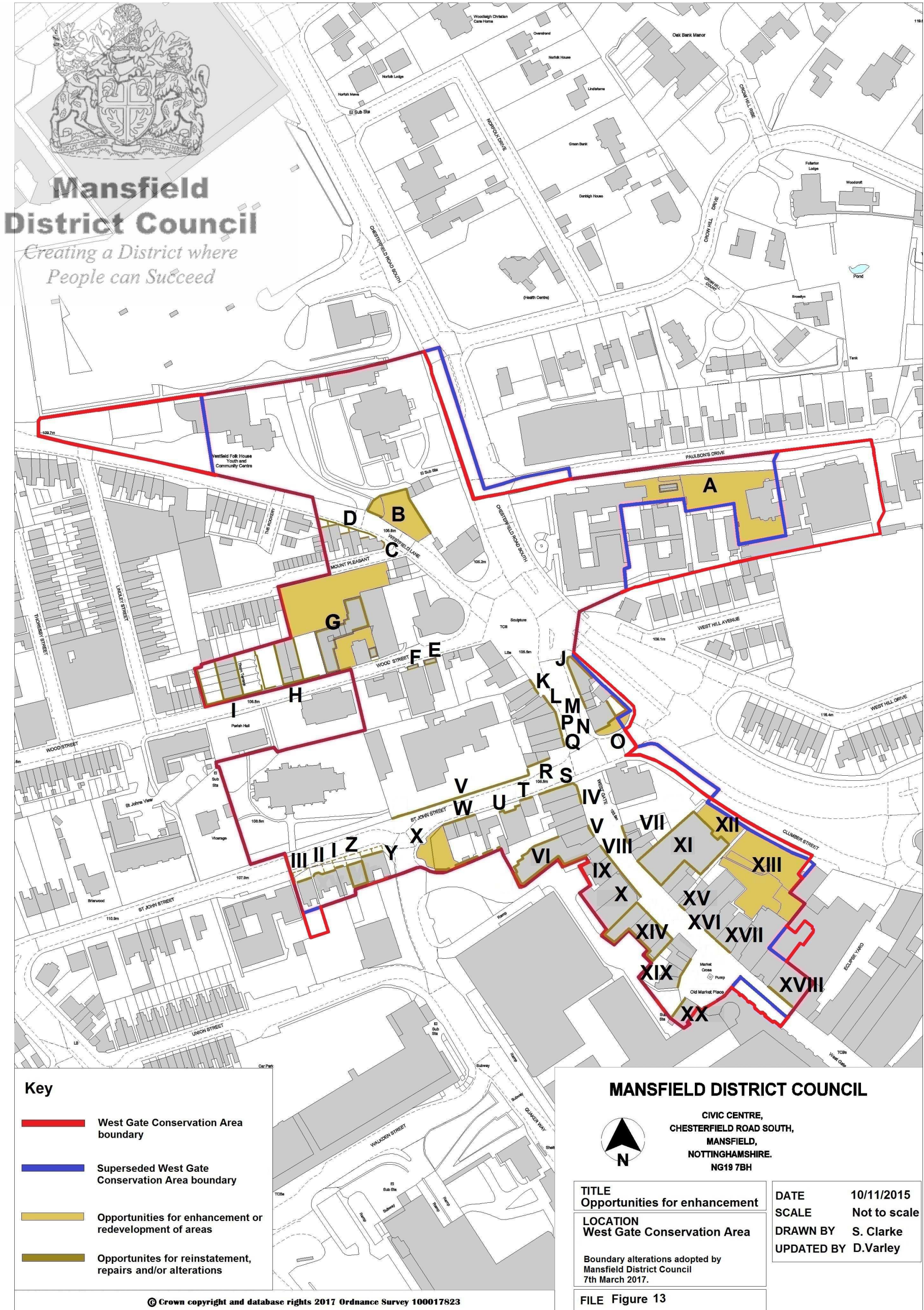
- XIX 39, 41 & 43A West Gate. These shop fronts are closely positioned containing numerous signs and are out of accord and alignment. They have unsympathetic elements positioned in inappropriate locations and so are all vying for attention but present a combined confusing and conflicting presence. The implementation of traditional styled and constructed, but individual, shop fronts, sign rationalisation, and the removal of unsympathetic elements would result in a more uniform and cohesive range of units. This would enhance each individual shop's appearance and curb appeal and present a more sympathetic appearance within their surroundings.
- XX 37 West Gate. This property has suffered through the loss of traditional styled windows to the ground floor of the front façade. A range of window styles appear on the side elevation. The property would benefit from the reinstatement of traditional styled windows to its elevations so presenting a more balance and cohesive visual impact of the property.

89 to 91 West Gate. This property originally functioned as a take away restaurant required the introduction of ventilation mechanisms, the use of this property has now altered to one that is more sympathetic to its character, resulting now in the redundancy of these elements. These elements are located to the rear of the property which is not visible publically from within the conservation area. The property is also recorded within the building at risk register, because of slipped and missing slates to its roof, also to the rear, which has resulted in holes which could be allowing water ingress. The roof has since been repaired but the other elements are having a detrimental effect on the building

West Gate. Southeast of the junction with St John's Street would benefit from a continuation of the natural landscaping appearing to its northwest section, but the defining of pedestrian and vehicle surfaces, introduction of a raised crossing at the road junction and further rationalisation of signage would all enhance the area.

Four Seasons Centre: Frontage to the Old Market Place. Standing outside the conservation area the Four Season's Shopping Centre, completed in 1976, has a significant impact on the setting of Waverley House (listed grade II\*), the Market Cross (listed grade II) and the character of the Old Market Place. Opportunities for the enhancement of the façade may be explored in the future.





## 12.0 REVIEW

12.1 In line with Historic England guidance the West Gate Conservation Area character appraisal and management plan is being reviewed.

12.2 The review process has attempted to quantify improvements made in the conservation area by assessing change against the following agreed targets.

- the number of gap site or development sites that have been developed;
- the number of properties that have been sympathetically repaired and/or restored;
- public realm improvements implemented;
- the number of vacant buildings brought back into productive use;
- the number of traditional shop fronts that have been reinstated; and
- the number of inappropriate windows that have been replaced with traditional window patterns.

Data taken from the October 2007 character appraisal and management plan		
Number of gap sites and development sites identified	Number of buildings identified as requiring sympathetic repair and/or restoration	Number of public realm improvements identified
5	2	3

Utilising data from October 2007 it has been determined that the following works have been implemented prior to this review					
Number of gap sites and development sites that have been developed	Number of buildings that have been repaired and/or restored	Number of vacant buildings brought back into productive use	Public realm improvements implemented	Number of traditional shop fronts which have been reinstated	Premises benefitting from reinstatement of traditional windows
1	1	1	1	2	1

Utilising data from October 2007 it has been determined that the following works have been completed prior to this review.

Number of sites identified as possible development sites or sites that would benefit from an enhancement scheme.	Properties which would benefit from sympathetic repair and/or restoration	Number of public realm works required	Current number of vacant buildings.	Properties which would benefit from the reinstatement of a traditional styled shop front	Properties which would benefit from the reinstatement of traditional styled windows.
7	30	3	10	10	12

Data collated from new survey conducted 2015/16.

Number of gaps sites developed or enhancement schemes implemented	Number of properties which have beneficial from a sympathetic repair and/or restored	Number of public realm improvements implemented	Number of vacant properties brought back into productive use.	Number of traditional shop fronts reinstated	Number of properties benefiting from reinstatement of traditional windows
0	3	0	4	0	0



## 13.0 MONITORING THE CONSERVATION AREA

### Buildings at Risk Survey and Register

- 13.1 A condition survey of all listed buildings in the District is conducted approximately every five years, the last survey being in 2014-15. The survey data is compiled into a buildings at risk register.
- 13.2 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 as these opportunities become available.
- 13.3 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. [www.nottinghamshire.gov.uk/whats-on/heritage/buildings-at-risk](http://www.nottinghamshire.gov.uk/whats-on/heritage/buildings-at-risk).

### Monitoring of permitted and unauthorised changes

- 13.4 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 also be included.

### Article 4 Directions

- 13.5 Under the Town and Country Planning (General Permitted Development) (England) Order 2015, a general planning permission is granted for a range of minor developments. An article 4 direction would enable a local planning authority to make certain directions withdrawing the permitted development rights within the conservation area under the Order.
- 13.6 The District Council will assess the conservation area and the quality of permitted developments to determine whether it is appropriate to introduce an 'article 4 direction' is appropriate.

### Local development orders

- 13.7 Local development orders, under the Town and Country Planning (General Permitted Development) (England) Order 2015, are made by local planning authorities to introduce new permitted development rights considered to be in line with conservation aspirations for the area. They give a grant of planning permission to specific types of development within a defined area which would be consistent with local determination and in accordance with policy.

### Monitoring of signage and street furniture

- 13.8 The District Council will seek sign rationalisation in order to reduce street clutter and will pursue the viability of introducing an 'area of special control'.



## Monitoring indicators

13.9 In order to assess the impact of the protection of the special character and appearance of the West Gate Conservation Area brought by designation and the preparation of the character 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.

13.10 The monitoring indicators set out below seek to follow those contained in the Historic England 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.

13.11 Each indicator will be monitored through an annual monitoring review and will begin on the year after adoption of document. The first set of results and thus the evidence of change will be recorded in the spread sheet. Monitoring will be dependent upon the availability of resources and Council priorities at the time.

<b>Indicator</b>	<b>Ref</b>	<b>Measurement</b>	<b>Value</b>	<b>Change</b>
Heritage asset	A1	Number of listed buildings and boundary walls. (entries)	26	First year
	A2	Number of landmark buildings /unlisted buildings of merit (entries)	12	First year
	A3	Number of historic parks of merit	0	First year
	A4	Number of scheduled ancient monuments	0	First year
	A5	Number of tree preservation orders within the conservation area	1	First year

<b>Indicator</b>	<b>Ref</b>	<b>Measurement</b>	<b>Value</b>	<b>Change</b>
Heritage at risk	B1	Number of listed buildings, boundary walls or unlisted buildings of merit identified as needing urgent and/or non-urgent works	6	First year
	B2	Number of monitoring surveys not carried out by stated key date	0	First year

<b>Indicator</b>	<b>Ref</b>	<b>Measurement</b>	<b>Value</b>	<b>Change</b>
Managing Positively	C1	Number of applications for planning permission determined in accordance with conservation advice where the conservation area is a statutory consideration	2	First year
	C2	Number of applications for listed building consent determined in accordance with conservation advice	1	First year
	C3	Number of decisions on tree notifications made in accordance with Local Authority advice	0	First year

<b>Indicator</b>	<b>Ref</b>	<b>Measurement</b>	<b>Value</b>	<b>Change</b>
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	4 trees removed in highway not replaced	First year

## APPENDICIES

### Appendix 1: National and local related conservation policies

#### National policy

The legal basis for conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 with national policy being provided by National Planning Policy Framework (2012). This document sets out the Government's national policies for England and how these are expected to be applied. The document should be read alongside other relevant statements of national planning policy. Guidance to help implement this policy, including the legislative requirements that underpin it, is provided in *National Planning Practice Guidance (March 2014)*. Both documents can be viewed following the link <http://planningguidance.planningportal.gov.uk>

#### Mansfield District Council local plan

Mansfield District Council has prepared a new Draft Local Plan has completed its first stage of the public consultation requirement. Until the adoption of the new local plan the saved policies of Mansfield District Local Plan (adopted 1998) are still applicable, whereby upon adoption the policies of the new local plan will supersede these 1998 policies.

#### Mansfield District Council conservation policies

The 1998 local plan contains a comprehensive set of saved policies. The saved conservation policies are as follows:

- BE6 Planning permission will be granted for developments within conservation areas provided that they would meet all the following criteria:-
- 1 Respect the special character of the conservation area;
  2. Be designed to respect and integrate with the surroundings. Particular attention should be given to the mass, form and scale of development and its impact on the surrounding environment;
  - 3 Use materials which are of good quality, and reflect the design of the building(s) as a whole. Infill developments should use materials which are sympathetic to their surroundings and which complement materials used in adjacent and prominent buildings in the street scene. Extensions or alterations to buildings should use materials which match or are compatible with the original building;
  4. Not have a detrimental effect on the character or amenity of the surrounding area by way of visual impact, noise, traffic generation or other factors;
  5. Not spoil or destroy attractive views and vistas into, within or out of the conservation area where these are important to the character of the area.

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

- 1). The part played by the buildings in the architectural or historic interest of the area;
- 2). The condition of the building and the viability of its retention and continued occupation;
- 3). The wider effects of demolition on the surroundings and on the conservation area as a whole;
- 4). Whether the replacement scheme will make a positive contribution to the appearance or character of the area or bring other substantial benefits to the community that outweigh the harm caused by the loss of the buildings. In such cases, consent will only be granted where there are acceptable detailed proposals for the redevelopment of the site.

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

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

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

BE11 Planning permission will not be granted for developments which would damage or adversely affect scheduled ancient monuments and their settings.

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

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

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

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



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

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

The District Council will not renew temporary planning permissions for advertisement hoardings if they do not satisfy all the above requirements. Poster advertisements are not appropriate in conservation areas.

BE16 Planning permission will not be granted for developments that would prevent implementation of environmental improvements which aim to:-

- 1) Improve prominent vacant/derelict sites;
- 2) Improve the appearance of the main access routes into Mansfield;
- 3) Improve the appearance of colliery spoil complexes.

## Appendix 2: Mansfield District Council area specific policies

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

MTC1 Planning permission will be granted for developments which would consolidate offices uses on St John Street.

MTC5 Planning permission will not be granted for developments at ground floor level within primary shopping areas, as defined on the proposal map, other than for shopping uses (use class A1 only).

MTC6 Planning permission will not be granted for developments at ground floor level within secondary shopping areas, as defined on the proposals map, other than for shopping (use class A1) and associated uses (use classes A2 and A3 only). Proposals for associated uses would also need to meet all of the following criteria:-

- 1). Not result in the loss of a shopping facility (use class A1) in a key location, for example a corner position;
- 2). Not result in either the fragmentation of the centre as a whole or an over concentration of associated uses in any particular street or parade of shops so as to undermine the vitality or viability of the sub-regional centre;
- 3). Maintain a display of visual interest within a shop window on the frontage of the premises;
- 4). Generate a sufficient level of pedestrian activity to maintain the vitality of the shopping area;
- 5). Not give rise to unacceptable smells, fumes, noise, disturbance or other environmental concerns;

In assessing any proposal against these criteria the Council will also take into account the proportion of vacant street level property in the secondary shopping area.

## Appendix 3: Schedule of structures of special interest

### Old Market Place

1. Old Market Cross  
*Grade II Listed*  
A market cross with sundial, dating to around 1600.
2. Waverley House, 37 West Gate  
*Grade II\* Listed*  
A house dated 1754, now in use as offices. It stands out in the streetscape because of its 'very lively'<sup>9</sup> façade, which is all of ashlar stone.
3. 39 West Gate  
*Grade II Listed*  
A house built in about 1820, now in use as a shop. It has a full width, late C20 shopfront.
4. Halifax Buildings, 41, 43 and 43A West Gate  
*Grade II Listed*  
A house built at the turn of the C19, now in use as shops and offices. The ground floor has a central ashlar door case flanked by late C20 shopfronts.

### West Gate

5. 36a – 36b West Gate, formerly The Nags Head Public House  
*Included on the local interest list.*  
Included on the County Council's list of locally interesting buildings.
6. 36, 38 and 38A West Gate  
*Grade II Listed*  
An early C19 pair of houses, now in use as shops. It was restored in 1990, at which time the ground floor was rebuilt.
7. 42 West Gate  
*Included on the local interest list.*  
A C19 building of painted stone, with plain sash windows in plain ashlar surrounds. There is a modern shopfront.  
Included on the County Council's list of locally interesting buildings.
8. 48 and 50 West Gate  
*Grade II Listed*  
A pair of houses dating to around 1810. It was restored and partially rebuilt in 1990.

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<sup>9</sup> Pevsner N and Williamson E – **The Buildings of England: Nottinghamshire** (2<sup>nd</sup> edition). Penguin, Harmondsworth (1979). Page 172.

- 9      57 West Gate  
*Grade II Listed*  
A house dating to around 1790, now in retail use. There is a full width, late C20 shopfront across the ground floor.
- 10     59 West Gate  
*Included on the local interest list.*  
An C18 or early C19 building of coursed squared stone. Sash windows, reinstated in 2006, sit in plain ashlar surrounds and there are ashlar quoins along the right hand side. There is a modern shopfront.  
The building was removed from the statutory list in 1994.
- 11     61 and 63 West Gate  
*Grade II Listed*  
A mid C18 pair of houses, last used as a shop and nightclub. There are Venetian windows on the first floor and a late C20 shopfront on the ground floor. The building was damaged by fire in 2004; no.63 was restored in 2006, no.61 is currently in the process of being restored (2016).
- 12     65 West Gate  
*Grade II Listed*  
A house built at the turn of the C19, now in use as a shop. It has a late C20 shopfront. Application has been approved for the implementation of a traditional shopfront. Upper storeys have been converted to apartments with Georgian style windows have been implemented to front façade (2014).
- 13     67 and 69 West Gate  
*Grade II Listed*  
A pair of houses dating to around 1800. The ground floor has a pair of C20 shopfronts.
- 14     69A West Gate  
*Grade II Listed*  
A house built in about 1800 and now used as a shop. It has a mid C20 shopfront. The right gable and rear wing face onto St John Street.
- 15     62 West Gate  
*Grade II Listed*  
A late C17 house, with a C19 bargeboard and shopfront.
- 16     64 West Gate  
*Grade II Listed*  
A mid C18 house with a late C19 wooden shopfront.
- 62 and 64 West Gate are listed under a single entry.*



- 17 Cromwell House  
*Grade II Listed*  
Built as a house in the mid C17, it became the Rev Catlow's 'Literary and Commercial Seminary' in 1788<sup>10</sup>. It is now used as offices. Many of the window openings were altered through the C19, but long mullioned windows with hood moulds survive on the attic storey.

## St John Street

- 18 41 St John Street  
*Grade II Listed*  
Built as a Wesleyan New Connexion chapel in 1838. In 1870 it became a warehouse and it is now used as a furniture showroom
- 19 40 St John Street  
*Grade II Listed*  
A single house of about 1820, now with office accommodation on the ground floor.
- 20 37, 38 and 39 St John Street  
*Grade II Listed*  
Three surviving houses of a terrace of four, the westernmost one having been demolished for road widening. Built in about 1820; two are vacant, one is utilised as a residential property.
- 21 27, 28 and 29 St John Street  
*Included on the local interest list.*  
Three houses built in 1876. They were designed by Fothergill Watson for his half-sister, Frances Wilson<sup>11</sup>. Now in use as offices
- 22 Wall and gate piers to the Churchyard of St John the Evangelist  
*Grade II Listed*  
A churchyard wall with gate piers, built in 1856. The wrought iron gates were added on the church's centenary.
- 23 Church of St John the Evangelist  
*Grade II Listed*  
A parish church built in 1856. Funded by the will of Henry Gally Knight (d.1846), the author of 'Ecclesiastical Architecture of Italy' and designed by H. I. Stevens of Derby.
- 24 Former National School (St John's Centre)  
*Included on the local interest list.*  
The former National School, an ancillary structure to the Church of St John the Evangelist, now in use as a parish centre. It was designed in 1860 by Charles Neale of Mansfield and is dated 1861.  
Neale had previously designed Mansfield Cemetery (1857).

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<sup>10</sup> Buxton – **Mansfield in the Eighteenth Century**. Page 46.

<sup>11</sup> County Archive reference DC/M 3/6/1 no.31. Submitted 13/4/1876.

## West Gate

- 25 New Inn, 70 West Gate  
*Grade II Listed*  
A mid C17 inn. The front façade is stuccoed and has C19 and C20 windows. However, the right gable has two stone mullioned windows with hood moulds and a string of flat quoins.
- 26 72 and 74 West Gate  
*Grade II Listed*  
A late C17 house, refronted in the late C19 and now in use as a pair of shops. The right hand shop has a good late C19 shopfront with a bracketed fascia.
- 27 76-80 West Gate  
*Included on the local interest list.*  
The date stone on this building reads '1880' and is in the same style as the stone on White Hart Chambers. It is an early work by prolific local architect Frank Vallance and occupies a highly visible corner plot.
- 28 89 and 91 West Gate  
*Grade II Listed*  
Two houses dating to the turn of the C19, with central round-headed stair window, properties function as one establishment – craft and residential usage.
- 29 93, 95 and 97 West Gate  
*Grade II Listed*  
A terrace of three houses with knitters' workshops date to the early C19, now in use as shops, with three late C20 shopfronts.

## Wood Street

- 30 Building to rear of 93 to 97 West Gate  
Built of stone and raised in brick, this small building is an ancillary structure to the listed 93 to 97 Westgate.
- 31 Thorn Terrace  
*Included on the local interest list.*  
Marked on Sanderson's Map of 1835, this stone terrace is a very rare survival of back-to-back houses. The end gable dates to the early C20, when the end property was demolished for road widening.
- 32 6, 6a and 6b Wood Street  
*Included on the local interest list.*  
6 and 6a represent a very rare survival of back-to-back houses. 6b, adjoining, is similar but much altered.
- 33 2 - 4 Wood Street  
*Included on the local interest list.*  
A Victorian warehouse, linked at first floor to a smaller office building of similar age. Both are of two storeys, built of red brick with slate roofs. The warehouse has an arcade of seven windows with semi-circular heads.

## Westfield Lane

- 34 7 and 9 Westfield Lane  
*Included on the local interest list.*  
A pair of Victorian houses, two storeys tall, built of rock faced limestone ashlar with a slate roof. No.7 features PVC-u casements in original ashlar surrounds; the window openings to no.9 have been altered.
- 35 Westfield Folk House Youth Centre  
*Grade II Listed*  
A house dating to around 1830. It is of coursed stone with a main front entirely in ashlar. Late C19 alterations (including new chimneys) bear the hallmarks of local architect Fothergill Watson<sup>12</sup>, whose father-in-law purchased the property in 1875.

## Chesterfield Road South

- 36 Church of St Philip Neri  
*Grade II Listed*  
A Roman Catholic Church and attached presbytery. Designed by Charles Easdon of London and built in 1925.
- 37 Boundary wall and gates at the Church of St Philip Neri  
*Grade II Listed*  
The boundary wall and gates to the garden front of Westfield House, constructed in the mid C19. Altered in 1925 to serve the newly constructed church.
- 38 Westgate House, 1 and 1A Chesterfield Road South  
*Grade II Listed*  
A house with adjoining coach house and boundary walls, built in about 1780.
- 39 Former Technical College  
*Included on the local interest list.*  
Formerly in use as part of the West Nottinghamshire College complex, designed by the County Architect, Mr L. Maggs, and opened in 1928. Current occupation is a school.

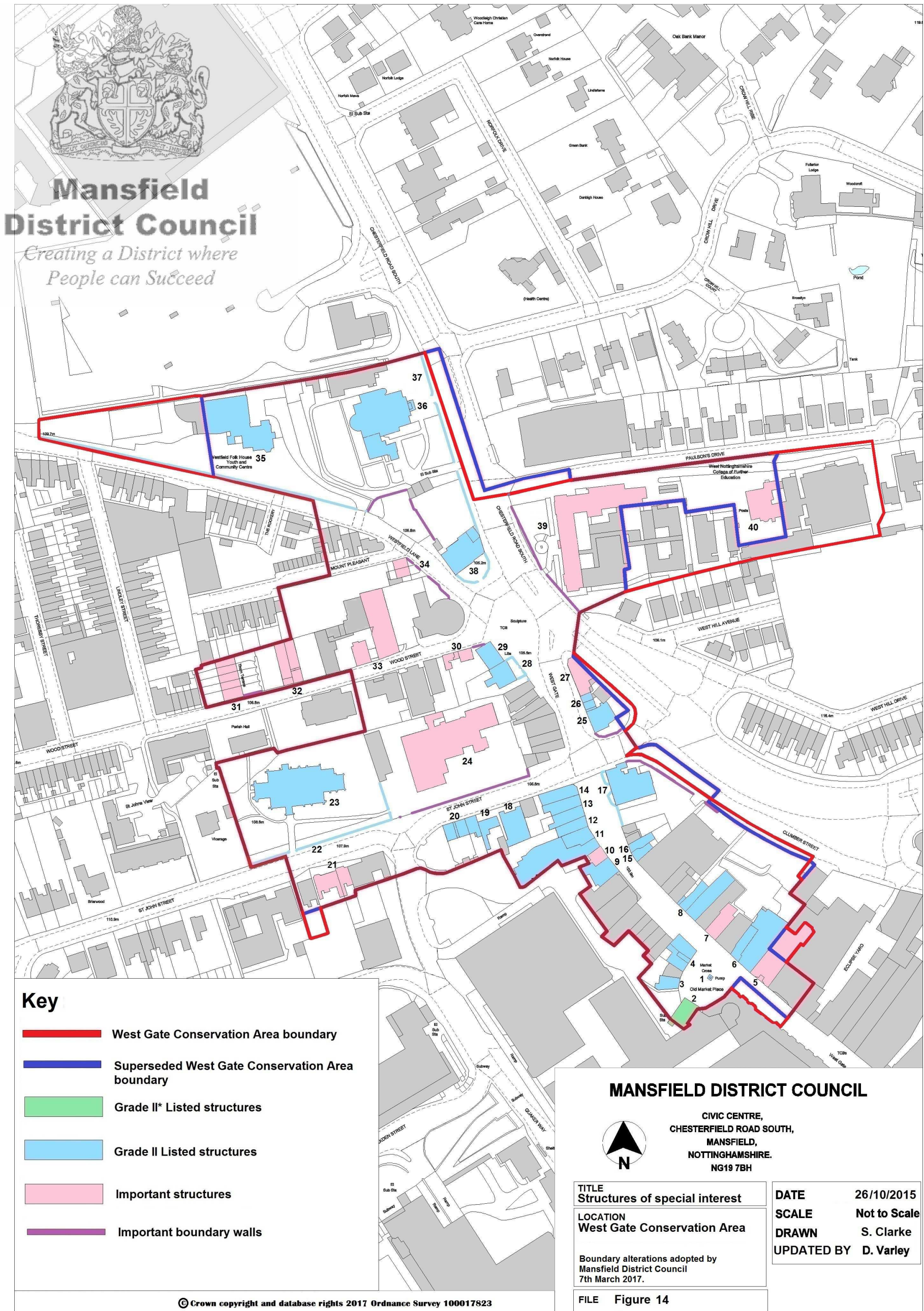
## Paulson's Drive

- 40 Ashfield House  
*Included on the local interest list.*  
Formerly used as the Art College, originally a house c.1805 By William Wilkinson of Mansfield Woodhouse for a local Solicitor Richard Parsons.

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<sup>12</sup> Turner, D – personal comment (2005).





## Appendix 4: Unlisted structures and local heritage assets.

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

- Is it the work of a particular architect of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, forms or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?
- Is it associated with a designed landscape, e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic associations with features such as historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functions character or former uses in the area?
- Does it use contribute to the character or appearance of the area?

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

Extracted from: *Conservation Area Designation, Appraisal and Management*. Historic England Advice Note 1. Historic England (2016).

In addition features of the environment, considered important and valued at a local level, as they reinforce local identity, distinctiveness, character and a sense of place, are recognised as important and are referred to as 'local heritage assets'. In recognition, Mansfield District Council has adopted its own criteria for assessing local heritage assets that are consistent with Historic England's criteria. Historic England refers to local heritage assets as non-designated heritage assets. The relevant document can be viewed via the conservation and heritage webpages on the Mansfield District Council website.



## Appendix 5: Useful references

### Bibliography

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### Policies

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