

Mansfield District Council

Conservation Area Character Appraisal and Management Plan



Market Warsop Conservation Area

Updated and adopted March 2015



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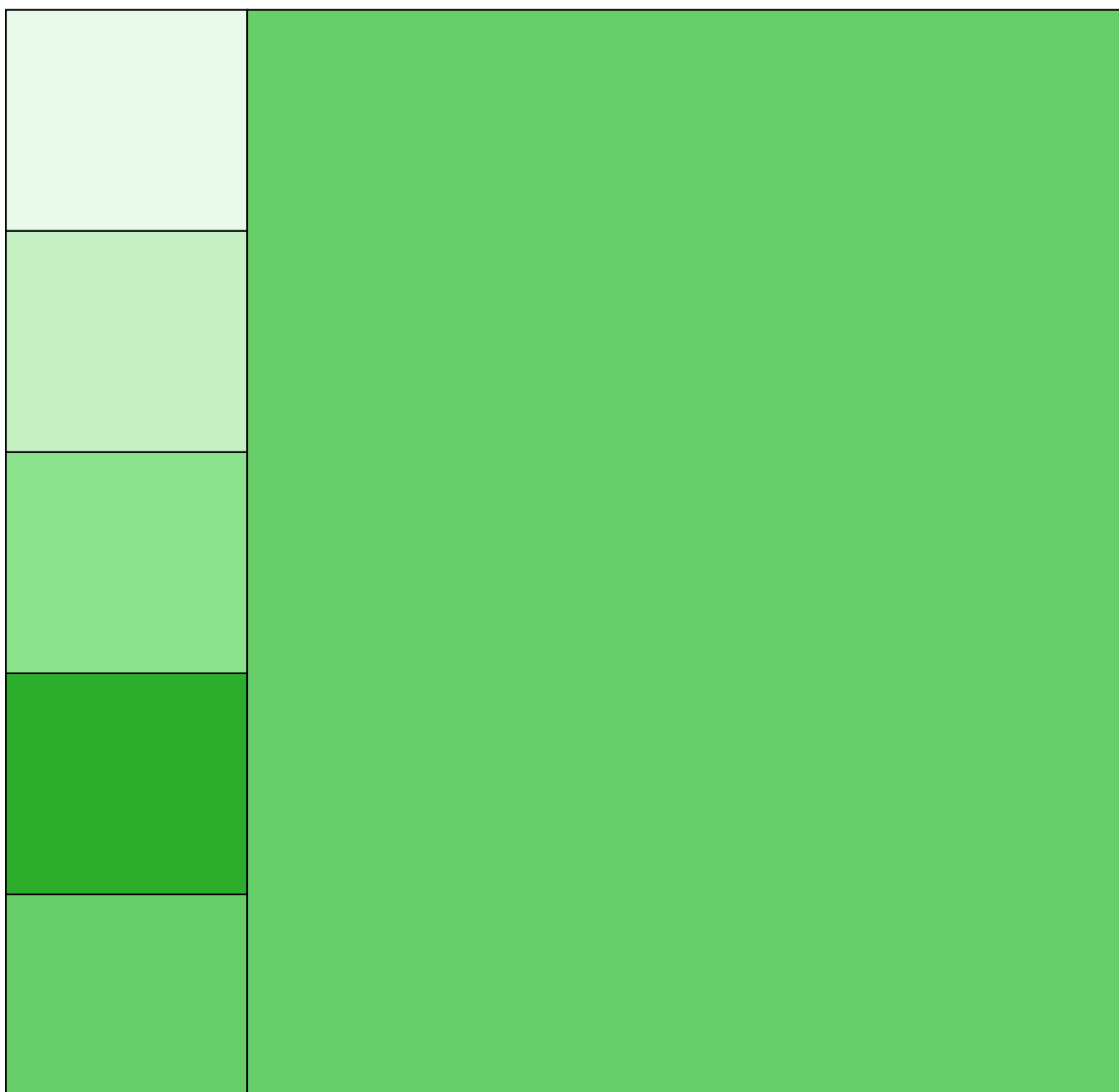
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- A. National and local conservation related policies
- B. Mansfield District Council area specific policies.
- C. Schedule of structures of special interest
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Part I Conservation Area Character Appraisal



1.0 INTRODUCTION

- 1.1 Market Warsop is located approximately 8km northeast of the centre of Mansfield with an estimated population of 3,300; it is accessed from the A60 where it occupies relatively level ground situated between ridges of Magnesium limestone and Sandstone. The topography varies through Market Warsop with heights from approximately 71m to 54m above sea level, following the A60 route, and 80m to 78m above sea level, west to east, dipping at the centre to 58m, which is the location of the A60.
- 1.2 Market Warsop is a large village with mediaeval origins and is believed to be a later settlement than Church Warsop which is located immediately to its north. Market Warsop's historic centre is located to the northern part of the village where it spans the A60, with the greater part of the conservation area situated in an easterly direction of this main road.

What is a conservation area?

- 1.3 A conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. 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.
- 1.4 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.
- 1.5 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 conservation areas.
 - 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?

- 1.6 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.
- 1.7 The purpose of the character appraisal is to provide a detailed assessment of those townscape features, buildings and spaces that give Market Warsop 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.

1.8 In the case of Market Warsop, designation is in recognition of the settlement's medieval plot layout, the group value of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.

What is a management plan?

1.9 Section 71 of the Act requires that the Local Planning Authority, in considering its conservation areas as areas of special architectural and historic interest, shall formulate and publish proposals for their preservation and enhancement. 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

1.10 This appraisal and management plan have been compiled through site surveys and with reference to the key sources outlined in Appendix E of this report.

Format of the document

1.11 This document comes in two parts comprising part I: Character Appraisal and part II: Management Plan

1.12 The appraisal is structured to take account of Historic England guidance, as follows.

- a. Introduction
- b. Summary of special interest;
- c. Summary of the conservation area
- d. Geographical and historic context
- e. Architectural and townscape character
- f. Suggested conservation area boundary alterations.

1.13 The management plan covers the Planning Policy Context and design guidance.

1.14 Appendices are attached, to cover:

- a. National and local related Conservation Policies.
- b. Mansfield District Council Area Specific Policies.
- c. Schedule of structures of special interest;
- d. Unlisted structures and local heritage assets
- e. Useful information

Review of the Market Warsop Conservation Area

- 1.15 Market Warsop's historic centre was designated as a conservation area in October 1994, with its supporting character appraisal and management plan, adopted by Mansfield District Council in April 2007. It is the nature of places to evolve as legislation does and in view of this it is necessary to review the Market Warsop 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 general character of the Market Warsop Conservation Area which it is desirable to preserve and enhance.

General character

2.2 The character of the Market Warsop Conservation Area is provided by a handful of different elements which combine to give the village its distinctive layout and appearance. These elements are as follows:

- The buildings
- The streets
- The building plots

2.3 Buildings - the Market Warsop Conservation Area contains a mix of buildings constructed in the C17, C18, C19 and C20. A variety of building materials are evident, including magnesian limestone, red brick and render. Roof coverings are also varied and include plain tiles, pan tiles and slates.

2.4 Pre-industrial buildings constructed from local limestone with pan tile roofs give Market Warsop its distinctive character. These local vernacular buildings have been interspersed with later replacement and infill buildings which are less characteristic of the local area. Brick walled and slate roofed buildings were added in the C19 and brick walled and concrete tiled roofed buildings were added in C20.

2.5 Whilst there are a number of listed buildings within the conservation area, its character derives principally from the group value of modest houses and cottages of a variety of styles, ages and detailing which line Church Street, High Street, Sherwood Street and sections of Burns Lane and Clumber Street.

2.6 Streets – the principal streets within the conservation area are well defined and enclosed, creating strong street frontages. This is largely the result of properties being built to the back edge of pavement, and the scale of the buildings (generally two storeys) relative to the street width (generally between 12 and 14 metres). Properties that are set-back from the street, such as 32 Sherwood Street, generally have suitable boundary treatments in the form of stone or brick walls.

2.7 Plots – much of Market Warsop's medieval plot layout is 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. What is distinguishable are the long narrow plots, measuring around 10 metres in width, running back from the north sector of the A60 and those from High Street to Clumber Street. Some larger courtyard complexes are also still apparent as are those tightly knit units lining Sherwood Street. These plots are the defining characteristic of its medieval layout and give a certain rhythm to the street frontage.

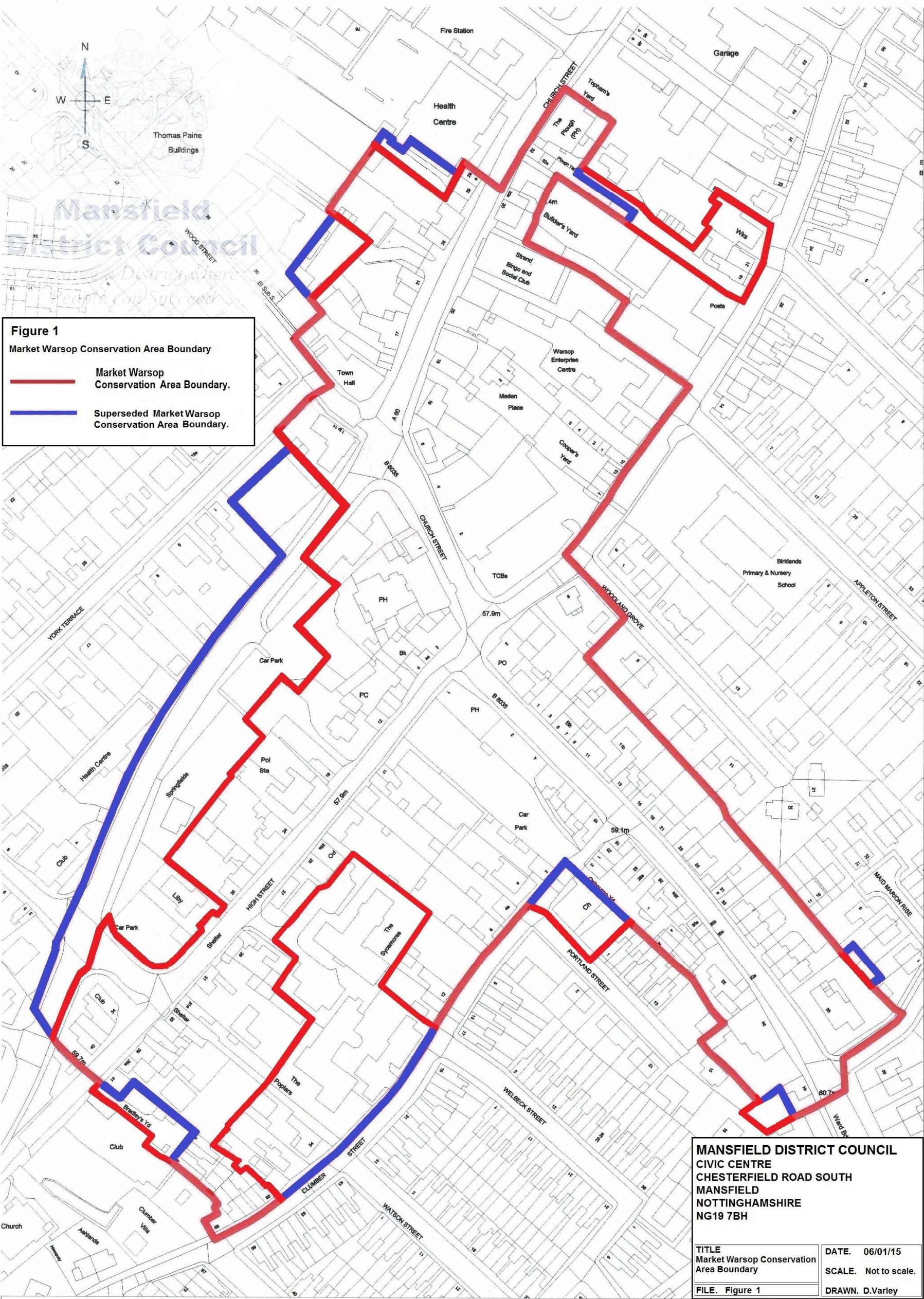
2.8 The following section looks in more detail at the special interest of the Market Warsop Conservation Area.

3.0 SUMMARY OF THE CONSERVATION AREA

- 3.1 The character of the Market Warsop Conservation Area is provided by different elements which combine to give this part of the District of Mansfield, situated to the south of Church Warsop and northeast of Mansfield Woodhouse, 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, that defines the quality of the area.
- 3.2 Market Warsop has seen a significant amount of development over time, predominantly to the boundaries of its historic core, resulting in the area being unrecognisable as a village. Although development and loss has occurred within the village's historic centre, defined by the boundary of the conservation area, the area still retains its historic street pattern, the majority of its medieval plot layout and vernacular building style which all contribute to the special interest of this small section of the village.
- 3.3 The historic core of Market Warsop located within the conservation area, reveals its evolving nature through its buildings, constructed between the C17 to the C20, in a variety of building materials and styles.
- 3.4 Approximately 320 structures occupy the historic core of Market Warsop, the predominant use of which are as retail establishments, interspersed with residential properties. The conservation area also contains a town hall, a police station, a social club and some strategically placed public houses. Of these structures five separate listed entries are recorded all at Grade II. There are also three structures within the conservation area, 17 and 19 Church Street and 4 Burns Lane, and one adjacent to its boundary, 50 Church Street, which are 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 (Figure 8 and Appendix C).
- 3.5 The principle road within the historic core is High Street; it was superseded as the main route through the village in the late C20, by the A60, known as Mansfield Road prior to the cross roads and Church Street after, which now takes the heavy traffic away from the village's retail heart. High Street runs virtually parallel with the A60, on a southwest to northeast axis, with a further road, Clumber Street, running on the same axis, but located further to the southeast. Clumber Street at its north-eastern point connects with Sherwood Street, which runs on a southeast to northwest axis. At this junction turn west and travelling back towards the village centre; Sherwood Street forms a staggered junction with High Street and Burns Lane. After this point it is known as Church Street, a 'B' road, which after crossing the A60 continues on into Wood Street. Apart from the section of the A60 which leads back to Mansfield the other roads are well defined and enclosed, creating strong street frontages, with properties largely being constructed to the back edge of pavement. The scale of the buildings also contributes to this sense of enclosure as do those set back properties which have retained suitable boundary treatments in the form of stone or brick walls.
- 3.6 Market Warsop's medieval plot layout is still visible. Long narrow plots, measuring around 10 metres in width, run back from High Street to connect with Clumber Street, larger plots, a reminiscence of courtyard settlements, are evident to the northeast side of High Street. Further longer but wider plots, occupy the A60 Church Street, with smaller

squatter settlements lining Sherwood Street. These plots are the defining characteristic of the areas medieval layout and give a certain rhythm to the street frontage.

- 3.7 The following section looks in more detail at the special interest of the Market Warsop Conservation Area.



4.0 GEOGRAPHIC AND HISTORIC CONTEXT

Location and population

- 4.1 Market Warsop is located to the north periphery of the District of Mansfield approximately 8km northeast of the centre of Mansfield and 6km northeast of Mansfield Woodhouse. It is approached by the main A60 route, which divides the conservation area at its northern sector.
- 4.2 The village of Market Warsop has an estimated population of 3300¹ with residential developments predominantly situated to the periphery of the conservation area boundaries. The stages of development follow similar trends to that of its neighbouring village, Church Warsop, being initially to the northwest and southwest of the village, and associated with the increase of industrialisation. The development to the northwest initially was only connected to the village by one strand of properties along Wood Street, separating them was a disused sand pit, and those to the southeast appeared directly adjacent to and branching out from the boundary of the conservation area. Both developments however were predominantly terrace properties. Whereas open ground was retained around some of the boundaries of the historic core of Church Warsop, development around Market Warsop Conservation Area increased exponentially so that by the late C20 the historic core was all but surrounded, with the only remaining open spaces of Mount Pleasant, the allotment gardens and the disused sand pit, in-filled.
- 4.3 The historic core is located within the conservation area and contains approximately 320 heritage assets including a number of traditional houses in prominent locations.
- 4.4 The Market Warsop Conservation Area was designated in October 1994, and is situated within three wards, Warsop Carrs, Meden and Market Warsop. It covers an area of approximately 729km² and has a perimeter of approximately 1.79km.

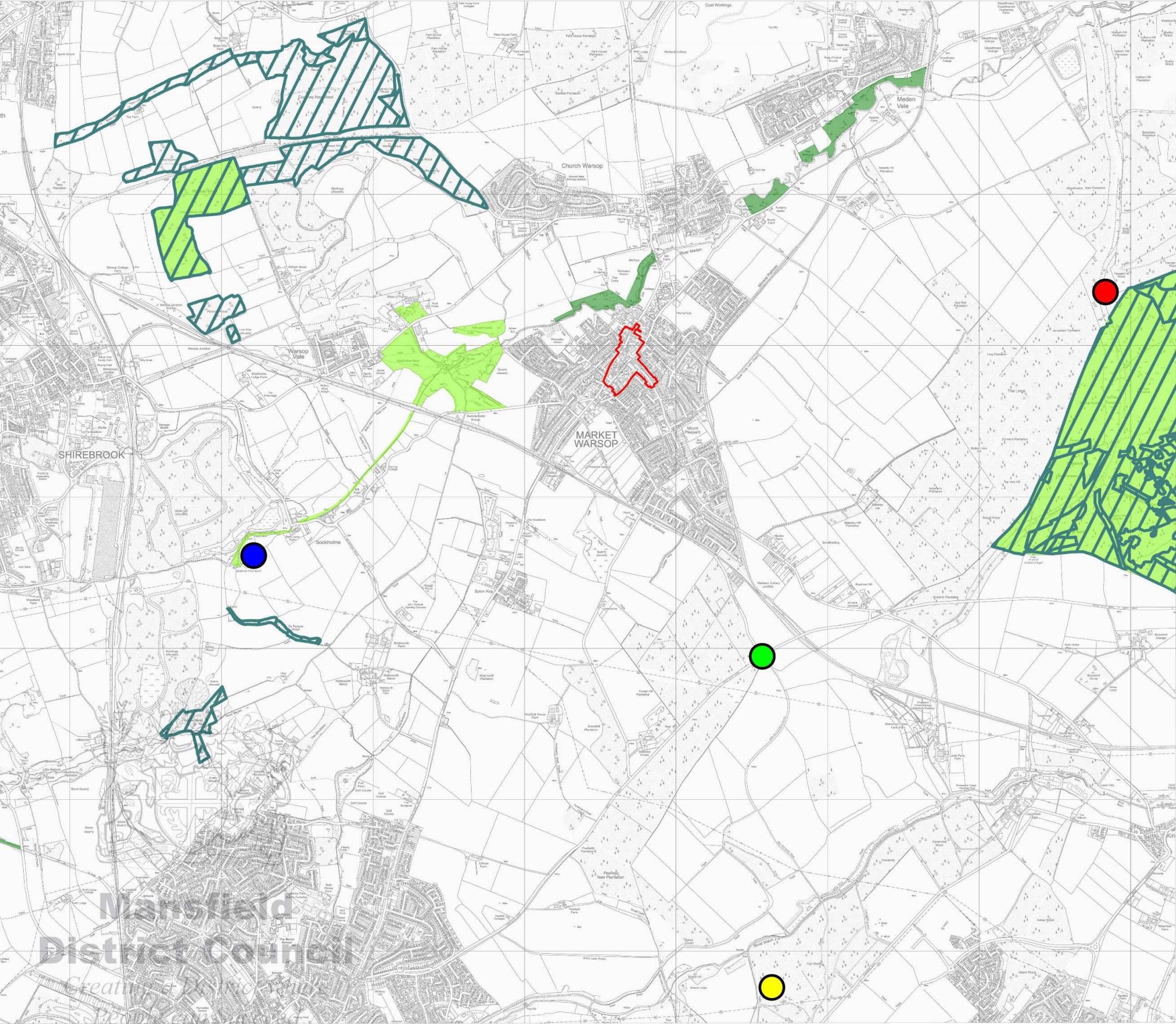
Landscape setting and topography

- 4.5 Market Warsop is approached from the A60, Mansfield Road; which upon entering the village declines gently, exaggerated by the long bend of the road, before it levels out just before the cross roads, with Wood Street and the 'B' road of Church Street. This cross road forms one of the main crossings within the conservation area. Continuing northeast out of the village, still on the A60 but now known as Church Street, the ground rises as the road approaches Church Warsop. Church Warsop itself is perched on an escarpment and this change in landscape character between Church Warsop and Market Warsop gives the two settlements a very different character.
- 4.6 Returning to Market Warsop the A60 road dissects the conservation area at its northern sector separating a small section, properties to Wood Street and those lining the western side of the A60 (Church Street), from the rest. The High Street runs parallel to the A60 and also commences with a declining slope to its southwest, whereas to Clumber Street the initial slope is more pronounced. Apart from these, Market Warsop village lies on relatively flat ground with part of the village located in the bottom of the Meden Valley.

¹ www.neighbourhood.statistics.gov.uk 2011. Estimate.

- 4.7 Historically, agriculture formed the basis of Warsop's economy with it becoming important locally as a small market town. Records depict markets were held within the village from 1239, but Warsop developed few features normally associated with a market town and with the demise of its market it reverted to the status of a large village. Like Church Warsop owing to strict Forest Laws, the area saw little expansion until after the Warsop Enclosure Award of (1813) 1825². During the late C19 the commencement of coal mining in the area led to the growth of Market Warsop. New housing areas were built to accommodate mine workers and the town developed as a commercial centre. These expansions have enclosed the historic village, the location of the conservation area, and tripled the size of the village. In recent years Warsop has suffered from the closure of local mines experiencing relatively high unemployment levels.
- 4.8 Market Warsop lies to the south of the river Meden, surrounding which is the low-lying grassy area known as the Carrs. Once an area of marshy land, the Carrs was drained in 1837 and now provides an open area for recreation and the annual Warsop Carnival. The Carrs is of importance providing opportunities within the vicinity of Market Warsop to experience green open spaces and trees as within the village only a few properties have front gardens and public space is limited to a few small plots of greenery.
- 4.9 Open areas are prevalent further afield; to the northwest of Market Warsop are the ancient woodlands of Minster, Cuckney Hay, Boonhills, Lady Grove, Lord Stubbins and Parsons Wood. To the west are the Hills and Holes, now a Site of Special Scientific Interest, but where originally local building materials prevalent in the village were quarried. North of the village are numerous plantation, woods and local nature reserves. With Birklands (Sherwood Forest) enclosing the village to the east, here also is Hanger Hill (Thynghowe) believed to have been used as an ancient Anglo-Saxon meeting place. To the south is Badger Hill and associated woodland, the Parliament Oak' reputed to be where King John convened an emergency council in 1212 and Edward I held a meeting in 1290. Sookholme Bath is situated to the southwest, alleged to be the site of a natural spring used as an ancient healing spa, it is also reputed to be the site of a Roman Tile Kiln which produced tiles for the nearby villa at Mansfield Woodhouse.

² www.sherwoodforest.org



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Legend

- Market Warsop Conservation Area
- Ancient Woodland (1998 Local Plan / Natural England)
- Sites of Specific Scientific Interest
- Local Nature Reserves
- Hanger Hill
- Badger Hill
- Parliament Oak
- Sookholme Bath

TITLE
Figure 2. Location Plan - Market Warsop and Surroundings

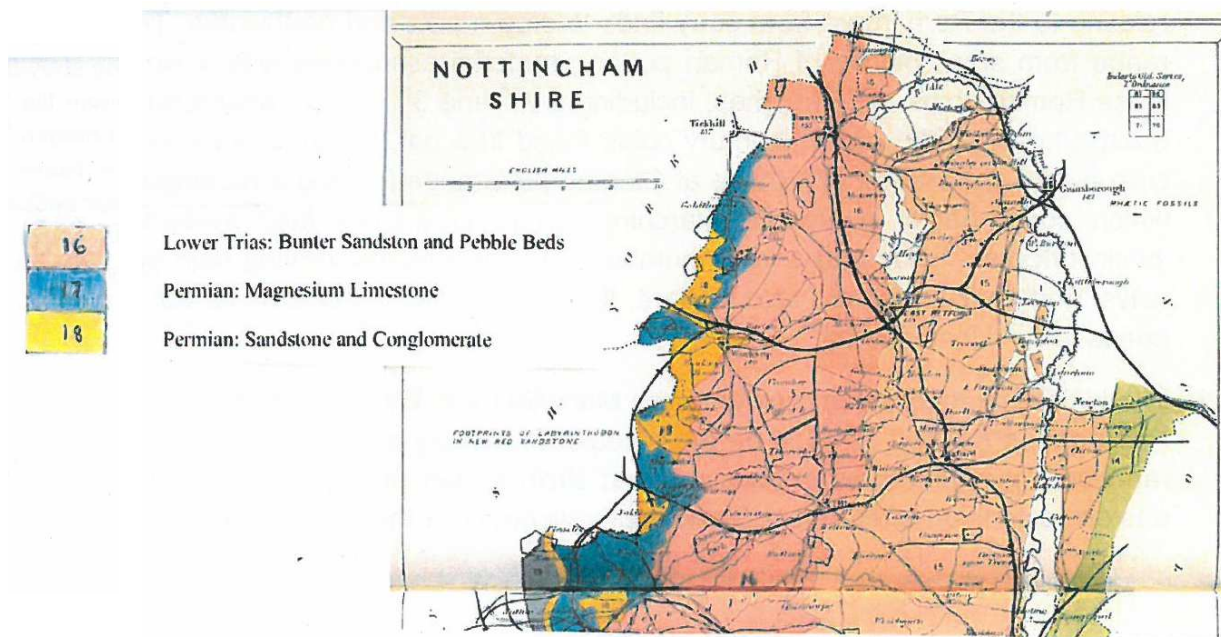
DATE 17/6/2014
SCALE NTS
DRAWN C.Dennis

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

Geological context

- 4.10 The village of Market Warsop varies in height above sea level from approximately 55m to its northern apex, 72m to its southern apex, and 80m to its western apex which dips to 58m within the conservation area before rising to 78m to its eastern apex. These illustrate the village's location, occupying the gentler slopes of the surrounding ridges of Magnesian Limestone and sandstone.
- 4.11 The northern most half of Market Warsop is situated on a narrow band of alluvium which borders the River Meden and the band broadens out to the west of Warsop Mill to form the low-lying area known as The Carrs³. The southern half of the village lies on a narrow band of Lower Mottled Sandstone which overlies the pebble beds of the Bunter Sandstone, and a short distance to the west are outcrops of Lower Magnesian Limestone. Both sandstone and limestone are underlain by coal measures; however the coal fields in this area are completely concealed⁴.

Figure 3: Geological Map of North Nottinghamshire.



Based on Woodward's "Stanford's Geological Atlas" (1904) and "Reynold's Geological Atlas" (1860 and 1889):
Source: University of Southampton website: www.bgs.ac.uk

Origins and historic development

- 4.12 Warsop is believed to be of Saxon origin, but little is known of the settlement's early history. The earliest written reference to Warsop comes from the Domesday Book (1086)⁵, at which time it was referred to as Wareshope. The settlement had a church and a mill (these were located in what is now referred to as Church Warsop); it is not clear whether Market Warsop existed at this time.

³ www.bgs.ac.uk

⁴ www.mansfield.gov.uk – local nature reserves and parks leaflet.

⁵ www.domesdaybook.co.uk

- 4.13 Market Warsop grew gradually over the next several hundred years. By 1800 its population had only grown to around a thousand. For much of its history, Warsop's economy was based primarily on agriculture although other industries such as the grinding of corn and lime-burning took place in Warsop at various times.
- 4.14 During the medieval period a market was held in Warsop which raised its status and profile. Records suggest that the right to hold a market was first granted in 1239, but it is less clear when the market ceased to function. Several sources suggest that the demise of the market occurred during the C17.
- 4.15 Towards the end of the C19 Warsop's economy began to move away from agriculture towards a reliance on coal mining. Langwith Colliery opened in 1878 followed by Warsop Main Colliery in 1893 and Shirebrook Colliery in 1895.
- 4.16 During the late C19 and early decades of the C20 the coal industry came to dominate Warsop. Many open spaces and farm-yards gradually disappeared as buildings were sold and infill developments occurred. These went hand in hand with new housing estates developed onto previously open areas to the outskirts of the village including those to the north of Market Warsop and the Carrs and on the fields to the south. Educational, recreational and other facilities required to serve the new mining communities followed.
- 4.17 Throughout the C20 the economy of Market Warsop was strongly tied to the mining industry. However, following the contraction of the coal mining industry in the 1980's and 1990's, Market Warsop experienced a decline leading to relatively high unemployment levels within the town.

Archaeology

- 4.18 The Draft Archaeological Assessment Report (Stroud) on Warsop makes reference to above ground remains and below ground remains. In terms of above ground remains, the report points to Warsop's listed buildings and historic street pattern as significant archaeological features. There are no Scheduled Ancient Monuments within the village. Warsop's historic street pattern is still visible – this is particularly true of Low Street and Market Street (now Church Street), High Street, Burns Lane and Butt Lane (Sherwood Street). Construction of the A60 relief road has had an impact on the hierarchy and importance of different routes, and some streets (those previously back lanes) have been widened.
- 4.19 In terms of below ground remains; the amount of archaeological work carried out in Warsop has been limited. This makes it difficult to assess the degree to which below ground remains have survived. Abbott (1994) makes reference to a watching brief that was carried out along a 300m stretch of Sherwood Street during work to divert a water mains pipe. Trenches were excavated to a depth of approximately 1m, but no recognisable archaeological remains were found.
- 4.20 During works to the supermarket site, corner of Burns Lane and Market Street, significant structures were uncovered; the first was a rectangular brick structure, with vaulted brick roof. The structure was interpreted as a storage tank, probably for water. The second was a D-shaped stone trough, from which a pair of brick channels led north to the

previously mentioned tank. This may have been a drinking trough for livestock. A further rectangular structure, 6.0m x 4.5m, is located to the north-east corner of the site, rework of the surviving stone suggested that the structure was internally faced.

- 4.21 The Draft Archaeological Assessment Report on Warsop also points to the discovery of the base of one of Warsop's crosses beneath Market Street in 1911 as evidence that earlier remains may be found. A further cross is reputed to be located to the North end of Market Street at its junction with Wood Street. To Sherwood Street a C19 rope making factory was located, it made ropes for the pits and local large houses, the factory has been lost but there is potential for below ground remains.
- 4.22 A record of all known archaeology can be found on the Historic Environment Record kept by Nottinghamshire County Council. Clearly there may be other archaeological remains that are not recorded. In view of the potential for below ground remains any future development in the area could provide a threat to this archaeology, but also the opportunity to understand more about the area, therefore watching briefs would be a requirement for any future developments within the area.

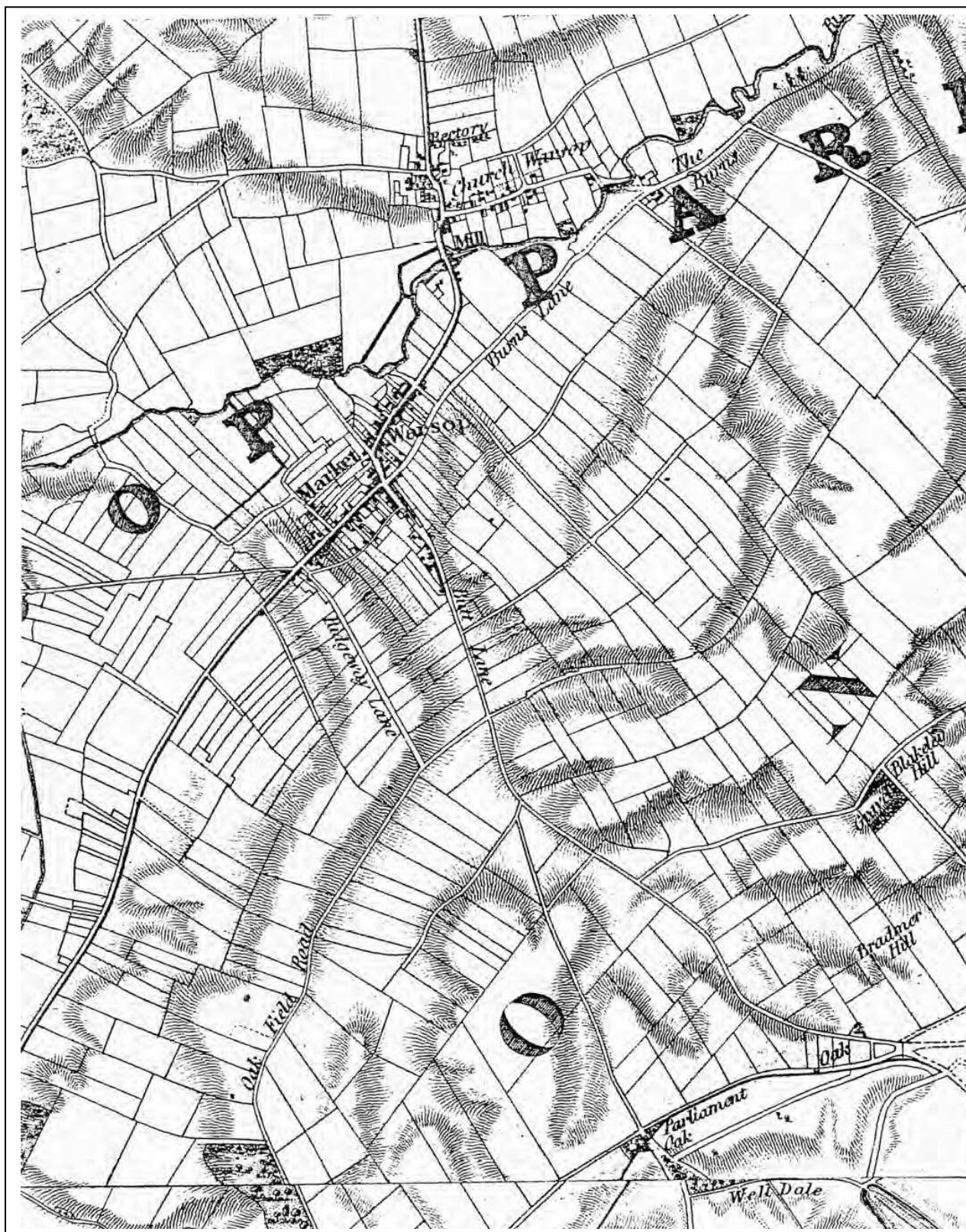
Layout and plan form

- 4.23 In the medieval period Warsop developed along an important north route, which ran from Nottingham through Mansfield and Worksop towards Doncaster. This route may incorporate part of the Roman Road that can be traced in the straight line of Leeming Lane on into High Street. The route could then have continued on to Burns Lane. This route however would have missed out Church Warsop, which the Domesday Survey makes reference to; therefore the route could have diverted along Market Street into Low Lane (now Church Street) so crossing the river at an established crossing point, the bridge adjacent to Warsop Mill, before re-joining Burns Lane further along its route. Whichever route was taken it would have continued onto Gleadthorpe where there was a marching camp.
- 4.24 The Mansfield to Worksop road was the focus of development during the medieval period. Long narrow and rectangular plots running back from or parallel to the main roads were laid out, leading to the development of a linear if irregular settlement form. The long parallel and wider rectangular plot boundaries, characteristic of the settlement's medieval layout, are still clearly visible, although these have subsequently been subdivided.
- 4.25 A plan of Warsop made towards the end of the C18 demonstrates that in addition to the route running through Warsop, the area was also connected with Derbyshire to the west (through Langwith) and with Retford to the north-east (through Gleadthorpe). None of the roads through Warsop were turnpiked at this time, but the construction of a stone bridge across the River Meden vastly improved the main Mansfield to Worksop route. Construction of the bridge commenced in 1764, however some form of payment was collected as the aptly placed Old Mill House (early C18) is recorded as functioning as a toll house.
- 4.26 The Mansfield to Worksop road was turnpiked in 1822, representing one of the last roads in Nottinghamshire to be included in the turnpike system. Figure 4 showing Market Warsop in 1835 clearly illustrates the development of Market Warsop along this important route, with additional development along Burns Lane and Butt Lane. The plan

predominantly illustrates a series of long narrow plots running back from the main Mansfield to Warsop road, Low Street, one side leading to open fields before reaching the River Meden and the other terminating at Burns Lane. To the southwest of Market Street, now known as Church Street, the plots run parallel with the High Street but vary in size, some being rectangular in shape. Long plots run back to connect High Street with Back Lane (the curved route connecting Butt Lane and Ridgeway Lane), but here again a variation in size and shape occurs.

- 4.27 The plots along Butt Lane (now Sherwood Street) are different in character to those along the main Warsop to Mansfield road. Butt Lane represents a significant area of post-medieval squatter settlement and is characterised by tight, irregular shaped plots. The plot layout has directly influenced the spatial character of the street which is lined with tightly packed buildings constructed to the back edge of pavement.
- 4.28 Figures 5 and 6 showing Market Warsop in 1875 and 1900 illustrate that the town did experience some growth in the second half of the C19, but this did not result in a significant change in the form of the settlement. The expansion in population, which was a result of the growth in coal mining during the C19, was mostly accommodated within the existing settlement. New development continued to concentrate along the main roads (High Street, Market Street and Low Street) and along Butt Lane. In addition, small cottages were constructed to the rear of existing properties at right angles to the main streets. A limited number of yards resulting from this type of development – Cooper's Yard, Plough Yard, Bradley's Yard and Osbourne Yard – are still evident.
- 4.29 Figure 5 of Market Warsop dated 1875 clearly illustrates Market Street at the centre of the village, although markets had long been absent in Warsop by that time.
- 4.30 During the initial decades of the C20 new housing development took place on the edge of Market Warsop to accommodate the influx of mine workers into the town. Figure 7 showing the town in 1919 illustrates two new areas of terraced housing; one accessed off Wood Street and Carr Lane, the other accessed off Ridgeway Terrace and Clumber Street (formerly Back Lane).
- 4.31 In the 1960's and 1970's an increase in motor traffic had started to cause problems along the High Street. In 1979 a relief road was constructed to take through traffic away from High Street. This new route ran parallel to High Street, connecting with Church Street where it met Market Street, and is known as the A60.
- 4.32 Developments that have had the most significant impact on the plan form of the conservation area within recent years include the Sycamores and the Poplars (residential care homes), the development to the corner of Church Street and the A60, the supermarket Church Street and the development to Wood Street.

Figure 4: Market Warsop 1835.

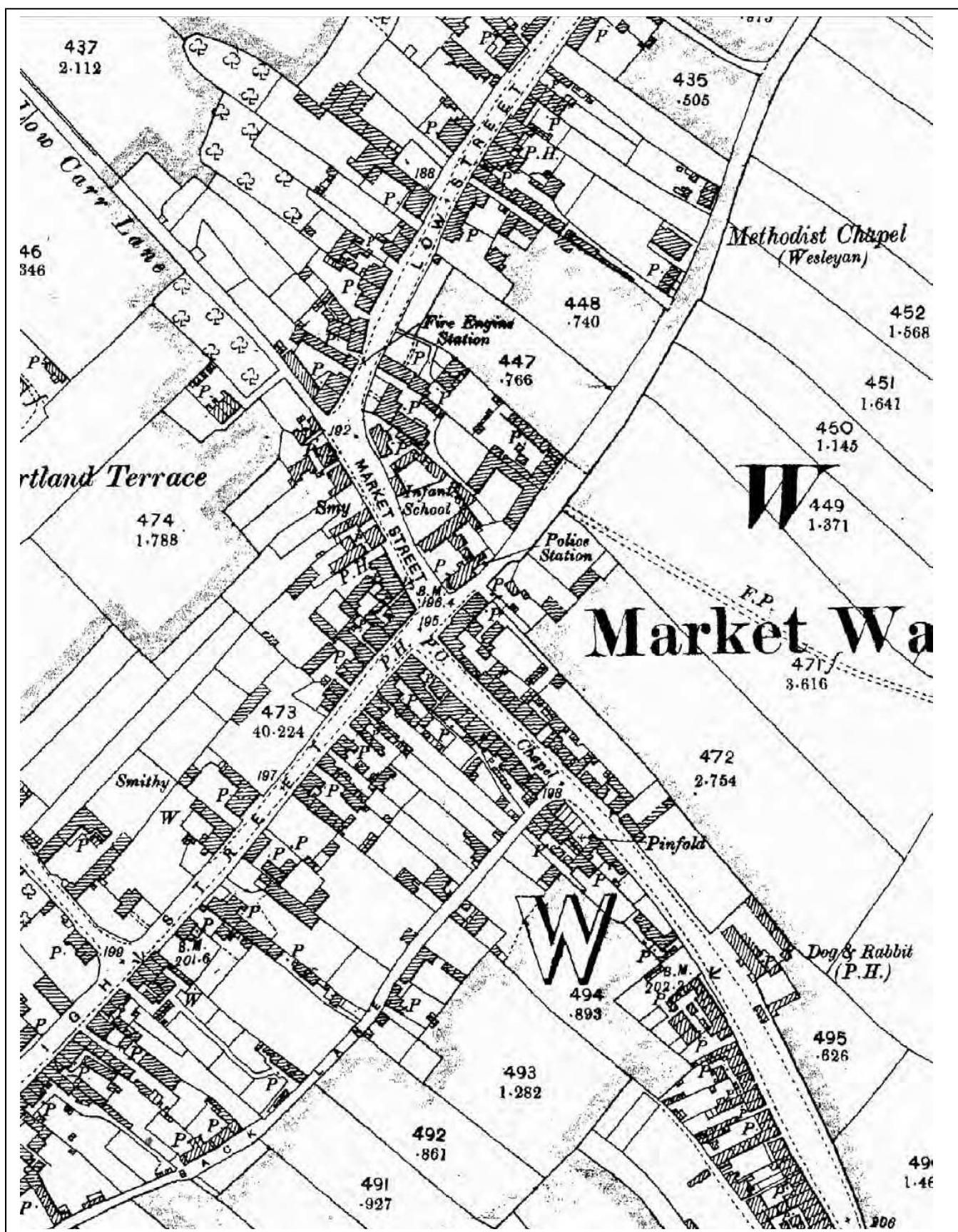


Extract taken from Sanderson's Map Twenty Miles around Mansfield.
Published July 10th 1835.

Figure 5: Market Warsop 1875

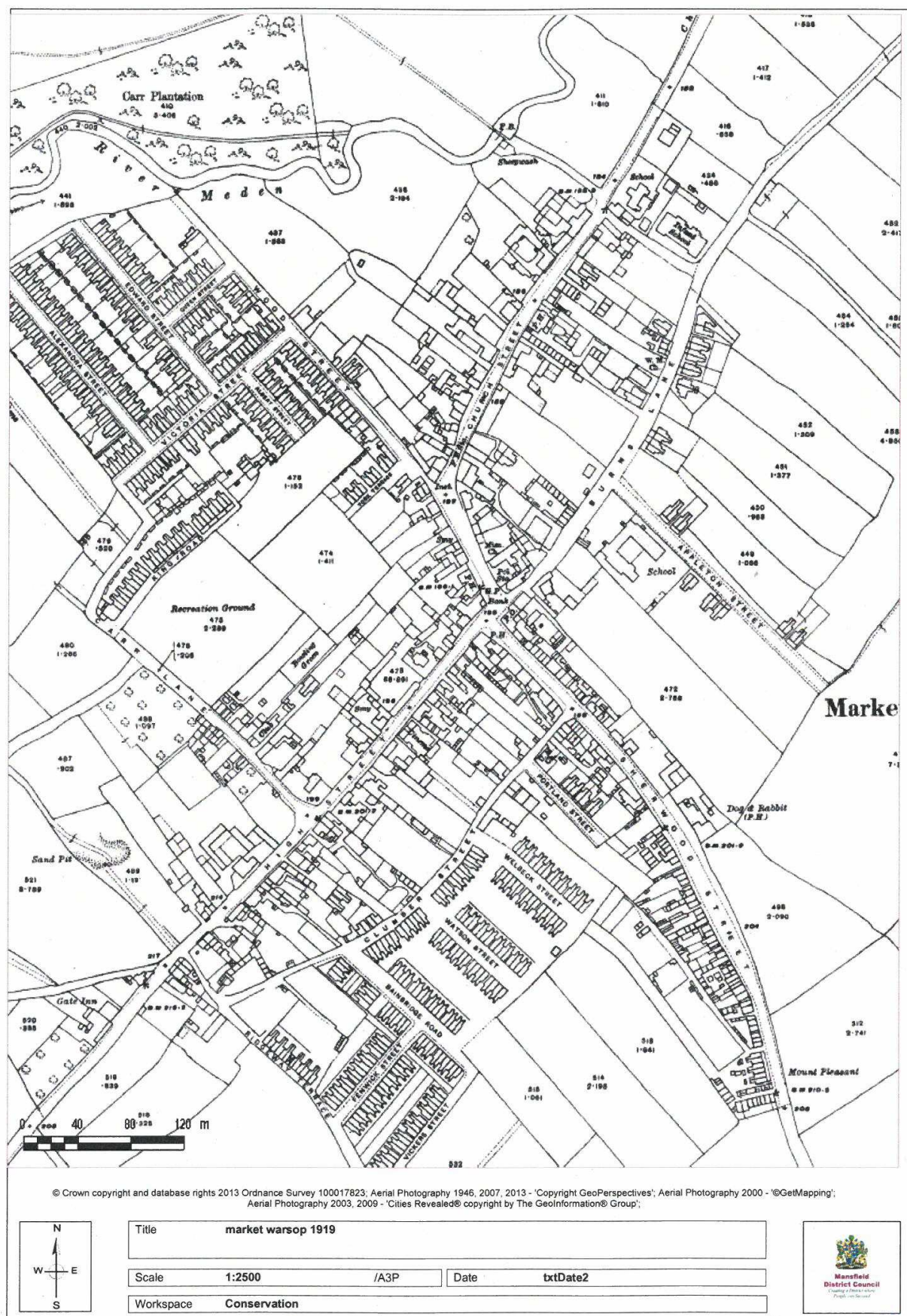


Figure 6: Market Warsop 1900.



Nottinghamshire County Council: Nottinghamshire Archives.

Figure 7: Market Warsop 1919.



5.0 ARCHITECTURAL AND TOWNSCAPE CHARACTER

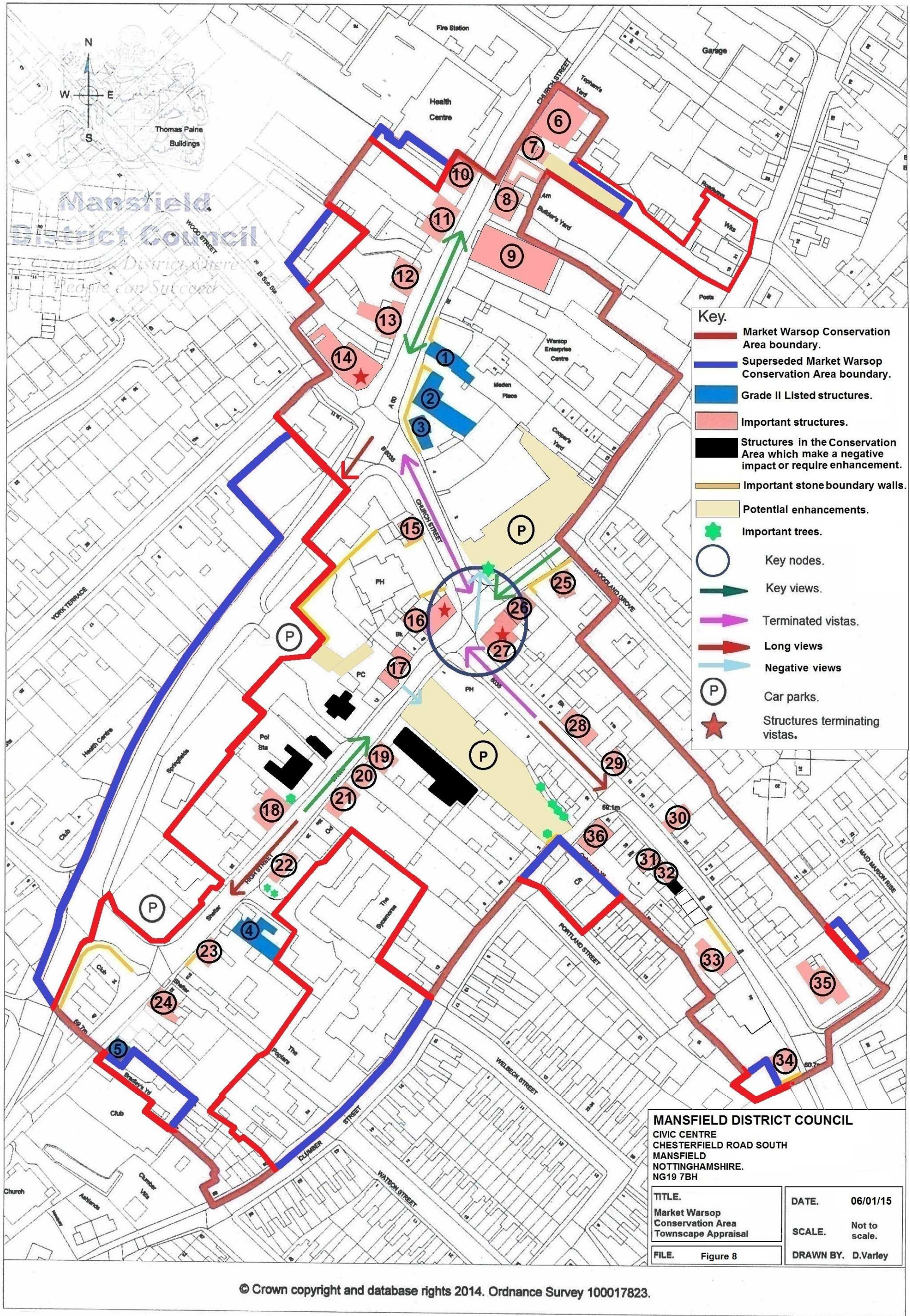
Character components

5.1 Given the size of the Market Warsop Conservation Area it is not possible to identify distinct character areas or zones. It is possible, however, to identify distinct plan elements, or components, which contain distinct plot layouts and development forms. These are briefly described below:

1. Area on the north-west side of Church Street – This is an area of long narrow plots running back from Church Street. A number of early and mid- eighteenth century cottages with stone mullioned windows remain. The Town Hall, opened in 1933, defines the junction of Church Street and Wood Street.
2. Area between Church Street and Burns Lane – This is an area initially of long parallel plots running back from Church Street, however those to the corner plots and that line the 'B' road, are more reminiscent of courtyard developments. There are also some remains of C19 industrial yards still visible. The saved Mansfield District Local Plan describes the area as being largely in use for light industrial and storage purposes. Fronting onto the corner of Church Street are three Grade II listed buildings – 6, 16 and 18 Church Street – from the early C18. The supermarket to the corner of Burns Lane does not respect the character of the conservation area due to its large form and low architectural value.
3. Area between the A60 and High Street – Initially long parallel plots lined the northwest side of Market Street (now Church Street); this has all but been eroded. Plots changed to become more irregular in size and shape at the corner and up the High Street. The focus of development is that most buildings are constructed to the back of pavement. The Library and Police Station and nos. 14-16, 18 High Street built in the post war era are set back and are not in keeping with the general character of the conservation area. The supermarket High Street also does not respect the building positioning and plan form of the area. Two Grade II listed buildings nos. 29 and 41 High Street, late C18 and C17 respectively, are located on the High Street, and whereas no.41 follows the alignment of the street, no.29 is slightly set back but corresponds with earlier historic plan forms.
4. Area between High Street and Clumber Street – This area contains a series of long plots running back from High Street. During the C18 several small cottages were constructed to the rear of the plots fronting Back Lane (now Clumber Street). This pattern of development continued in the C19 and C20. This character has been gradually eroded due to the building of the large care homes with attendant car park and grounds and other properties set back from the road.
5. Area along Sherwood Street – This area contains plots which are much shallower than those found elsewhere in the conservation area. The urban form is tight, providing almost continuous frontage to Sherwood Street.

Buildings

- 5.2 The Market Warsop Conservation Area contains a mix of buildings constructed between the C17 and C20. A variety of building materials are evident, including stone, brick and render. Plain tiles, pantiles and slates are used as roof coverings. With the exception of the former cinema and the supermarket both on Church Street, all the buildings within the conservation area are domestic in scale. The roof scape of the village is varied in colour and materials due to the different phases of development, but is predominantly consistent in terms of its roof lines.
- 5.3 Pre-industrial buildings constructed from local limestone with pantile roofs give Market Warsop its distinctive character. Most were built individually rather than as terraced developments and constructed to the back edge of the pavement. Examples of buildings from this period set back from the street are rare. 32 High Street is one such example and has a free-standing stone wall with rounded copings defining its front garden.
- 5.4 Local vernacular buildings have been interspersed with later replacement and infill buildings which are less characteristic of the local area. The use of brick gradually became more widespread in the C19 and there are examples of brick built houses from both the C19 and C20 within the conservation area. Pantiles gave way to the use of slate as the main roof covering in the C19, with concrete tile becoming more common in the C20.
- 5.5 It is important to note that whilst many C19 and C20 buildings do not reflect local vernacular and as such are not distinctive to the locality, they do respect local character in terms of respecting established building lines and the scale and form of traditional buildings.
- 5.6 Two buildings from the early C20 worth noting are the Town Hall and the former cinema both on Church Street. The Town Hall, which opened in 1933, represents a robust but austere example of early C20 civic architecture (see Photograph 13). The building is constructed from a smooth red brick and has a Welsh slated roof. Different in form and detailing to the vernacular buildings found within Warsop, the Town Hall's main contribution is providing a robust corner to the junction of Church Street and Wood Street.
- 5.7 The former cinema (now a bingo hall and social club) is a distinct C20 building type and is, therefore, different in form and style to the vernacular buildings found in the town. With clear Art Deco influences, the former cinema building is of its time. However, the building is not unattractive and is part of Market Warsop's social history.





1. High Street is well defined and enclosed by the buildings that line it.



2. Buildings of a variety of styles and ages line the main routes.



3. Most buildings are constructed to the back of edge of pavement. Those set-back have suitable boundary treatments.



4. Key vista down Sherwood Street.



Townscape Character



5. The public realm – characterised by ‘off the shelf’ lighting columns and traffic signage is generally of a poor quality.



6. Pedestrian guard railing dominated the street scene.



7. The pavement area around the key node has benefitted from the introduction of a more sympathetic paving material



8. Car Park located between High Street and Clumber Street.

Townscape Character



9. Grade II Listed property built in the C18.
Coursed/squared rubble, partly rendered.



10. Grade II Listed C18 property. Coursed rubble
and stone dressed with C18 pantile roof.



11. C18 cottages built of coursed local limestone.



12. Recent housing development uses local
materials.



13. Prominent structure defines the junction
of Church Street and Wood Street.

Architectural Character

Listed buildings

5.8 There are five listed buildings in the Market Warsop Conservation Area: 6 and 6A Church Street, 16 Church Street and the adjoining malthouse, 18 Church Street, 41 High Street and 29 High Street. With the exception of 29 High Street, which dates from the late C17 (with early C19 additions and alterations), all the listed buildings date from the C18. All five buildings are Grade II listed.

The contribution of key unlisted buildings

5.9 The Local Planning Authority has adopted a set of criteria to be used to identify structures of local importance, known as Local Heritage Assets. This guidance follows the guidance published by Historic England (May 2012) entitled 'Good Practice Guide for Local Heritage Listing'. Local heritage assets do not meet the standard for national listing but are nevertheless of significant local importance.

5.10 Within the Market Warsop Conservation Area there are four buildings recorded as local heritage assets : The former cinema Church Street, constructed 1938, 17 Church Street (a house, now with two shops); 19 Church Street (a shop, formerly a house); and 4 Burns Lane (a row of shops, formerly houses). The mullioned windows on the later three buildings suggest a construction date in the early to mid C18. Additional buildings of interest are highlighted on Figure 8: Townscape Appraisal plan and listed in Appendix C.

Local details

5.11 Two storey stone buildings with pantile roofs give the Market Warsop Conservation Area its distinctive local character. These buildings were constructed in the C17, C18 and early C19 and are characterised by the following building materials and architectural detailing:

- Warm, buff coloured limestone;
- Warm, terracotta coloured clay pantiles;
- Steeply pitched roofs, approximately 45 degrees and over in pitch;
- Coped gables. stone kneelers (usually terminates at the chimney), protruding stone brackets and stone verges
- Depth range of 5 – 6 metres with the long elevation and eaves to the street (examples of gables onto the street frontage are rare, 18 Church Street is one example);
- Some buildings have rear ranges adding to the size of dwellings;
- Smaller timber windows and larger stone mullioned windows.

The character and interrelationship of spaces within the area

5.12 The public realm within the conservation area comprises of mainly streets and car parks. There are no squares, parks or other public open spaces. As a result, Market Warsop tends to lack a key focal point. The crossroad in the town, where the B6035 crosses High Street/Burns Lane, acts as a significant node, but it is too dominated by vehicular traffic to successfully work as a pedestrian space.

5.13 The principal streets within the conservation area are Church Street, High Street and Sherwood Street, the conservation area also incorporates sections of the A60, Burns Lane and Clumber Street. With the exception of Mansfield Road and the section of

Clumber Street, between Portland Street and Watson Avenue, all the streets are predominantly well defined and enclosed. This is largely the result of properties being constructed to the back edge of pavement, the scale of the buildings relative to the street width and those properties that are set-back generally having suitable boundary treatments.

Key views and vistas

5.14 Views down the principal streets within the conservation area are framed by the buildings which line them. The location of key views and vistas is illustrated in Figure 8. Views are of varied and interesting streetscapes with a number of terminated vistas evident within the conservation area. Views along Church Street in a north-westerly and south-easterly direction are terminated with views of 2 Burns Lane and the Town Hall respectively. The view down Sherwood Street terminates with a view of 2 High Street (see Photograph 4) and although this is an important view the frontage of this property suffers from poor quality signage and shop fronts which detract from its quality.

Loss, intrusion and damage

5.15 Most of the conservation area is of fair visual quality and contains a range of buildings of different styles and ages that create varied and interesting streetscapes.

5.16 However, over the past 40 years there has been significant loss and intrusion leading to an erosion of local character which harms the character of the conservation area (Photographs 14-43 illustrate some of the loss and intrusion that has occurred):

- a. Loss of buildings – over recent decades a number of local vernacular buildings have been demolished. Examples include 5 and 7 Church Street (demolished to make way for the Relief Road) and 23 Church Street (see Photographs 14-16);
- b. Back land development – in some cases recent development has led to the erosion of the settlement's medieval plot layout;
- c. Vacant buildings – there are a number of vacant buildings within the Market Warsop Conservation Area and these tend to detract from its overall visual quality. Vacant buildings present a negative image to visitors and give the impression of an areas struggling economy. Vacant buildings include 39a and 23 High Street, 19-21 and 32-32a Church Street, units within the Warsop Enterprise Centre Burns Lane and 10-12-14, 22-24-26-28-28B Sherwood Street.
- d. Loss of building details – the loss of building details is significant: (see Photographs 17-41):



14. 5 Church Street – 1969 – Demolished.



15. 7 Church Street – 1969 - Demolished



16. 23 Church Street – 1969 – Demolished.

Demolished Buildings

Pointing – there is evidence of inappropriate replacement pointing. It would appear that local vernacular buildings were originally flush pointed with lime mortar, but much of this has now been replaced with hard cement pointing which is damaging the soft stone. There is also evidence of strap pointing which is doubly problematic because it holds water which then freezes, increasing the problem of erosion. In view of the type of stone found in Market Warsop the appropriate method of re-pointing is lime mortar using local sand which is similar in colour to the stone and is implemented flush to the line of the stonework;

Roof coverings – most original clay pantiles were replaced in the C19 with slate, and in the C20 with concrete tiles;

Chimney stacks - a number of original verges and chimney stacks have been lost, possibly due to the quality of the stone and weathering (the effects of frost action and smoke);

Windows – most original windows have been replaced with inappropriate glazing patterns (large panes) and casement patterns. Traditional paints and colours have given way to inappropriate wood stains and timber frames have been replaced with Upvc frames in many cases. The sections and profiles of Upvc windows are not characteristic of those achieved by the original timber windows;

Rainwater goods – the earliest rainwater goods are of cast iron. Early examples of cast iron rainwater goods had an associated slate under cloak (made of local stone slate); most of these have now been replaced with more contemporary roof coverings;

Dormer windows – inappropriate dormer windows have been inserted into a number of roof coverings, which has an impact on the profile of the roof;

Early door patterns – early vertical timber boarded doors and half glazed Victorian standard patterns have been replaced with modern alternatives.

5.17 These are the elements that make the area special and distinctive. A considerable amount of loss is evident and remaining features should be retained and inappropriate replacements replaced with appropriate patterns.

- a. Quality of the public realm – the public realm, in terms of surface treatments, lighting and signage, does not contribute to the character of the conservation area. Apart from the key node area which is finished in a more appropriate treatment, footways are generally finished in tarmac. The use of standard ‘off the shelf’ lighting columns, traffic signage and pedestrian guard rails also detracts from the visual quality of the conservation area. For example, pedestrian guard railing dominate the street scene at the node and the junction of Church Street, Wood Street and the A60 (see photographs 6, 7, 10, & 13).
- b. Vehicular traffic – the level of vehicular traffic within Market Warsop has a negative impact on the character and feel of the conservation area. Moreover, the significance of the historic Mansfield to Worksop route (following High Street and Church Street) has been lost due to construction of the relief road. The dominant flow of traffic is now in an east-west direction along Sherwood Street and Church Street. Achieving a better balance between pedestrian movement and vehicular traffic flows, especially around the crossroads would be beneficial to the character of the conservation area.

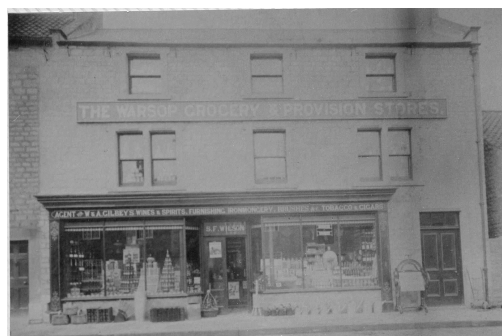
Properties in 1960's



Properties in 2014



Burns Lane – Past and Present



1892
Courtesy of
Old Warsop
Society



1960's
Courtesy of
Old Warsop
Society



Sherwood Street – past and Present

Properties in 1960's



Properties in 2014



Corner of Church Street and High Street – Past and Present



B6035 Church Street – Past and Present

Properties in 1960's.



Properties in 2014



A60 Church Street – Past & Present.

Properties in 1969



Properties in 2014



A60 Church Street – Past & Present.

Negative and neutral areas

5.18 Neutral areas are those sites or buildings which neither enhance nor detract from the character or appearance of the conservation area, but which may possess the potential for enhancement should the opportunity arise. Negative buildings are those which have a detrimental effect on the character of the conservation area.

- a. **20-22 High Street** - Architecturally the building is distinctly of its time but it lacks definition and enclosure and fails to reflect the general character of the conservation area.
- b. **18 High Street** – this property lacks definition and enclosure, its construction and design is inappropriate and has a detrimental effect on the street scene.
- c. **14-16 High Street** – Architecturally the building is distinctly of its time but it lacks definition and enclosure and fails to reflect the general character of the conservation area.
- d. **Supermarket, High Street** – this single storey property and accompanying storage facilities are inappropriate in design and positioning, lacking definition and enclosure on this prominent site. Development on this site should be two storeys and positioned to the back edge of the pavement. (see photograph no.14)
- e. **Supermarket, Church Street** – despite efforts to use materials which are distinctive in the area (stone and pantiles), the site plan has not preserved the form of the town on a very important corner. The location of the car park associated with the supermarket at the junction of Church Street and Burns Lane results in a lack of definition and enclosure at this important corner.
- f. **Single storey properties along Sherwood Street** – some provide definition and enclosure, however overall their style and design, and in some cases material usage, do not reflect the character of the conservation area.
- g. **Properties on Burns Lane** - lack definition and enclosure and fail to reflect the general character of the conservation area.
- h. Infilling with modern developments has occurred; these do not always reflect, respect and integrate with their surroundings.

Some buildings are not of sufficient architectural or historic interest to merit inclusion in the conservation area.
- i. The Library – this building does not contribute positively to the character of the conservation area because of its architectural style, the use of building materials and its setting within its plot. The library does not respect the historic common building line established along High Street. The frontage is visually unattractive and does not positively address High Street
- j. Nursing homes between High Street and Clumber Street – these buildings lack definition, have no architectural or historic merit and do not contribute positively to the character of the conservation area.
- k. Properties to corners of Mansfield Road, Church Street and Wood Street - are of no architectural or historic merit, and do not preserve or enhance the character or appearance of the conservation area.

These buildings do not contribute positively to the character of the conservation area because of their style, use of building materials or their setting within plots. The frontages are also visually unattractive and do not positively address their locations.



These buildings are not of sufficient architectural or historic interest to merit inclusion in the conservation area.



6.0 BOUNDARY CHANGES

- 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 and appearance of the area, and remove land, buildings and space that do not positively contribute to the character and/or appearance of the conservation area.
- 6.2 Reviewing the on-going relevance of conservation area boundaries is an important aspect of appraising conservation areas to ensure they are kept up-to-date. The following proposals have been discussed with the Neighbourhood Plan Steering Group.

Boundary revisions

- 6.3 As a result of the review the following areas have been highlighted as suggested amendments to the current boundary of the Market Warsop Conservation Area, see Figure 9, the reasons for the amendments are outlined below.

Area A –Proposal to include remainder of historic yard and Wesleyan Chapel Burns Lane.

Part of the Plough Yard is included within the conservation area; the proposal is to extend the boundary to include the remainder of this historic thoroughfare. The Chapel was built in 1876 at a time when the Wesleyan congregation was divided, after they united and moved to Clumber Street, this building functioned as a Sunday school, now occupied for industrial use, the building represents part of the social history of the village.

Area B – Proposal to exclude land associated with nos.3-7 Maid Marion Rise.

To the rear of the former Dog and Rabbit Public House sections of the back gardens associated with nos.3-7 Maid Marion Rise is included within the Conservation area the proposal is to omit these areas to better define the conservation area boundary.

Area C – Proposal to include land associated with no.44 Sherwood Street.

The current boundary of the conservation area dissects the garden of no.44 Sherwood Street at approximately midpoint, omitting the rear section. 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 is included within the conservation area.

Area D – Proposal to include Chapel and associated land Clumber Street.

The united Wesleyan congregation continued to flourish in the village and in 1902 built a Chapel on Clumber Street, now known as the Methodist Church; this important building contributes positively to its location and is part of the social history of the village.

Area E – Proposal to exclude the care homes and associated land between High Street and Clumber Street.

The construction of these buildings resulted in the loss of the medieval plot layout. The implemented buildings lack definition and cohesion and are not of significance, lacking architectural and historic merit, and do not contribute positively to the character or appearance of the conservation area.

Area F – Proposal to include the remainder of a historic yard.

Residential properties to the rear of Bradley's Yard were constructed in the early C20 and possibly had some association with the surrounding buildings. The yard pre-dates these buildings being evident in 1875. The proposal is to alter the boundary of the conservation area to include this yard not only being the access for the residential properties but for its historic associations.

Area G – Proposal to exclude a section of the A60 and land and buildings associated with the library and Springfield's, accessed off the High Street.

The proposal is to alter the conservation area boundary to exclude the land and buildings associated with the library and Springfield's, accessed off the High Street.. The boundary alteration would also exclude the car park area adjacent to the A60. The library and Springfield's were construction following the implementation of the A60 relief road.

The library and its accompanying car park occupy a corner location fronting onto the High Street, the buildings constructed of buff brick with predominantly flat roofs culminating in a pitched raised central area. It is of no architectural or historic merit, lacks definition and cohesion within the street scene and does not contribute positively to the character of the conservation area.

Springfield's is a modern infill building of no architectural or historic merit.

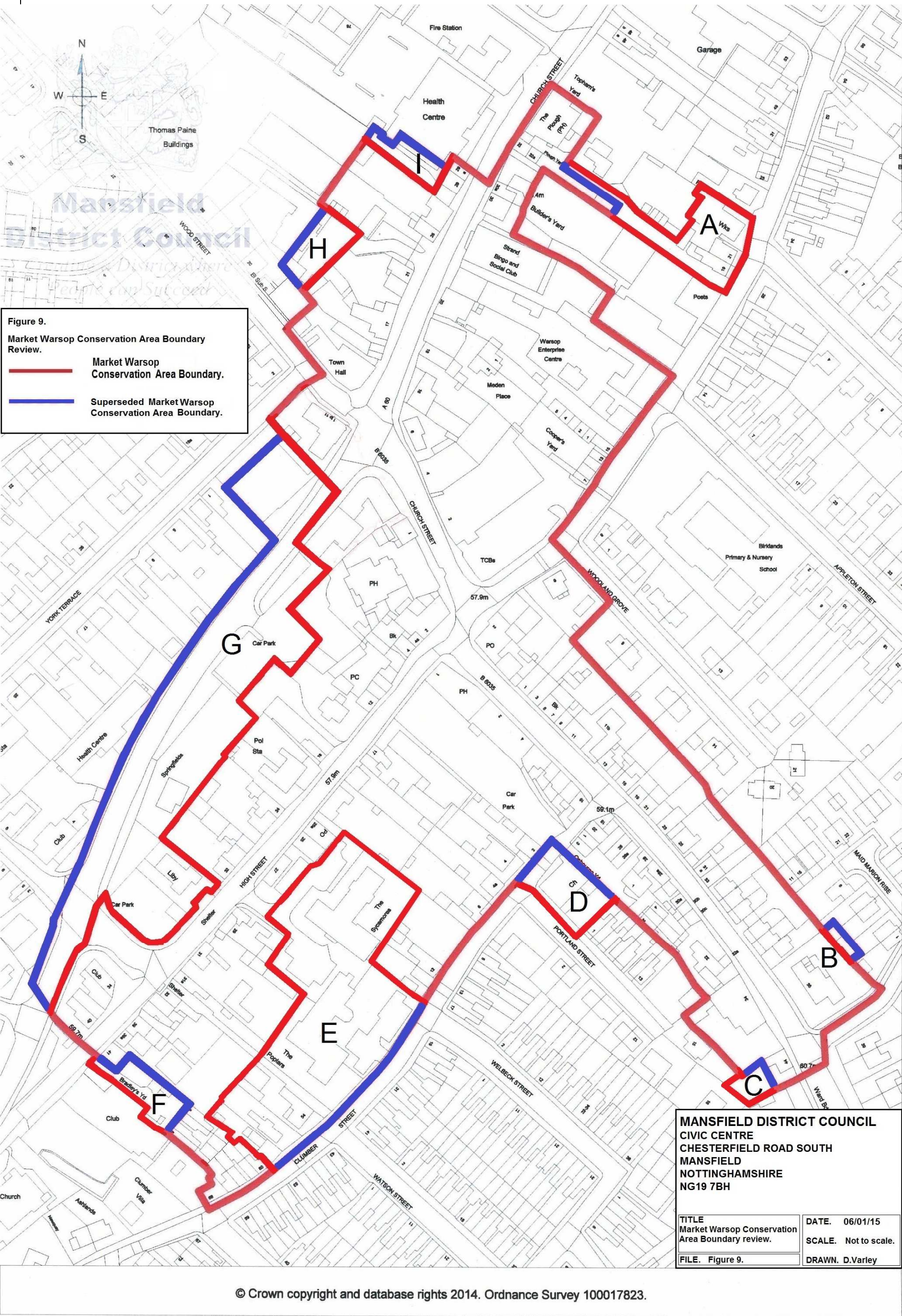
It is proposed to alter the boundary of the conservation area to exclude an area of land to the south east of the A60 bounded by the boundaries of Springfield's, Age Concern, the public convenience, building to the rear of no.12 High Street, Hare and Hounds Public House and no.1 Church Street. This land functions as a public car park but has no historic interest or architectural merit or association with the surrounding properties.

Area H – Proposal to exclude land and buildings associated with the care home on Church Street.

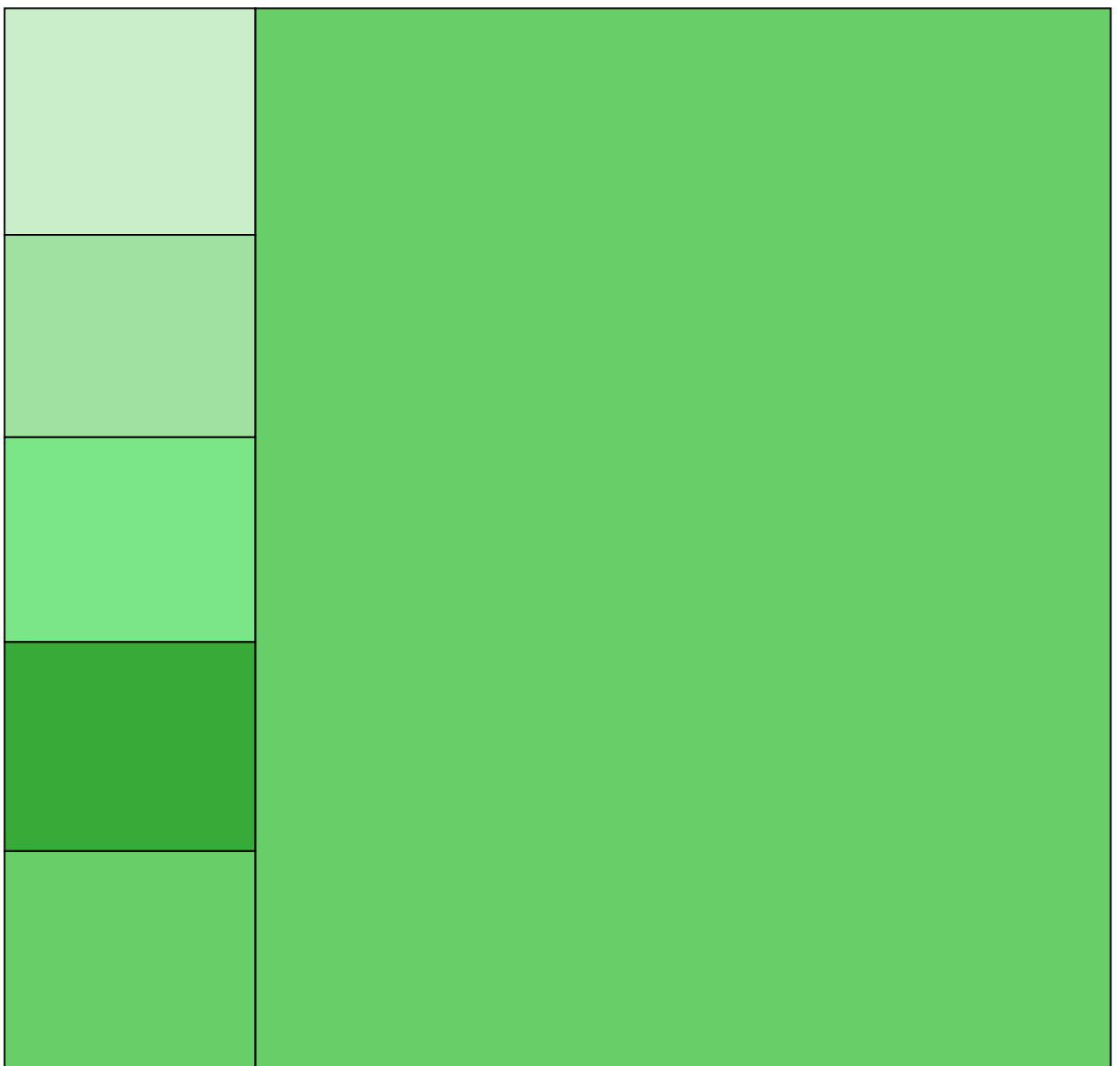
Following the construction of a care home to the boundary of the conservation area resulted in part of the buildings front façade and its associated car park appearing within the conservation area boundary; these features are of no architectural or historic interest. The proposal is to alter the conservation area boundary to omit these elements.

Area I – Proposal to exclude land associated with the Health Centre and access road.

Section of an access road and part of the land and side elevation associated with the Health Centre are at present included within the conservation area. The proposal is to remove these elements as they have no architectural or historic significance to the conservation area and do not preserve or enhance its character or appearance.



Part II Conservation Area 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 Market Warsop 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 Market Warsop 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 conservation areas. This review proposes to update the document adopted in April 2007. The policies contained in this management plan accord with 'Guidance on the Management of Conservation Areas (Historic England 2006)' and 'Understanding Place: Conservation Area Designation, Appraisal and Management (2011)'. 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.
- 7.3 Section 8 sets out Mansfield District Council's strategies on protecting the character and historic interest of the Market Warsop Conservation Area. It also highlights the mechanisms through which these schemes will be delivered. Section 9 sets out the planning policy context for the area. Section 10 sets out design guidance for both infill development and alterations to existing buildings. Finally, Section 11 sets out the opportunities for enhancing the Market Warsop Conservation Area.

Appendices are attached, to cover:

- A. National and local conservation related policies;
- B. Mansfield District Council area specific policies;
- C. Schedule of structures of special interest;
Structures of special interest and tree within public areas - plan.
- D. Unlisted and local heritage assets
- E. Useful information.

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 the Market Warsop Conservation Area and highlights the mechanisms through which these policies will be delivered. Conservation area status will itself automatically bring controls and extra protection to trees and important local buildings as demolition of a whole building (or wall) within a conservation area will require planning permission and proposed works to trees requires 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:
- Insensitive infill
 - Inappropriate alterations
 - Inappropriate material usage;
 - Building vacancy and gap sites;
 - The general poor quality of the public realm
 - Signage and shop fronts:
- 8.3 In order to tackle the above issues, a number of management plan objectives have been formulated, which are to:
- Protect important vernacular buildings from loss.
 - Encourage new buildings within or adjacent to the conservation area to have regard to the special character and appearance of the area.
 - Seek (through the planning process or by encouragement and advice) the reinstatement of appropriate architectural features to buildings, and the reinstatement of boundaries, where these have been lost or altered inappropriately.
 - Promote the utilisation of appropriate materials.
 - Protect important buildings from loss of historic features by seeking the introduction of an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 1995 to limit the degree of alteration which can take place without planning permission being required.
 - Improve the occupancy of buildings currently vacant;
 - 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;
 - Seek (through the planning process or by encouragement and advice) the implementation of appropriate designed shop fronts, and advertisements.
 - Seek the introduction of 'Special area of controls' for adverts under the Town and Country Planning (General Permitted Development) Order 1995.

Alterations

- 8.4 The character appraisal for Market Warsop highlights the significant erosion of the special character of the area. This is partly attributed to the loss of vernacular buildings and the

introduction of modern infill properties, however the alteration of materials and in some instances the enlargement of apertures resulting in the introduction of different styled components and their treatments are also a contributing factor. The utilisation of off the shelf public realm components and extensive use of barriers are also having an impact. All these elements are having an accumulative negative/harmful impact on the conservation area.

- 8.5 Mansfield District Council will support the removal of inappropriate alterations and infill's and their replacement with works that enhance the conservation area. To prevent the further erosion of local detailing through inappropriate alterations, there will be a presumption against additional alterations to buildings which adversely affect their character and appearance or that of the conservation area. Mansfield District Council will encourage this process through advice and the planning process and will seek grant funding opportunities where they arise, to support this process. Design guidance contained within the following section provides advice on appropriate alterations

Shop fronts and advertisements

- 8.6 Shop fronts are predominantly a C19 insertion but have become an important element of Market Warsop's character. The quality of shop front design varies throughout the village but predominantly timber has been utilised for their construction, with some incorporate decorative features like console brackets and pilasters. Timber fascia's are still evident but the majority of these have been obscured by pre-formed signage boards, whereas in other instances signage boards have been introduced to buildings which do not contain a shop front. Further, adverts take the form of protruding box hanging signs, encroaching above first floor window cill height, adverts to windows, banners and external protruding shutter boxes. Sympathetic advert lighting is being introduced which is starting to replace the uncharacteristic swan lights.
- 8.7 Shop fronts and advertisements can play an important role in contributing to the special character of an area. However, a number of unsympathetically designed shop fronts currently have a negative impact on the character of the Market Warsop Conservation Area. Mansfield District Council has produced Interim Planning Guidance^{6 7} with a view to improving these important aspects of the buildings, so enabling them to contribute positively and enhance the appearance of the conservation area. Mansfield District Council promotes good design across the District and its policies on shop front design and advertisement apply to all shop fronts, old and new, in all areas. Examples of repair and reinstatement works utilising grant funding from Mansfield District Council are illustrated in Photographs 45-53.

Change of use

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

⁶ Interim Planning Guidance Note 4 Shop front design and security

⁷ Interim Planning Guidance Note 13 Advertisements

Buildings at risk

- 8.9 Mansfield District Council maintains a Buildings at Risk register, which is a record of all listed heritage assets that are in a poor condition, this register is reviewed periodically. There are no listed heritage assets within the Market Warsop Conservation Area that are currently on the register however, the District Council will continue to monitor the situation and will add any to this register as and when necessary. The District Council will also monitor the condition of important unlisted buildings within the conservation area and where there is evidence of neglect will actively seek their protection through legislation. In relation to vacant and/or derelict structures, the District Council will seek to secure their repair and re-use in a manner which preserves and enhances the character and appearance of the conservation area.

Repair and maintenance

- 8.10 Repairs to older buildings should use traditional matching building materials and techniques to ensure the character and appearance of the buildings are maintained. For example, the use of lime mortar for pointing stone or brickworks and the care and repair of timber windows, doors and shop fronts to keep them in good working order rather than replacing them with non-traditional modern equivalents will be encouraged. Where features such as windows, doors and shop fronts are beyond repair and where they are constructed of timber they should be replaced in timber to a design to match the age and aperture of the building to which they belong. The appropriate permissions should be sort from the Local Planning Authority for any alterations.
- 8.11 Where traditional features are retained and maintained these will preserve the appearance and value of traditional buildings which in turn will contribute to preserving the character of the Market Warsop Conservation Area. Further advice on this subject can be sought from Mansfield District Council's Conservation section.

Enforcement

- 8.12 In the first instance Mansfield District Council would prefer to negotiate with owners to secure the appropriate repair of buildings. However, when necessary the following powers will be used.
- i) Urgent works notices – Mansfield District Council may serve urgent work notices under section 54 of the Planning (Listed Building and Conservation Areas) Act 1990 upon owners of unoccupied parts of listed and unlisted buildings in the Market Warsop Conservation Area to arrest deterioration and secure urgently necessary repairs.
 - ii) Repairs notices – Mansfield District Council may serve repairs notices under section 48 of the Planning (Listed Building and Conservation Areas) Act 1990 on owners of statutorily listed buildings in the conservation area requiring works reasonably necessary for the proper preservation of the building.
 - iii) Proper maintenance of land and buildings - Mansfield District Council may serve a Notice under section 215 of the Town and Country Planning Act 1990 upon and

owner or occupier, where it appears that the amenity of a part of an area or adjoining area, or buildings, is/are adversely affected by the condition of these elements.

Archaeology

- 8.13 The Council will ensure the NCC Historic Environment Records (HER) is consulted and when appropriate, significant areas of excavation relating to new development will require a watching brief, or similar.

Funding

- 8.14 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 conservation areas. The District Council will continue to take advantage of funding opportunities when they arise.

Review

- 8.15 The District Council will, in line with Historic England guidance, seek to review the Market Warsop Conservation Area within five years from the date of adoption of these documents. This would be dependent upon the resources available at the time.
- 8.16 The review process should attempt to quantify improvements made in the Market Warsop 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 chimneys that have been reinstated
 - The number of inappropriate replacement windows that have been replaced with traditional window patterns
 - The number of buildings that have been sympathetically restored.
 - Public realm improvements that have taken place.



Sherwood Street property before reinstatement works.



Property after reinstatement works.



Church Street property before frontage Improvements.



After frontage improvements



High Street. before repairs and reinstatement works.



High Street after completion of works

Reinstatement and improvements.

9.0 DESIGN GUIDANCE

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

- i) Appropriate site layouts,
- ii) The relationship of new development with existing building lines,
- iii) Massing, scale and form,
- iv) Materials,
- v) Detailing.

Permission for new development and alterations to existing development will normally only be granted where it respects the scale, form, materials and detailing of the historic pattern of development which gives Market Warsop Conservation Area its distinctive character.

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 District Council will take account of the desirability of preserving and enhancing the Market Warsop Conservation Area. The emphasis will generally need to be on controlled and positive management of change. The saved policies set out in the Mansfield District Local Plan (1998) and in this document are designed to allow the area to remain alive and prosperous, and to avoid unnecessarily detailed controls over businesses and householders, but at the same time to ensure that any new development accords with the area's special architectural and historic interest.

9.4 Applications for planning permission within the conservation area must be accompanied by a heritage statement that sets out the significance of the heritage assets involved (including the conservation area and any listed or unlisted buildings identified as important at Appendix C and figure 8 of this document) so that a full assessment, and an understanding, is gained on the impact the proposals will have on the area. Heritage statements may draw upon the descriptions and guidance within this document and should, in their length and level of detail, be appropriate to the nature of the development proposed. Normally a design and access statement will also be required and permission for new development will normally only be granted where it respects the special character of the Market Warsop Conservation Area. New development should preserve and enhance the conservation areas special architectural, historic interest and its distinctive nature as defined in the character appraisal and should, therefore, be informed by that form, character and detailing in its context.

- 9.5 Proposals that seek the demolition of a structure or building will normally require Planning Permission. The Local Planning Authority will have special regard to the desirability of preserving and enhancing the character or appearance of the Market Warsop Conservation Area and the part played in the architectural or historic interest of the area by the building/structure for which demolition is proposed. Consent will not be given unless there are acceptable and detailed plans for the redevelopment or after use of the site. Applications must be accompanied by a statement justifying the proposals.
- 9.6 Upon granting consent for demolition, the Local Planning Authority will, where relevant, impose a condition to ensure new development will proceed after the loss has occurred.
- 9.7 There is a general presumption in favour of the preservation of listed buildings and buildings that make a positive contribution to the special character and appearance of the conservation area. Proposals for the demolition of unlisted buildings or structures that make a positive contribution to the special character of the Market Warsop Conservation Area will be treated as substantial or less than substantial harm taking into account the relative significance and its contribution to the conservation area. The more important an asset, the greater the weight will be given to its conservation.

Reinstatement works

- 9.8 Mansfield District Council will encourage the reinstatement of traditional materials and detailing on historic buildings.
- 9.9 In carrying out alterations and development that require permission, or where an Article 4 Direction is in place, it will be a requirement that traditional materials and detailing are reinstated in order to protect and enhance the character and appearance of the conservation area as defined in the character appraisal. In addition, this principle will be encouraged throughout the conservation area and the Local Planning Authority will seek to operate a grant scheme as and when funding becomes available to encourage this. Photographic evidence of traditional features that have since been removed can inform this process.
- 9.10 In carrying out maintenance or alterations to the historic buildings of interest within the conservation area, Building Regulation will where appropriate, be applied flexibly, and with care and consideration to ensure the special character of those buildings is not diminished. Where Building Regulations allow for exemptions relating to historic buildings, conservation of historic character should take precedence.

New design and development

- 9.11 Mansfield District Council actively encourages imaginative, high quality design which has respect for its context.
- 9.12 Within the conservation area where the replacement of a building that makes no positive contribution to the character of the area is proposed, its replacement should be a stimulus to imaginative, high quality design that enhances the area. For buildings that make a positive, neutral or negative contribution to the conservation area please refer to the map figure 8 Townscape Appraisal and Appendix C: Schedule of structures of special interest.

- 9.13 The Local Planning Authority will require details plans and drawings as part of the planning permission process for proposed new developments within the conservation area, including elevations that show the new developments in its setting. Special regard should be made 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).
- 9.14 New development should reinforce the historic character of the conservation area through the use of locally distinctive building materials, respecting local details, and building styles indicative to the character and appearance of Market Warsop Conservation Area. Typically this would involve the use of matching stone for walling and pantiles or slate for roofs.
- 9.15 The development of vacant sites will always be encouraged by Mansfield District Council. However, permission for new development will normally only be granted where it respects the special character of the Market Warsop Conservation Area. Moreover, new development should strengthen the conservation areas distinctive character (as defined in Section 4 of the character appraisal) and should, therefore, be informed by that form, character and detailing.

Plan form

- 9.16 New development and additions to existing building should respect the historic plan form of the Market Warsop Conservation Area. Market Warsop's distinctive physical character derives, largely, from its medieval layout, which is still clearly visible. Long, rectangular shaped plots are the defining characteristic of its medieval layout. Importantly, plots measure around 10 metres in width, which gives a certain rhythm to the street frontage. It is important that new development respects this traditional width of frontages.
- 9.17 New development should also respect the historic street pattern of the conservation area. Market Warsop's principal streets are well defined and enclosed. This is largely the result of properties built to the back edge of pavement. In order to maintain and enhance Market Warsop's historic streetscapes, Mansfield District Council will normally require new development to follow the historic street frontage line. New development constructed to the back edge of pavement will (i) provide a clear relationship between buildings and the streets they define and enclose, (ii) create continuity of frontage, and (iii) ensure definition and enclosure of the public realm. Where it is felt appropriate to set properties back from the street appropriate boundary treatments should define plot boundaries. Stone walls are considered suitable.
- 9.18 The location of car parking associated with any new development should be carefully planned to prevent erosion of the conservation areas character. The positioning of car parking within plots should respect historic street frontage lines and the historic pattern of plot boundaries. The general aim should be to incorporate cars in an unobtrusive manner, which respects the historic built form of Market Warsop. Parking within the front curtilage will, therefore, not be allowed.

Scale

- 9.19 New development should respect the scale of adjacent buildings, the wider streetscape and the scale of the conservation area as a whole.
- 9.20 The height of new development should respect the height of local vernacular buildings, being predominantly 2 storeys, and are approximately 4.0-4.5 metres to the eaves. There are some 3-storey properties evident, their positioning and locations however correspond with the street levels so diminishing their height and oppressive affect. Larger properties do appear within the conservation area and are either concealed to the rear of buildings, so reducing their impact, or they are of a style or in a prominent location which reflects their period of construction so adding interest and depicting the changing nature of the conservation area.

Form and massing.

- 9.21 New buildings should respect the form, massing and alignments of adjacent buildings and the wider streetscape. The roofs of any new development should respect the roof pitches, configuration and detailing of traditional buildings in the vicinity.
- 9.22 Steeply pitched gable roofs are a characteristic of the local vernacular buildings within the Market Warsop Conservation Area and new developments should respect this aspect of design by having roofs approximately 45 degrees and over in pitch. Through eave dormers are a feature however roof dormers are starting to be implemented, which are having an impact, and although currently there is no evidence of roof lights installation, the previous encroachment could lead to these being implemented. Through permitted development however these features could be introduced which would have an impact on the traditional properties. The Local Planning Authority will explore the possibility of removing permitted development rights through the introduction of an article 4 direction.
- 9.23 Traditional buildings in the conservation area are a combination of detached, semi-detached or terrace properties which are predominantly linear in format, this effect is further emphasised by predominantly horizontal styled windows.

The traditional pattern of frontages

- 9.24 Much of Market Warsop's medieval plot layout is still visible with some stone boundaries still remaining, any new development should maintain and respect these features.
- 9.25 The majority of traditional buildings within the conservation area are positioned eave on to the road at the back edge to the pavement, which is predominately their front façade. There are a few exceptions though and some buildings are positioned gable end to the road, a remnant of courtyard developments and/or the buildings original usage, but still they tend to follow the pavement edge. Some gable end properties contribute further to the enclosure theme with continuous stone walls, from their gable ends, which surround their garden plots. A few properties are set back within their grounds, between 3-6 metres, those buildings which are defined by stone boundary walls continue the enclosure affect prevalent within this historic village setting.

The nature and quality of materials and detailing

9.26 New development should reinforce the historic character of the conservation area through the use of locally distinctive building materials and by respecting local details. The distinctive character of the Market Warsop Conservation Area derives, largely, from the two storey stone buildings with pantile roofs constructed in the C17, C18 and early C19. The following building materials should, therefore, be used in the construction of new development:

- Warm, buff coloured limestone;
- Warm, terracotta coloured clay pantiles;
- Lime mortar;
- Timber windows and doors, painted in sympathetic colours.

9.27 Other materials will be considered, but only if part of appropriate high quality architectural solutions.

9.28 The detailing of new development should respect local character:

- Coped gables with stone kneelers, are characteristic of local vernacular buildings (the verge usually terminates in the chimney) and is supported at eaves level by protruding stone brackets.
- Windows – local vernacular buildings are characterised by a number of traditional window patterns and these should be used to guide new development. Casements are visible, notably with stone mullions and surrounds. Other traditional windows in the area are horizontally sliding ‘Yorkshire’ sashes and the later more common vertical sliding sashes.
- Doors – early door patterns are characterised by vertical timber boarded doors. Half glazed Victorian standard patterns are also considered suitable.
- Timber - should be used for windows and doors for reasons of architectural and historic integrity. For older buildings the insertion of factory made standard windows or doors, or to replace timber with Upvc, is damaging to the character and visual appearance of historic buildings and the wider conservation area. The frame members of Upvc tends to be greater and thicker than timber ones. In order buildings it is not possible to replicate fine timber moulding in Upvc, or when double glazed units have been implemented with stuck on glazing bars, their use will harm the visual appearance of traditional buildings where they are used to replace earlier timber designs. The sympathetic repair of an existing timber window retains the original character and appearance of an old building and is preferable to unnecessary replacements.

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

With regard to the use of timber as opposed to Upvc there are also environmental considerations to be taken in to account. These can be summarised as follows:-

Timber is more flexible when it comes to changing colours or repairs. When properly maintained, timber windows and doors can last for many years.

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 and paints, timber windows are by far the best environmental choice. Modern, high performance timber windows need minimal maintenance and potentially have a significantly longer life than Upvc if properly maintained. One of the great benefits of timber windows is that they can be maintained and repaired. If necessary, rotten sections can be taken out and new section spliced in whereas this cannot be achieved with Upvc.

All materials, Upvc included, degrade over time. If Upvc window frames are not cleaned they quickly become discoloured by dirt retention. Sunlight causes Upvc to go brittle, turn yellow and it can develop hairline cracks. Upvc windows are also much more susceptible than timber windows to impact damage, especially in cold weather.

Within new buildings, high performance, double-glazed, timber windows need not cost more than Upvc equivalents. In fact the National Housing Federation and some local authorities have found Upvc window frames to be more expensive in terms of initial capital cost and more expensive or equal to timber over the lifetime of the windows.

The production and disposal of Upvc windows leads to the release of highly poisonous chemicals which threaten the environment and human health. (Source: Greenpeace briefing number 1 – Installing new windows – extract. From paper by AA Taylor Ltd 2002 entitled timber versus Upvc).

The public realm

- 9.29 The quality of the public realm within the Market Warsop Conservation Area, in terms of surface treatments, lighting, signage and street furniture does not add to the character of the conservation area. Standard, off-the-shelf design solutions do not add local distinctiveness or the creation of a sense of place. Indeed, lighting columns that are out of scale with adjacent buildings and obtrusive pedestrian guard rails detract from the visual quality of the conservation area.
- 9.30 Attempts to improve the public realm need to focus on (i) the removal of street clutter, (ii) improvements to surface treatments, (iii) improving the balance between pedestrian and vehicular movements, and (iv) only implement road markings where statutory required and utilising primrose 50mm within the conservation area.

Removing street clutter

- 9.31 The most attractive townscapes contain the minimum amount of street clutter. Limiting clutter not only helps create attractive streetscapes, it also ensures a more user-friendly public realm. Signage, especially traffic signs and inappropriate shop frontage advertisement boards, adds visual clutter to the conservation area and measures to reduce these should be explored.

- 9.32 Conventional, off-the-shelf lamp standards are out-of-scale, obtrusive and contribute little to local distinctiveness. It is unlikely that funding will be available to provide replacement lighting solutions, but other options should be explored. For example, painting all street furniture in a single dark colour can provide coordination and help reduce the visual impact of objects, such as lighting columns, on the wider townscape.

Improvements to surface treatments

- 9.33 Footways in the conservation area are predominantly finished in tarmac, and whilst well maintained, do not add to the distinctive character or quality of the conservation area. An alternative solution has occurred at the key node junction, and has utilised an appropriate natural paving material, further implementations should be explored which would provide further enhancement to the settings for the local vernacular buildings within the conservation area.

Pedestrian and vehicular movement

- 9.34 The dominance of vehicular traffic within the conservation area has a detrimental impact on its character. Especially given the lack of public spaces within Market Warsop – in the form of a square or open green space – it is important to readdress the balance between vehicle and pedestrian movement in favour of those on foot, whilst not precluding vehicular access. The significant amount of guard railing also gives the impression that vehicular traffic has the greatest priority. Achieving a better balance between vehicular and pedestrian movement would be beneficial. This could be for example through changes in surface treatment, additional crossing points, reduction in guard rails, traffic signage and potentially the reduction in width of carriageways. These options should be explored with Nottinghamshire County Council's highways department.

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 appeal against refusals of planning applications that could have a detrimental impact on the Market Warsop Conservation Area. This character appraisal has also identified what contributes towards the special character of the Market Warsop 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 Market Warsop 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 Practise 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 (July 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 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. The document can be viewed by contacting the Council's Conservation Team.

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) Order 1995 (as amended). 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 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).
- 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 prior notification is obtained from the Local Planning Authority before any buildings are 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 The Local Planning Authority will consider the implementation of an Article 4 Direction within the conservation area, under the Town and Country Planning (General Permitted Development) order 1995, which will remove permitted development rights.

11.0 OPPORTUNITIES FOR ENHANCEMENT

11.1 There are a number of opportunities for enhancing the Market Warsop Conservation Area, including the sensitive redevelopment / refurbishment of vacant buildings and sites and improvement to the public realm. These opportunities are identified on Figure 10 and are set out below:

- A. 38-40 High Street – the shop fronts do not contribute to the character of the conservation area or follow existing elements of neighbouring properties, they also contain excessive amount of signage. Both premises would benefit from the introduction of traditional styled shop fronts, appropriately positioned entrance doors, a reduction in window divisions, appropriately sized and detailed stall risers and a reduction in, and replacement with a more sympathetic style of advertisement. Loss of traditional styled sash windows has occurred; the reinstatement of these would enhance these properties and contribute to their overall uniform appearance. These and neighbouring properties are defined by a stone wall; a section of this is missing to the side of the forecourt area and flat coping stones have been implemented just above ground level. This could be considered a trip hazard. The reinstatement of the stone boundary wall and appropriate coping stone would improve the area and remove the dangerous element.
- B. 39-39A High Street – the roofing material to these properties has been replaced with concrete tiles, with no.39 having large dominant dormer windows utilising different roofing materials. Signage has been implemented to one of the dormer windows. There is non-uniformity to the shop fronts, with one suffering from overlarge elements, loss of detailing and an inconsistent shop front. The properties would benefit from the removal of inappropriate elements and reinstatement of natural roofing materials. The introduction of a traditional style timber shop front with uniform window divisions, cantered fascia and console brackets, reinstatement of over lights and a matching designed entrance door would enhance these properties. Adjacent to these properties is a stone wall above which a timber fence has been introduced; the replacement of this fencing with traditional styled metal railing or the increase in height of the stone wall would complement similar features within the street scene.
- C. 31 High Street – the roofing material to this property has altered to concrete tiles and render has been implemented to its front façade. Also the style of windows has changed as has their finish; they are now stained instead of painted. The property would benefit from the reinstatement of natural roofing materials, the removal of the render and the reinstatement of traditional styled painted timber windows. A repair and re-pointing program and vegetation removal would also be beneficial,
- D. 29 High Street – evidence suggests this property originally had traditional metal railings to its stone boundary wall. The reinstatement of these railings would enhance the setting of this listed property by defining its boundary curtilage. Timber fencing has been implemented to form the boundary detail to the side and rear of this property. The replacement of this with a higher stone wall, than that to the front façade, would enhance and define the curtilage of this building. A single storey lean to adjoins this property, repairs have been implemented however inappropriate materials have been used. The replacement with natural materials and a beneficial use would improve and enhance the building.

- E. 28, 30, 30D High Street – these properties have simple timber shop fronts, elements of which are out of alignment with one having a protruding bulky box fascia. Although these shop fronts are not adverse they would benefit from the introduction of traditional styled shop fronts which defined each premises with console brackets, connecting cantered fascia's, but add some consistency in the alignment of elements. Strap pointing to stonework is evident which could cause the deterioration of stonework, the properties would benefit from its careful removal and appropriate repair using lime mortar for the repointing.
- F. 27 High Street – this building is suffering through a lack of maintenance which is having an impact on its appearance. Windows to the ground floor are boarded with those to the first floor having smashed panes, the property is lacking downpipes which is causing staining of the stonework, holes are evident within the roof where pantiles are missing, and stone and repointing repairs are required. The shop front of the property is little more than a domestic style window and door with a stuck on signage board, a further boarded up door accesses the front façade. This property would benefit from an extensive repair, reinstatement and enhancement scheme.
- G. 20-22 High Street – this building fails to reflect the general character of the conservation area. Architecturally the building is distinctly of its time and does not present an attractive frontage to High Street. The building lacks definition to its front boundary. The opportunity to redevelop this site may arise in the long-term. If this is the case a design and development brief should be prepared to guide the redevelopment of the site.
- H. 23 High Street – this property has benefitted from a new roof and chimney repairs. The repairing of its windows and shop front, as well as repainting, and the bringing of the shop back into use would also enhance the property and the street scene.
- I. 18 High Street – this building fails to reflect the general charter of the conservation area. It is of no architectural merit. The opportunity to redevelop this site may arise in the long-term. If this is the case a design and development brief should be prepared to guide the redevelopment of the site.
- J. 17 and adjoining building, High Street - the shop fronts to these properties differ considerably; one having more characteristics of a domestic property, with signage boards bearing no resemblance to the shop, being disengaged and overlarge shielding adverts have been implemented. Both premises would benefit from the introduction of traditional styled shop fronts, appropriately positioned entrance doors, a reduction in window divisions, and a reduction in and replacement with a more sympathetic style of advertisement. Loss of traditional styled windows, coped gables, kneelers and chimneys, and natural roofing materials, has occurred, the replacement of these elements would enhance these properties and contribute to the overall appearance of these street scene.
- K. 14-16 High Street - this building also fails to reflect the general character of the conservation area. Architecturally the building is distinctly of its time but lacks definition to its front boundary. The opportunity to redevelop this site may arise in the long-term. If this is the case a design and development brief should be prepared to guide the redevelopment of the site.

- L. Co-op building - this building fails to reflect the general character of the conservation area. It is of no architectural merit. The opportunity to redevelop this site may arise in the long-term. If this is the case a design and development brief should be prepared to guide the redevelopment of the site.
- M. 12 High Street – this building has benefited from a previous repair and enhancement scheme but would benefit through the implementation of a traditional styled shop front. Historic buildings are situated to the rear of this property, visible from the street and they are currently used as a store and work room for the business. These buildings would benefit from a repair and enhancement scheme.
- N. 8, 10, 10A High Street – these properties function as shops to the ground floor, shop fronts vary in style, with one containing different sized apertures forming windows. The properties would benefit from uniform shop fronts, and render repairs. A historic building is situated to the rear of this property, currently used as a store for the business. This building would benefit from a repair and enhancement scheme.
- O. 2-4 Burns Lane - some inappropriate materials have been used for shop windows, which are inconsistent in style, some with overlarge and inappropriately positioned adverts. These properties would benefit from the introduction of timber shop fronts in a uniform traditional style with more appropriate styled and position advertisements.
- P. 2 High Street – this property suffers through the inclusion of an overlarge fascia which lacks division and detailing. The property would benefit from the subdivision of this fascia, by the inclusion of console brackets, in accordance with the positioning of individual shop fronts and traditional detailing. It would also benefit from a render repair and redecoration. To the side elevation of this property is a single storey corrugated roof tack-on, its removal or replacement with a more appropriate structure would enhance this location; ventilation boxes are also evident on the side elevation of this property.
- Q. Hare and Hound Public House, Church Street – this building fails to reflect the general character of the conservation area, architecturally it is distinctive of its time but lacks definition. Many obscuring elements have been implemented some of which are visually imposing but all lack cohesion so contribute negatively. The reinstatement of the lost stone boundary wall would define the boundary and enhance the building as would the introduction of soft landscaping at this location. The removal of obscuring elements e.g. the information panel to the forecourt, and the implementing of a uniform colour to all metal objects e.g. black, this would diminish their impact and present a more uniform area.
- R. 1 Church Street – the stone elevations to this property have been painted, this paint is failing in areas; the property would benefit from its removal and the repair and repainting of the traditional timber shop front.
- S. The supermarket – despite efforts to use materials which are distinctive in the area (stone and pantiles), the site plan has not preserved the form of the town on a very important corner. Opportunities to give added definition and enclosure to this important corner plot should be explored. The planting of trees around the boundary of the car park would help give added definition.

- T. 4 Church Street – this early C20 2-storey red brick slate roof building contains two modern shop fronts with a continuous imposing fascia and metal security shutters to its ground floor and numerous large modern single windows to the first floor. All these elements are presenting a negative facade. The property would benefit from the introduction of traditional style timber windows to the first floor to interrupt the imposing front of blank elements. To the ground floor introducing separate, but unified, shop units, utilising a modern take on the traditional shop design.
- U. 17 Church Street (A60) – this property consists of a shop and house with a single storey addition also functioning as a shop. The shop fronts are of a traditional design but require repairs, redecoration and improvements to their stall risers. The main building has lost some of its traditional features such as windows, coped gables, kneelers and chimneys and natural roofing materials. The replacement of these features with ones to match the age of the buildings would enhance these properties and contribute to their overall appearance. Connecting this property to its neighbour is a solid metal barrier and door, the neighbouring building is also overgrown. The removal of this vegetation and the replacement of the barrier with more traditional styled railings or a stone wall and entrance door would improve the setting.
- V. 19-21 Church Street (A60) – these properties look to function as a shop and residential unit but are currently vacant. This is having a negative impact as are some of its elements. To the ground floor a domestic window has been altered to function as a shop window but its style is not consistent with either a shop or a domestic window; to the side of this looks to be the entrance to the flat but again it is not consistent with the age of the property; to the side of this is a modern shop front. The reinstatement of 3-light casement windows with stone mullions and surrounds, a domestic door of the correct period style and the introduction of traditional styled shop fronts to the ground floor as well as the painting of all these elements in a uniform colour would enhance this property. The property is also suffering through the loss of some of its traditional building features including coped gables, kneelers and chimneys and natural roofing materials. The replacement of these elements would enhance the property and contribute to the overall appearance of the area.
- W. 25-27 Church Street (A60) - these properties have witnessed some form of rebuild and repair works, which has resulted in loss of historic elements; the concrete render which has been partially applied and the remaining brickwork are suffering through weathering. These issues are compounded by a large advertisement board appearing to the side elevation. The property would benefit from the removal of this board and the consolidation/repair of the brickwork, the removal of the partial render would cause irreparable damage, the solution might therefore be to implement a lime render to this elevation to match the stone in colour. The shops would benefit from a repair and introduction of traditional styled elements, also removal of the paint coating and repointing and repair works. The property would also in addition benefit from the reinstatement of lost traditional features.
- X. The Plough Inn, Church Street (A60) – the front elevation is a composition of building elements one of which, the render, has continued over to the side elevation. Its extent of cover is not consistent and visually does not enhance the building; its removal would enhance the property if this could be achieved without damaging the underlying brickwork. Windows to this property are either plain or leaded however

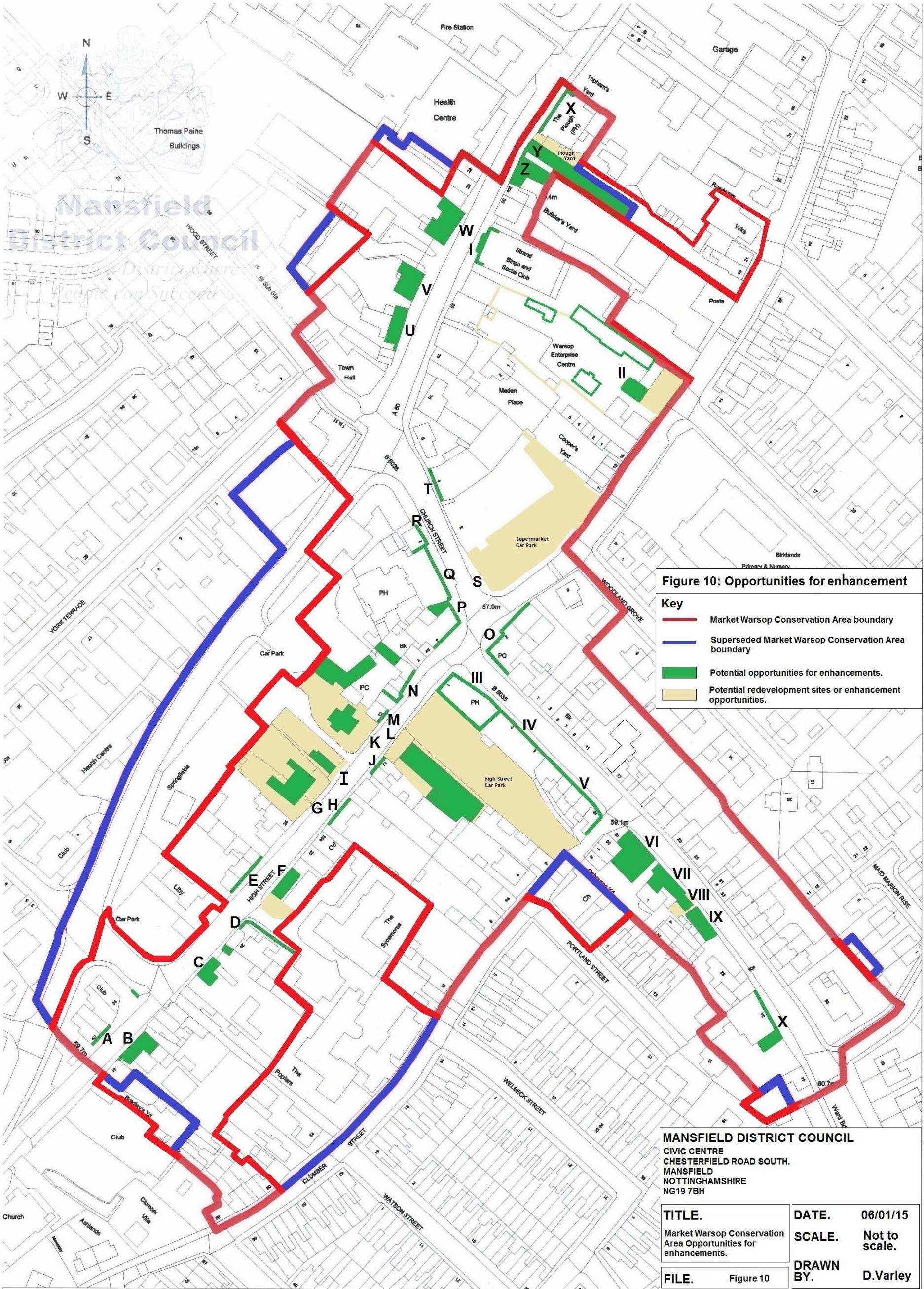
they are inconsistent in their locations. Replacing the plain with leaded windows would introduce consistency and present a uniform frontage.

- Y 32 – 32A and adjoining buildings Church Street (A60) – these properties look to function as a shop and residential unit but appear currently to be vacant. The property is suffering from neglect with boarded and blocked up apertures, loss of historic detailing and overgrown guttering; they are also in need of repairs. The reinstatement of lost historic features, repairs and a new shop window/door would enhance these properties.
- Z. Building adjoining 30-30A Church Street (A60) – the use of this stone building is unknown; it has a flat corrugated roof with apertures to the front façade being blocked. The building would benefit from an enhancement scheme which could entail the introduction of a traditional styled roof and reinstatement of lost windows/doors.
- I. Strand Bingo Hall and Social Club, Church Street (A60) – this property would benefit from an enhancement scheme.
- II. Business Place, Burns Lane – property is divided up to smaller units, partially vacant, traditional styled building (single storey) to one section attached to flat roofed 2-storey square building. The loss of the boundary treatment to these buildings is having an impact. To the side of these buildings is a further single storey property which is also vacant. To the rear of these buildings is a long single storey flat roofed building divided up into workshops, in front of which an open area appears which is utilised as a car park, further separate buildings, used as businesses, appear within these grounds. These and the 2-storey flat roofed building to the front would benefit from a regeneration/enhancement scheme.
- III. The Talbot, Sherwood Street – windows are Upvc this material usage is unsympathetic, and a replacement with traditional styled timber windows would enhance this property.
- IV. 2-4 Sherwood Street – the loss of traditional features to this property are having an impact on the building and the street scene, there reinstatement would enhance the property. This property would also benefit from defining the individual buildings as separate units, by reducing the extent of signage, and the reinstatement of smaller traditional styled shop fronts. This would still allow for the building to function as one business but would break up the continuous overpowering elements on the façade.
- V. 6-16 Sherwood Street – these properties would benefit from the reinstatement of natural roofing material, traditional style windows and repairs and re-decoration. Alterations of apertures to ground floor and the reinstatement of traditional styled shop fronts would enhance these properties. The combining of units to form larger premises is possible however individual shop fronts should be retained, one containing the businesses name and the other a symbol which depicts the nature of the business.
- VI. 22-26A Sherwood Street – these properties are currently vacant. Shop units are small with display window and entrance recessed under a canopy. These properties

would benefit from an enhancement scheme – reinstating traditional styled shop fronts to pavement edge. Combining units to form two larger premises is possible however individual shop fronts should be retained, accessed by a recessed entrance door (the other door could be a blind entrance and situated flush to the front facade). With regards to adverts the façade of the entrance unit should contain the businesses name and the other a symbol which depicts the nature of the business.

- VII. 28-28B Sherwood Street – these premises would benefit from the reinstatement of traditional windows and natural roofing materials, the removal of the rendered/painted façade or the introduction of a uniform colour. The reinstatement of coordinated shop fronts could enhance these properties.
 - VIII. 30 Sherwood Street – this property is attached to no.28A a gabled stone building with a pitched roof. No.30 is a flat roof brick building set back from the street alignment, this property does not respect the character of neighbouring premises. The realigning of this property to the back edge of the pavement and implementing of an appropriately designed roof and traditional styled shop front would enhance this property.
 - IX. 30A-30C Sherwood Street – these premises replicate similar premises within the conservation area, being single storey constructed from red brick with a flat roof and stylised parapet to the front façade. These premises would benefit from a uniformed frontage through the introduction of traditional styled corresponding shop fronts.
 - X. 34 Sherwood Street – the fascia board stretches the entire length of the building, windows and doors are Upvc, and a flat roofed extension appears to the left side elevation; this property would benefit from the dividing up of the fascia and the introduction of a more appropriate roof style and material usage for windows and doors.
- Plough Yard – this historical cut through is in a poor state of repair. Requires a comprehensive enhancement scheme which includes security features reducing unsocial behaviour.
 - High Street – the quality of the public realm past the junction on High Street is generally poor and would benefit from measures to improve this space. Improved surface materials, the painting of street furniture in a single dark colour, and the removal of superfluous signage would enhance High Street. Some attempt to enhance a small open space has occurred this area would benefit from natural hard landscaping scheme and boundary treatment as well as further soft landscaping. The library, police station, no. 14/16 and the supermarket located along High Street do not contribute to the special character of Market Warsop and represent potential long-term redevelopment sites.
 - High Street Car Park – this car park is, to a large extent, defined by the backs and sides of properties which detract from the quality of this space. The car park would benefit from a landscape scheme that reduces the visual impact of the sides and backs of properties and gives added definition along High Street and Clumber Street.

- Church Street and Sherwood Street – these two streets are dominated by traffic. Achieving a better balance between pedestrian movement and vehicular traffic flows, especially around the two crossroads along this route would be beneficial to the character of the conservation area.
- Reinstatement of traditional features – The loss of traditional elements like windows and doors erodes character as does the introduction of unsympathetic roofing materials and dormer windows, but here the impact may not just be visible but structural as an increase in weight and strain occurs. The replacement of these elements is occurring to unlisted historic buildings, with some utilising unsympathetic materials. The reinstatement of traditional styled windows and doors, in their correct positions, and the reinstatement of mullions and surrounds where lost, would enhance not only the buildings but the surrounding conservation area. The reinstatement of natural roofing materials and the removal of inappropriate dormer windows would have a beneficial impact by reducing the strain put on the building. In conjunction with the reinstatement of lost coped gables, kneelers and chimneys would also have an impact visually so enhancing the conservation area.
- In some instances some businesses have implemented: - numerous signs to advertise wares, visible external roller shutters and removed or boarded up windows. These are all having an impact and projecting the wrong image of the area. Sign rationalisation, relocating shutter box internally and reinstatement of windows or removing boarding from windows would enhance the area.
- Vacant buildings - there are a number of vacant buildings that provide the opportunity for sensitive refurbishment. Vacant buildings include 39a and 23 High Street, 19-21 and 32-32a Church Street and properties continuing into Plough Yard, Warsop Enterprise Centre Burns Lane and 10-12-14, 22-24-26-28, 28A and 30 Sherwood Street.



12 REVIEW

12.1 In line with Historic England guidance The Market Warsop 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 vacant buildings brought back into productive use
- The number of traditional shop fronts that have been reinstated
- The number of chimneys that have been reinstated
- The number of inappropriate replacement windows that have been replaced with traditional window patterns
- The number of buildings that have been sympathetically restored.
- The public realm improvements that have taken place.

Data taken from the April 2007 character appraisal and management plan					
Number of vacant buildings	Number of premises identified as requiring a traditional shop front	The number of properties that have lost chimneys	The number of properties with inappropriate window configurations	Number of buildings identified as requiring sympathetic restoration	Number of public realm improvements identified.
5	Data not available	Data not available	Data not available	10	6

Utilising data from April 2007 it has been determined that the following works have been completed prior to this review.					
Number of vacant buildings brought back into productive use	Number of traditional shop fronts which have been reinstated	The number of reinstated chimneys	Premises benefitting from reinstatement of traditional windows	Number of buildings that have been restored	Public realm improvements implemented.
Data not available	2	0	0	2	1

Data collated from a new survey conducted September 2014						
Current number of vacant properties.	Number of premises which would benefit from the reinstatement of a traditional or improved shop front	The number of properties which would benefit from the reinstatement of lost chimneys	Premises which would benefit from the reinstatement of traditional windows.	Properties which would benefit from restoration	Number of public realm works required	Number of gap sites identified as possible development sites or would benefit from an enhancement scheme.
16	26	13	30	7	6	11

Data collated from new survey conducted September 2014						
Number of premises brought back into use.	Number of traditional shop fronts reinstated	Premises benefitting from the replacement chimneys.	Premises benefitting from reinstatement of traditional windows	Number of premises which have been restored	Number of public realm improvements	Number of gaps site developed or enhancement schemes implemented
0	1	0	0	4	0	0

13.0 MONITORING THE CONSERVATION AREA.

Building at Risk survey and Register.

- 13.1 A condition survey of all listed buildings within the District is conducted every three to five years and the information put in to a “Building at Risk Register”. The latest building at risk register has been adopted by the Council in autumn 2014.
- 13.2 It is proposed that future surveys and registers should include all unlisted buildings that make a positive contribution to the conservation area. Buildings at risk thus identified should be targets for further grant aid.
- 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. See www.nottinghamshire.gov.uk/buildingatrisk.

Monitoring of permitted and unauthorised changes.

- 13.4 A review of the historic buildings within the conservation area is to be undertaken periodically but would be dependent upon resources available at the time.

Article 4 Directions.

- 13.5 Under schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, and revision, a general planning permission is granted for a range of minor developments. An Article 4 Direction would enable the Local Planning Authority to make certain directions withdrawing the permitted developments rights within the conservation area under the Order.
- 13.6 The Local Planning Authority will assess the conservation area and the quality of permitted developments to determine whether or not an ‘Article 4 Direction’ is appropriate.

Monitoring indicators.

- 13.7 In order to assess the impact of protection of the special character and appearance of the Market Warsop Conservation Area since adoption 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.
- 13.8 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.
- 13.9 It is intended that each indicator will be monitored through an Annual Monitoring Survey. The first sets of results are a base line recording upon which to monitor and thus the evidence of change will be recorded in an Annual Monitoring Review 2015 a year from

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

Indicator	Ref	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Listed Heritage Assets	5	First year
	A2	Number of landmark/unlisted heritage assets of merit.	36	First year
	A3	Number of listed or unlisted Historic Parks of merit.	0	First year
	A4	Number of Scheduled Ancient Monuments.	0	First year
	A5	Number of Tree Preservation Orders made covering trees within the Conservation Area.	1	First year

Indicator	Ref	Measurement	Value	Change
Heritage at risk	B1	Number of listed buildings, boundary walls or unlisted building of merit, identified as needing urgent or non- urgent works	1	First year
	B2	Number of monitoring surveys not carried out by stated dates.	0	First year

Indicator	Ref	Measurement	Value	Change
Managing positively	C1	Number of applications for planning permission determined in accordance with conservation advice where Conservation Area is a statutory consideration	1	First year
	C2	Number of application for listed building consent determined in accordance with conservation advice	0	First year
	C3	Number of decisions on tree notifications made in accordance with Local Authority advice.	0	First year

Indicator	Ref	Measurement	Value	Change
Heritage at risk	D1	Number of buildings receiving grant assistance for repair or reinstatement of historic fabric.	4	First year
	D2	Number of enhancement schemes completed.	1	First year
	D3	Number of replacement trees planted.	0	First year

APPENDICES

Appendix A: National and local related conservation policies

Introduction

This appendix sets out national and local conservation policies.

National policy

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

Mansfield District Council conservation policies.

The Mansfield District Local Plan (adopted 1998) contains a comprehensive set of saved conservation policies relating to the eleven conservation areas within the District. The following policies are of relevance.

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

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

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

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

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

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

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

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

BE7 Planning permission will not be granted for development proposals which involve demolition in Conservation Areas other than in exceptional circumstances. Applications will be judged against the following criteria:-

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

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

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

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

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

development. The District Council may also require a scheme of treatment for the archaeological remains prior to determining the application.

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

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

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

BE15 Consent for poster advertisement hoardings will be granted provided that they would meet all 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 Local Planning Authority 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.

Work is underway to prepare a new Local Plan for the District, which will replace the existing saved Mansfield District Local Plan. This appraisal will provide background information to support relevant policies in the New Local Plan and will be a relevant consideration in the determination of planning applications.

Appendix B: Mansfield District Council Area Specific Policies

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

WC1 Planning permission will be granted for developments provided that they would meet all of the following criteria:-

- 1) Not seriously undermine the vitality and viability of the Market Warsop district centre;
- 2) Not have a detrimental effect on the character quality and amenity of the area;
- 3) Not adversely affect the amenity of nearby residential properties;
- 4) Not result in the overall loss of car parking within the centre.

WC2 Planning permission will be granted for developments which would consolidate employment uses with the area off Burns lane, provided that they would not adversely affect the amenity of adjacent residential properties.

WC3 Planning permission will not be granted for developments that would lead to the overall loss of car parking within the central area.

WC5 An action area is designated centred on the High Street area, to facilitate its comprehensive improvement over the plan period through co-ordinated public and private sector action.

WC6 Planning permission will be granted to extend the existing High Street car park on land to the rear of numbers 20/22 High Street and to the rear of the Hare and Hounds Public House.

WC7 Planning permission will be granted to extend the existing Warsop working men's club car park.

WC9 Planning permission will be granted for the development of any of the following:-

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

On 0.1 hectares of land to the rear of number 31 High Street.

Appendix C: Schedule of structures of special Interest

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

Structures are referenced by number and correspond to Figure 8 Townscape Appraisal within the character appraisal section of this document.

1. **18 Church Street (Listed Grade II)**

House. Early C18. Coursed squared rubble, partly rendered. C20 pantile roofs, some steep pitched. Dressed stone details. Single coped gable with kneelers. 2 gable and single ridge stacks, one set diagonally. 2 storeys, 4 bays, with lower 2 storey addition to east. Windows are C19 leaded casements and C20 casements. North front has to left, lean-to C19 addition and garage. To its right, setback 2 storey addition with pair of garage doors, and to right, a casement. Main north front has central door with heavy stone surround flanked by single casements. Above, central blocked opening flanked to left by C20 casement and to right by glazing bar sash. South side has to left, large C19 leaded casement and to right, 3 C20 casements. Above, 3 casements and tiny fixed light. Interior has 2 chamfered span beams and fireplace bresummer, all with stops, Unusual C19 6 panel door. Single bay to west demolished c.1975.

2. **16 Church Street (Listed Grade II)**

Formerly house and adjoining malthouse, now residential. Early and mid C18. Coursed rubble and dressed stone with C20 pantile roof. Single coped gable with kneelers. 2 gable and 2 ridge stacks. 2 and 3 storeys plus garret. L-plan. 5 bays wide by 4 bays deep. Windows have flush mullions and C20 casements. Front has to left, C20 door with flanking lights, flanked to left by single and to right by 3 casements of different sizes. Above, smaller central blank opening flanked by 2 casements. Outside, adjoining boundary wall, dressed stone with half round coping, 60M long. South side has to left, a Yorkshire sash. To its right, C20 casement and blocked door. To right again, 2 lean-to additions. Above, 2 casements and a blocked window. East gable has breathers and a C20 casement. Malthouse has to north, C20 garage door and to its right, stone steps. To their right, a casement and a door with heavy stone architrave. Above, 2 casements and door. Above again, 2 casements. Rear has 2 storey C19 lean-to addition. Above, a casement. North gable has single casement to garret. Interior has C18 stone Classical fireplace with panelled pilasters and reeded keystone. Early C19 basket grate. Late C19 kitchen range. Re-used C18 chamfered span beam. Winder stair. 4 C18 2 panel doors. C20 roof. Malthouse has mid C19 kingpost roof.

3. **6 & 6A Church Street (Listed Grade II)**

House and office. Early C18. Dressed stone with pantile roof and stone slate verge. 2 coped gables with kneelers. Single gable, single ridge and single corner stacks. 2 storeys, 3 bays. Extended to east by single bay late C18. Windows are mainly C20 casements. South front has to left, blocked door flanked by casement to left and canted flat roofed bay window to right, containing door. To right again, late C19 shop front with curved fascia brackets and inset door to right. Above, 3 C20 casements of different sizes. East gable has, above, blocked window. West gable has, above, a casement. Rear has mainly C20 fenestration.

4. **29 High Street (Listed Grade II). Crate and Grapes Public House**, now public house. Late C17, with early C19 additions and alterations. Coursed sandstone rubble with ashlar dressings, slate roofs and 3 rendered brick gable stacks. 2 storey plus attics. Street front, has single bay, projecting gable wing to right, with C20 shop front, and above a triple glazing bar sash in a raised plain ashlar surround. Above a similar, though smaller sash. Gable has ashlar coping and kneelers. Set back to left a lower 2 storey wing with pantile roof, with a single 3 light flush mullion window and a similar window above. South west side wall has a blocked 3 light chamfered mullion window, and a similar window above, to the left a blocked 3 light window with above a 2 light sliding sash with glazing bars. The rear court has a round headed staircase window, window in flush ashlar surround with raised keystone. Rear wing has plank doorway to right in flush ashlar painted surround, with to the left a 3 light sliding sash with glazing bars, and a similar larger window above. Attached to the left a large stone water trough.
5. **41. High Street (Listed Grade II).**
House, late C18. Coursed squared rubble and dressed stone, partly rendered, partly pebble dashed, with C20 plain tile roof. Dressed stone quoins and pair of kneelers at front. 2 gable stacks. 2 storeys plus garrets. 3 bays. Square plan. Windows are C20 cross casements with splayed stone lintels. West front has central plain stone door case with large curved brackets to plain hood. Flanked by single casements. Above, 3 casements. North gable has a leaded casement to garret. South gable has to right, 2 leaded casements and a similar casement to garret.
6. **The Plough Public House.**
2 storey, square plan, red brick building, upper storey roughcast render, partially rendered to side elevation, plain tiled roof. To right recessed semi-circular bay with stone detailing, stepped upper storey gable with brackets and mock-timber detailing, to right bay, to right stepped gable end with mock-timber detailing, to right covered walkway. Windows are various sizes, timber, some leaded lights, some stone mullions.
7. **32 & 32A Church Street.**
Shop and house, 2 storey, coursed rubble, ground floor shop front window, entrance door under the covered walkway, stone surround to first floor window, recessed window, lost mullion. Elevation windows have stone lintels with some having protruding cills.
8. **30 – 30A Church Street**
Two houses, coursed rubble, 2 storeys, 1 coped gable with kneeler and bracket, 2 gable and 1 ridge stack, constructed from brick, concrete tiled roof. Stained timber casements, cantered stone lintels. Attached building, blank front façade, corrugated roof.
9. **Strand Bingo and Social Club, Church Street.**
1938, attributed to the architectural practice of Vallance and Westwick of Mansfield, tall buff brick front and side wings, indent details, 3 bay with recessed central bay with striking vertical flush columns, various styled timber/metal windows, canopy entrance above art-deco styled doors, brickwork to rear is not of the quality that most effectively complements the overall design scheme.

10. 29 & 29A Church Street.

Shop. 2 storey with garret. Coursed stone to front façade, coursed rubble to other elevations. Stepped stone eaves, remains of what looks to be kneeler brackets, raised painted stone surrounds to windows, single sashes with horns. Replacement pantile roof.

11. 25 – 27 Church Street.

2 shops and a house. 2 storey. Coursed rubble, left side elevation brick, concrete tiled roof with brick chimneys to gable ends, coped gables with kneelers, painted stone surround to larger entrance door, protruding flat porch stone detail to other, raised painted stone cills and flush lintels to windows, stained casements.

12. 19 – 21 Church Street.

Two houses, now shop and house, Mullioned windows suggest a construction date in the Early to Mid C18, coursed rubble with painted ashlar dressings and a concrete tile roof, coped gable and kneelers. Irregular façade. Partially rendered side elevations. First floor has, from left, a window in a large mullioned surround, a window in a smaller mullioned surround and a window in a plain opening with lintel. The ground floor is dominated by a modern shop front. To its left is a door under a lintel, then a small shop window.

13. 17 Church Street.

House, with garret, and shop with single storey attachment, Early to Mid C18. Coursed rubble with ashlar dressings and a concrete tile roof; with one coped gable and kneeler and one gable stack, brick, the adjoining extension has an original clay pantile roof. The first floor has a central blank, flanked by windows with flush mullioned surrounds. On the ground floor is a central doorway with quoins and a heavy lintel. To the right is a window in a mullioned surround; to the left is a traditional shop front with glazed brick stall riser and recessed doorway. The extension has a similar traditional shop front.

14. Town Hall, Church Street

The present Town Hall was opened in 1933. It replaced a stone building known as Tomlinson's farmhouse which had previously been the White Lion Inn. One of Warsop's stone crosses stood outside this building in the C18. Corner building, 2 storey red brick. Outward facing gable to corner, a further one to elevation, both with pediments, stone kneelers and stepped brackets, below balcony, a further coped gable with pediment to side elevation. Roof is slate, tall brick chimneys, stepped eaves. Raised stone surrounds to doors, one with flat topped pediment, clock and windows, which are metal in various styles - tripartite, mullioned and single.

15. 1 Church Street

Shop with timber shop front, 2-storey, coursed rubble painted, pantile roof, caped gable stacks, rear partial catslide and 2-storey flat roof extension, small Yorkshire sliding sashes to front façade, modern windows to elevations. Remainder of large stone boundary wall.

16. 2 High Street.

2-storey elongated corner property, three shops, to rear larger warehouse style building constructed from brick with slate roof, large vertical windows with splayed headed lintels and protruding cills. Corner building has central cantered entrance door between 2 shop fronts, above to Church Street casement windows, slate roof with decorative ridge, coped gable, kneelers and brackets, gable stacks. Property facing onto High Street, 2 further

shop fronts, plain tiled roof and decorative ridge tiles, adjoining gables with bargeboards and finial, mock-timber detailing, timber mullioned 6 over 1 paned sash windows. All elevations rendered and painted.

17. 6-10 High Street

3-shops, T-shaped building, coursed rubble, 2 storey, nos.6-8 eaves on and slightly staggered no.10 gable end to road, stone verges, pantile roof. Nos. 6-8, casements with timber cills, single brick ridge stack, no.10 coped gable with stone kneelers and brackets, stone gable stack, smaller fixed windows to gable with protruding stone cills, casements to return also the location of shop front, elevation rendered and painted.

18. 24-26 High Street

3 shops, 2 storeys, eaves to road, coursed rubble, slate roof with brick gable and ridge stack, further coped gable stack, vertical casements, protruding stone cills, left elevation brick, concrete tiles roof with rear extension with further 2-storey flat roof attachment.

19. 17-19 High Street.

2 shops, 2-storey, coursed stone, positioned eaves on to road altered property, pantile and concrete tile roof, one coped one central gable with stone kneelers and replaced stone to form brackets, replaced gable stack, single storey stone extension to rear. Casement windows. No.19 infill brick and eaves gable.

20. 21 High Street.

House, double pile roof, slate, eaves on to road, 2 storey, coursed rubble, alteration of material to rear coursed stone, coped gables with stone kneelers and brackets to front roof, re-built gable stacks to front roof, stained casement windows.

21. 23 High Street.

House with attached shop, 2 storey, eaves on to road, repaired pantile roof, brick single ridge and gable stack, coursed rubble, brick apex infill, stone step to entrance, panelled door with chunky timber jambs, timber details to timber shop front with recessed entrance and blind stays.

22. 27 High Street.

Shop and boarded up property, 2 storey, linear format eaves to the road, coursed rubble, pantile roof with single brick gable stack, casement windows, boarded up apertures.

23. 31 High Street.

Shop and house, 1½ storeys, coursed rubble, 2 brick gable stacks, concrete tiled roof, eaves to road, rendered and painted front façade, rear flat roof extension, blocked opening to left stone/boarded, casement windows to right, stone boundary wall to right.

24. 35-37 High Street.

Converted and repaired properties, now functioning as 2 houses, coursed rubble, eaves to road, pantile roof, coped gables and stone kneelers, 2 brick gable stacks, sash windows and panelled door to front façade, stone flush lintels protruding cills, Yorkshire sliding sash to right gable.

25. 6 Burns Lane

Taller brick building, rendered gable, with through eaves dormer, stone kneeler and brackets, continuous stone flush lintel, protruding painted cill, lower stone gable end section with various window configurations timber lintels no cills, stone kneelers and brackets. Pantile roof, tall chimneys with stepped detailing, clay pots. Property set back within ground, with stone boundary wall with curved copings and tall hedge, Property occupies a corner plot

26. 4 Burns Lane

Row of houses - now shops, Early to Mid C18. Of coursed local limestone with painted ashlar dressings. The roof retains the original clay pantiles with a stone slate verge. The first floor has three windows in mullioned surrounds. The ground floor has three matching modern shop fronts with fluted pilasters. The interior contains no notable features.

27. 2 Burns Lane

This range of buildings was from 1885 the Post Office, before that it was the Swan Inn. Now shops. 2-storey, staggered gable end to Burns Lane, through eaves gable, slate roof, stone chimney, clay pots, coursed rubble stone, larger rough quoins, bevelled ashlar flush surrounds to windows, sash windows. Recessed corner with overhang. Timber inserted shop fronts.

28. 9-11 Sherwood Street.

2 shops, 2 storey, eaves to road, coursed rubble, pantile roof with catslide to rear, caped brick stack, casements.

29. 13 Sherwood Street.

House, 2 storey, coursed rubble, eaves to road, 2 brick gable stacks, staggered stone kneelers, pantiles, casements altered apertures, cantered smaller lintels to first floor, splayed stone lintels to ground, blocked up openings to gable end.

30. 23 Sherwood Street.

House, 2 storey, gable end to road, rendered facades painted, pantile roof, gable stack, Upvc casements.

31. 28 Sherwood Street.

2 shops, 2 storeys, coursed rubble, brick gable stack, pantile roof, rendered and painted partial side and front elevation, eaves to road, timber casement and replacement Upvc windows.

32. 28A Sherwood Street.

Shop, single storey, coursed rubble, concrete tiled roof, eaves to road, panelled door and timber window to front façade, adjoining stone boundary wall.

33. 32 & 32A Sherwood Street.

House, 2 storey, tall, coursed rubble, concrete tile roof with large flat roof dormers building with casement windows and entrance door behind added lattice timber porch, lower 2-storey attachment to left with casement windows, further staggered attachment – brick. Single storey shop attached to brick extension of main property at right angle, gable end to road, slate roof rendered facades, panelled door to right, painted breezeblock wall

to left. House set within own grounds behind stone boundary wall with semi-circular copings, pedestrian timber entrance gate.

34. 44 Sherwood Street.

House, 2-storey, L-plan, eaves to road, coursed rubble, pantile roof, stone gable stack, with catslide to left rendered and painted. Upvc windows to altered apertures, stone filled in aperture with lintel. Substantial stone wall to side boundary left of property

35. 35 Sherwood Street

Originally Public House, now offices, 2-storey, early C19, brick, gable and pitched roofed building with a further through eaves gable, slate, sash windows with shallow brick arch lintel and protruding cills, set back within ground behind brick boundary wall with metal railings.

36. 1-3 Clumber Street, 20 Sherwood Street.

Originally cottages now 2 shops, coursed rubble, pantile roof, single brick ridge stack, eaves to road, timber casements, blocked up apertures to gable end, lean to stock single storey extension to rear.

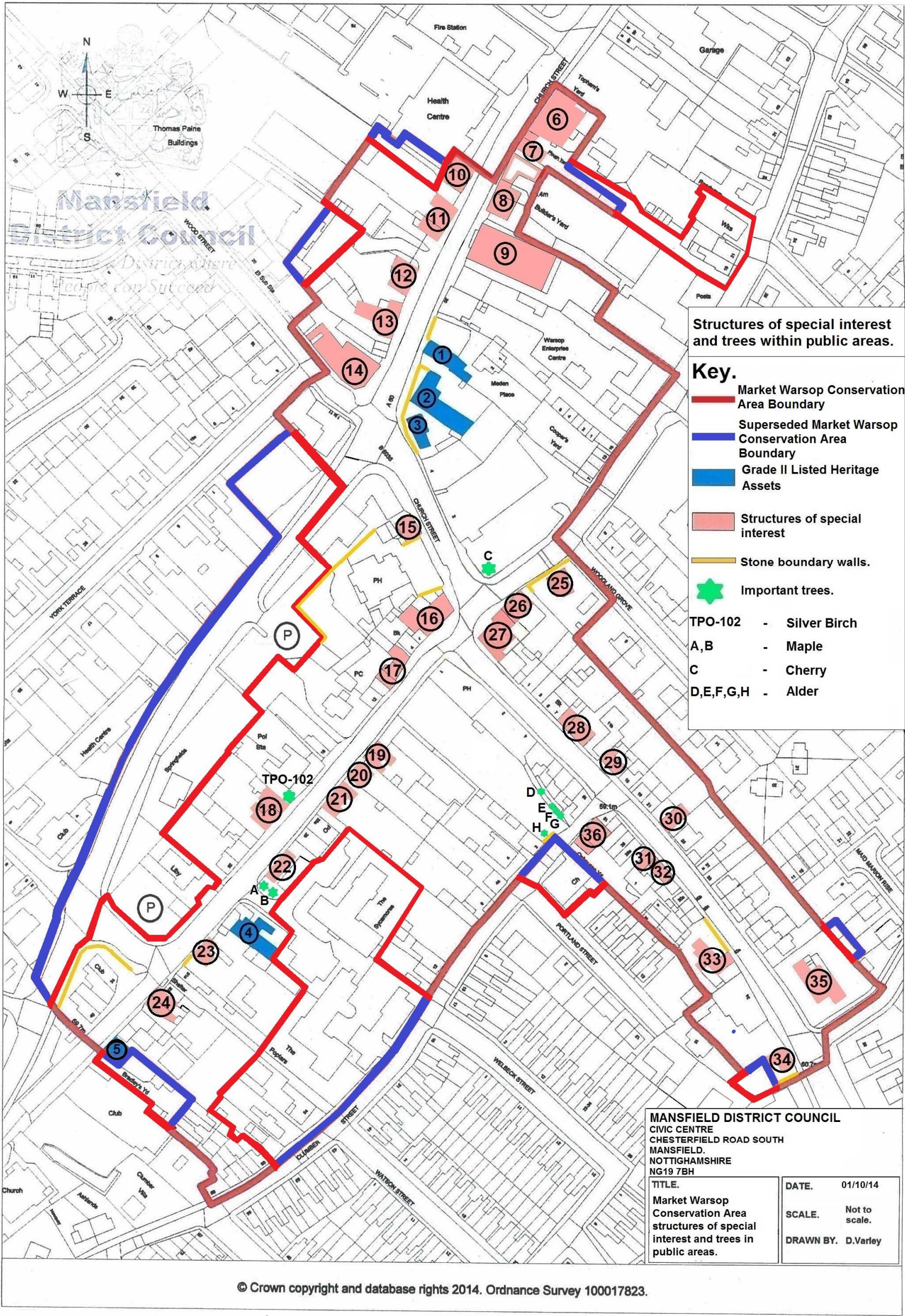
Further buildings of note.

Methodist Church, Clumber Street.

The Free Methodist Society, first known as the Wesleyan Reform Society, worshipped in the Chapel in Butt Lane (Sherwood Street) in 1858, but eventually formed part of the Mansfield United Methodist Free Church circuit. It continued to flourish and in 1902 this new Chapel was built. Red brick, concrete tiled roof, stepped buttresses, eaves to road, large horizontal windows with shallow header brick arch, to right flat roof entrance with stone lintels and cills. Gable end, stone mullion and surround cantered window, brick detailing to plinth, timber bargeboard with timber detailing to apex with louvre window, rear dentine eaves detail to catslide.

The Wesleyan Chapel, Burns lane.

This Chapel was built in 1876 at a time when the Wesleyan congregation was divided. When they united again and moved to Clumber Street Chapel in 1902 this building was no longer used for services. For a time it became a Sunday School. Before being occupied by a small engineering firm. Red brick building, gable end to road, occupying a setback location. Slate roof with decorative ridge tiles, stone kneelers with lower stone brackets. Protruding brick plinth. Arched brick windows, either side of main entrance, stepped back brick detail to windows, continues to floor with stepped back plinth. Windows boarded. Entrance altered to form workshop. Above centrally positioned arch brick window aperture with stepped brick detailing, window in-tacked but with broken panes, continues arched brick theme.



Appendix D: Unlisted and local heritage assets.

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

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

In 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.

Extract from: Guidance on Conservation Area Appraisals, Historic England, 2006.

In addition features of the environment, considered important and valued at a local level, as they reinforce local identity, distinctiveness, character and a sense of place, are recognised as important and are referred to as 'local heritage assets'. In recognition, Mansfield District Council has adopted its own criteria for assessing local heritage assets that are consistent with Historic England criteria for assessment. 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 E: Useful information

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Policies

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