

Mansfield District Council

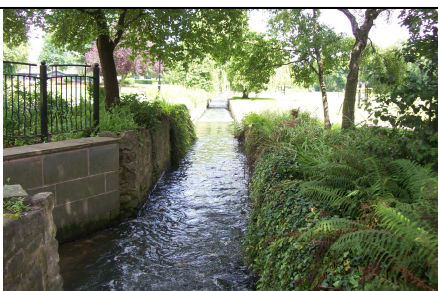
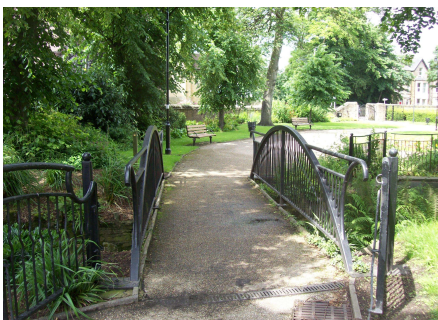
Conservation Area Character Appraisal and Management Plan



Mansfield District Council
Creating a District where People can Succeed

Nottingham Road Conservation Area

October 2012
Adopted 5th March 2013.



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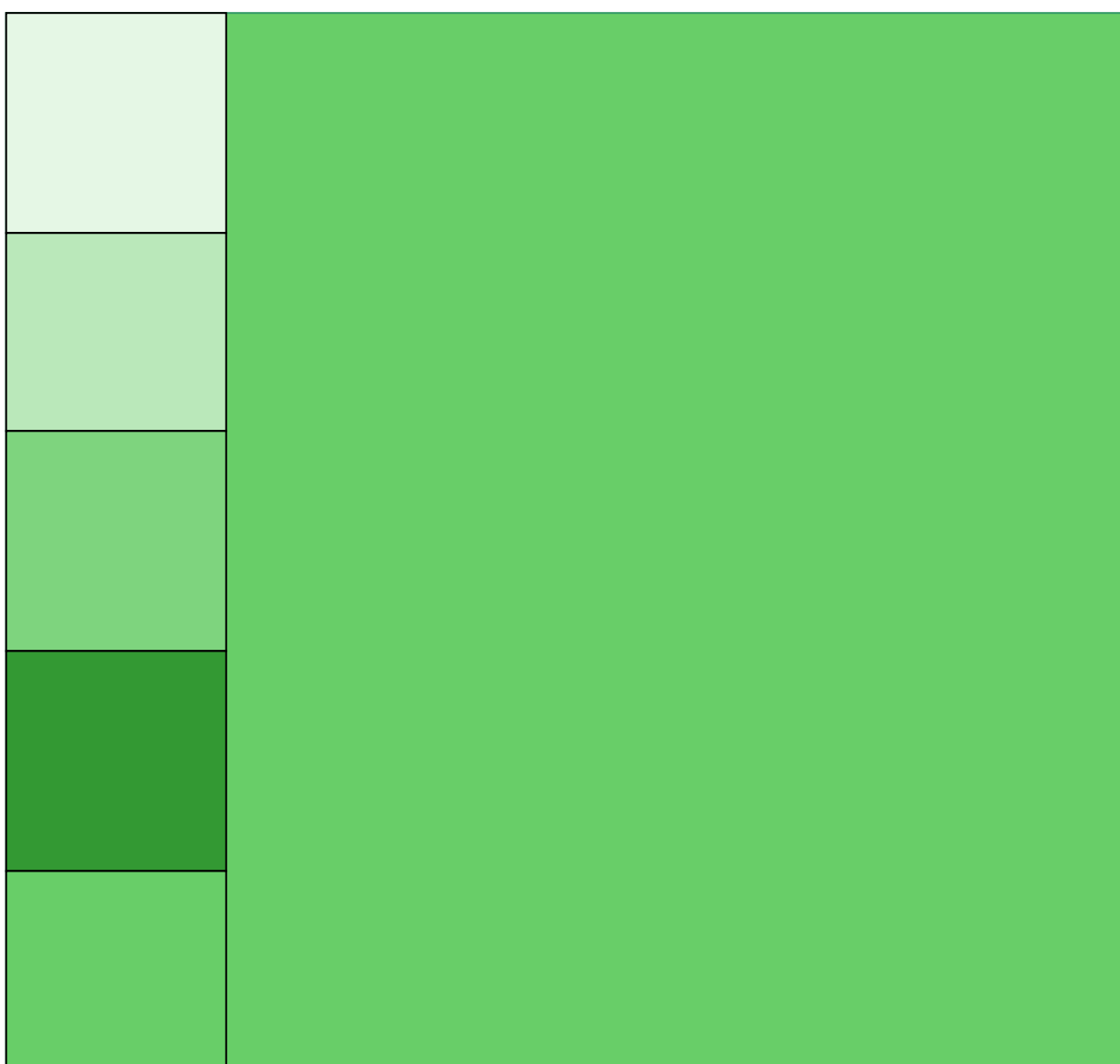
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Part 1

Conservation Area Character Appraisal



1.0 INTRODUCTION

- 1.1 Mansfield is located approximately 24km north of Nottingham and is recorded as the principal town of north Nottinghamshire where it serves a retail catchment area of approximately 250,000 people.
- 1.2 The Nottingham Road Conservation Area is situated to the southern periphery of Mansfield, where it congregates along a section of the main A60, Nottingham Road, and the subsequent side streets. The Conservation Area was designated by Mansfield District Council in October 1994, however research has uncovered other buildings of historic significance and it is recommended that boundary alterations are required and will be summarised in section 6.0 Boundary Review.
- 1.3 The Nottingham Road Conservation Area is separated from the town centre by the A6009 inner ring road, Saint Peter's Way, which runs along its north boundary and continues close to its western boundary. A diverted branch of the main A60 route runs along the south-western boundary of the Nottingham Road Conservation Area, this section is known as Portland Street.
- 1.4 To the periphery of the Conservation Area commercial and recreational establishments are evident, ancillary to which are small residential estates, with car parks being numerous. The commercial theme plays a prominent part within the Conservation Area with residential usage limited to flats; however the recreational aspect plays a considerable factor with the entire southeast sector forming an enclosed public pleasure ground, known as Titchfield Park. Through this park, and dissected by it, is the route of the River Maun whose close proximity to the built environment, coupled with the varying heights within the area, has resulted in parts of the southern and eastern sectors of the Conservation Area lying within the rivers flood plain. The topography of the land form within this Conservation Area varies and is attributed to the footings of surrounding ridges which envelop the district, these ridges comprise of Magnesian Limestone and sandstone. These materials were quarried locally; it is however the Magnesian Limestone, along with a range of brick types, which form the predominant traditional building materials of many of the buildings within the Nottingham Road Conservation Area.
- 1.5 The purpose of this Appraisal is to provide detailed consideration to those townscape features, buildings and spaces that give Nottingham Road its distinctive character and interest, and is the first step in the process of preserving and enhancing the character and appearance of Nottingham Road Conservation Area. The aim of the Character Appraisal is to:-
 - Outline the social and economic development of Nottingham Road, evaluating and recording 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 guidance on the siting and design of development, and the determination of planning applications for development.
 - Provide guidance to residents and owners for the maintenance, repair and upkeep of their properties.

- To provide a basis for making decisions about the future of the area through the development of a Management Plan.

What is a Conservation Area?

- 1.6 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*'. Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Local Planning Authority has a duty to determine which parts of their district reflect these criteria and designate them as Conservation Areas.
- 1.7 An area may warrant designation if, for example, it has an historic layout of streets, or a grouping of historic buildings that reflect the materials and style of the region. It may also be an area reflective of a particular historical time period, or it could be that the relationships between buildings and spaces create a unique historic environment.
- 1.8 Designation 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 or 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.
 - Proposals will need to be formulated from time to time for the preservation and enhancement of Conservation Area in the form of a management plan.
- 1.9 Section 71 of the above mentioned Act requires that the Local Planning Authority, in considering its Conservation Areas as areas of architectural and historic interest, to formulate and publish proposals for their preservation and enhancement. Conservation is not merely preservation to the exclusion of all change but must concern itself with enhancing areas and ensuring changes are sympathetic to their surroundings.
- 1.10 The preparation of the management plan takes account of recommendations made in the appraisal. The plan will establish a strategy for preserving and enhancing Nottingham Road Conservation Area in the years to come.

What is an Conservation Area Appraisal?

- 1.11 The document is an assessment of the character and appearance of Nottingham Road Conservation Area and surrounding areas. In light of recent policy on the setting of heritage assets in National Planning Policy Framework, together with English Heritage guidance 'The Setting of Heritage Assets' www.english-heritage.org.uk , the wider area of the Conservation Area has also been considered.
- 1.12 The Appraisal is to provide detailed consideration to those townscape features, buildings and spaces that gives this area its distinctive character and interest, and is the first step in the process of preserving and enhancing the character of Nottingham Road Conservation Area. The Appraisal will be used to assess the boundaries of the existing Conservation Area, formulate policies for the preservation and enhancement of the

area as a whole and to provide material information for decision makers regarding future development.

- 1.13 Conservation Area Appraisals are based upon guidelines set out in English Heritage publications '*Guidance on Conservation Area Appraisals (2006)*', '*Guidance on the Management of Conservation Areas (2006)*' and '*Understanding Place: Conservation Area Designation, Appraisal and Management (2011)*'.
- 1.14 Within the Conservation Area Appraisal, important buildings and topographical features have been identified because they contribute positively to the character and appearance of the Conservation Area. The exclusion of any building or feature within the appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the Conservation Area. It should also be noted that all planning proposals will be treated on their own merits.

Information Sources

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

Structure of Appraisal

- 1.16 The appraisal is structured to English Heritage guidance with the following themes having been explored in its preparation:
- Geological and topographical
 - Archaeological and historical sites/monuments/buildings
 - Social, economic and demographic background
 - Current and past land use
 - Building types, groups of buildings, density of buildings
 - Place names and historical references (e.g. road evolution)
 - Public views, vistas and landscapes
 - Historic environment record (HER) data
 - Plot layout/building orientation and the importance of gaps between buildings and any wider open spaces.
- 1.17 Appendices are attached, to cover:
1. National and District Council Policies;
 2. District Council Area specific Policies
 3. Designated Heritage Assets and Criteria of Unlisted Buildings of special interest in Conservation Area
 4. Schedule of Structures of Special Interest
 5. Useful references.
 6. Contact Details.

2.0 PLANNING POLICY CONTEXT.

- 2.1 Mansfield District Council has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to preserving and enhancing the character and appearance of Conservation Areas in exercising its planning powers. This appraisal will, therefore, provide a consistent and sound basis upon which to determine planning applications. It will also help in defending appeals against refusals of planning applications which could have had a detrimental impact on the Nottingham Road Conservation Area. This appraisal also identifies what contributes towards the special character of the Conservation Area, but also makes reference to any negative or neutral features, and so providing the basis from which to develop proposals for the preservation and enhancement of the Nottingham Road Conservation Area.
- 2.2 Every effort has been taken to include or analyse those elements that are key to the special character of the Nottingham Road 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.
- 2.3 This appraisal should be read in conjunction with the following policy documents, which provide information on national and local policy relating to Conservation Areas:
 - a. National Planning Policy Framework (March 2012).
 - b. Mansfield District Local Plan saved policies; Mansfield District Council (adopted 1998).

This document is prepared in the light of planning policy guidance and legislation relevant at the time of writing (October 2012). You should be aware that legislation may change over time and therefore always check with the Planning Department prior to undertaking development work.

National Policy

- 2.4 The Appraisal has been produced in line with the following Acts and guidance:
 - a. **Planning (Listed Buildings and Conservation Areas) Act 1990**
 - I. Section 69 of the Act imposes a duty on the Local Authority, to designate as Conservation Areas any “areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”. The designation of a Conservation Area introduces additional planning controls that are intended to ensure that any alterations do not detract from an area’s character or appearance but conserves and improves the “special interest” of the area.
 - II. Section 71 of the Act places a statutory duty on the Local Authority to “formulate and publish proposals to both preserve and enhance its Conservation Areas as areas of architectural and historic interest”.

b. National Planning Policy Framework (March 2012).

- III. 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”.
- IV. Annex 2 describes ‘Heritage Asset’ as “a buildings, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”.
- V Section 12 paragraph 126, the emphasis is generally on “sustaining and enhancing the significance of heritage assets, and “the contribution made by the historic environment to the character of a place” and that “new development should make a positive contribution to local character and distinctiveness”
- VI Section 12 paragraph 127, puts an onus on Local Planning Authorities to only designate areas which justify such status as “the concept of conservation” can be “devalued” if the “designated areas lack special interest”

It should however be stated that conservation is not merely the preservation to the exclusion of all change but must concern itself with enhancing areas and ensuring changes are sympathetic to their surroundings.

English Heritage Guidance

- VII Guidance on Conservation Area Appraisals (English Heritage, 2006).
- VIII Guidance on the Management of Conservation Areas (English Heritage, 2006).
- IX Understanding Place: Conservation Area Designation, Appraisal and Management (English Heritage, 2011).

Local Saved Policies.

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

BE1 New Developments
BE2 to BE5 Listed Buildings
BE6 to BE10 Conservation Areas
BE11 to BE13 Archaeology
BE14 and BE15 Advertisements
BE16 Environment Improvements.

- 2.6 For a summary of relevant policies see Appendix 1-B: Mansfield District Council Conservation Policies and Appendix 2: Mansfield District Council Area Specific Policies.
- 2.7 Work is underway to prepare a new Local Plan for the District, which will replace the existing saved policies of the (1998) Mansfield District Local Plan. This appraisal will provide background information to support relevant policies in the New Local Plan and will be a material consideration in the determination of planning applications.

- 2.8 The District Council has also published a range of Interim Planning Guidance which includes 'Community safety by design', 'Extension to dwellings', 'Shop front Design and Security' and 'Advertisement'. Further interim planning guidance's are in the process of being prepared and published, 'Parking for New Developments' may be of relevance within Conservation Areas.
- 2.9 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 it is accessibly on the Council's website.
www.mansfield.gov.uk/index.aspx?articleid=1852

Planning Applications

- 2.10 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 would ideally make a positive contribution to enhance or better reveal the significance of the area.
- 2.11 In normal circumstances, householders have permitted development rights to carry out certain minor works to their properties, such as the construction of minor extensions to the dwelling and the erection of garden buildings. However, in a Conservation Area these rights are much reduced. The permitted development rights for householders are set out in full in the Town and County Planning (General Permitted Development) Order 1995 (as amended).
- 2.12 From 1st October 2008 an extension, alteration or addition to your home will be considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:
- No more than half the area of land around the "original house"* would be covered by additions or other buildings.
 - No extension shall be on land forward of the principal elevation or side elevation of the dwelling.
 - No extension to be higher than the highest part of the roof.
 - Any rear extension to have no more than one storey.
 - Maximum depth of a rear extension to be three metres from an attached house and four metres for a detached house (measured from the original rear elevation of the dwelling).
 - Maximum ridge height of a rear extension to be four metres
 - Maximum eaves height of an extension within two metres of the boundary to be three metres.
 - The eaves of an extension to be no higher than the eaves of the existing house.
 - The works to not consist or include the construction or provision of a veranda, balcony or raised platform.
 - The materials use in any exterior work to be similar in appearance to the existing house.
 - Upper-floor, side-facing windows to be obscure-glazed; and any opening to be 1.7m above the internal floor level.

- No cladding of the exterior of the dwelling with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- * The term “original house” means the house as it was first built or as it stood on 1st July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

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

- The enlargement of a dwelling consisting of an addition or alteration or its roof.
- The provision of any detached outbuilding which would be situated on land between a wall forming a side elevation of the dwelling house and the boundary of the curtilage of the dwelling house.
- The installation, replacement or alteration of a chimney, flue or soil pipe on a dwelling house where the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which fronts a highway, and forms either the principal elevation or a side elevation of the dwelling house.
- Installation of an antenna on a chimney, wall or roof slope which faces onto and is visible from a highway, or on any building which exceeds 15 metres in height.
- The installation, replacement or alteration of solar PV or solar thermal equipment on a dwelling, or on a building within the curtilage of a dwelling on a wall or roof slope forming the principle or side elevation of the dwelling or building and would be visible from a highway.
- The installation, replacement or alteration of stand alone solar equipment within the curtilage of a dwelling where the equipment would be visible from a highway.
- The installation, replacement or alteration of a flue forming part of a biomass heating system or combined heat and power system on a dwelling on a wall or roof slope forming the principle or side elevation of the dwelling and would be visible from a highway.

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

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

2.15 Standards of advertising control are generally more exacting within a Conservation Area and applications for advertisement consent should be sympathetic in their use of colour and materials and not detract from the visual impact of the area.

2.16 The Local Planning Authority may refuse to consider outline planning applications within the Conservation Area because of the lack of detailed information. *Proposals for development within the Conservation Area must be accompanied by a Heritage Statement that outlines the significance of the location and assesses the impact of proposals upon the Conservation Area and/or other heritage assets affected.* (Guidance on heritage statements can be obtained from www.planning-applications.co.uk). The acceptability or otherwise of any proposed new buildings within the Conservation Area will, in many cases, depend on details of the sitting, design, appearance and materials

to be used in their construction. *There is also a requirement for planning applications to include a Design and Access Statement.* (Guidance on the contents of Design and Access Statements can be obtained from www.communities.gov.uk and www.planningportal.gov.uk).

- 2.17 Any application that, in the opinion of the Local Planning Authority, is likely to affect the character of the Conservation Area will be advertised for public comment in the local press (the Chad) and by means of a site notice. There will be neighbour notification for those properties immediately adjoining the site and a 21 day period within which people can respond in writing. Any comments made will be taken account of when reaching a decision. This applies not only to development in the Conservation Area, but also outside, on the fringes of the area, where such developments are likely to adversely affect the character or setting of the Conservation Area.
- 2.18 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

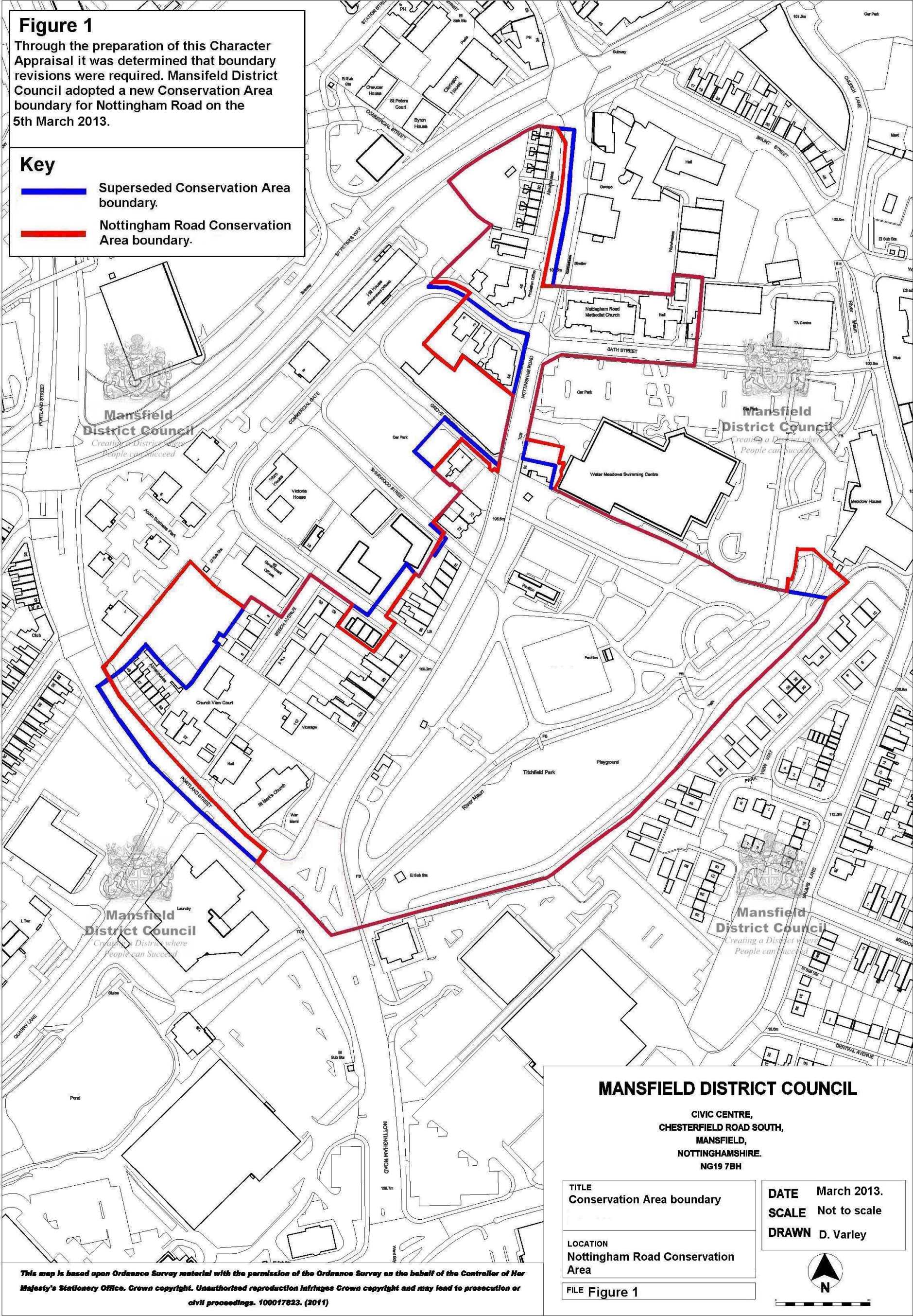
- 2.19 It should be noted that in addition to the provision made for controlling the demolition of Listed Buildings, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that within a Conservation Area, consent must also be obtained from the Local Planning Authority before certain buildings are demolished. Permission from the Local Planning Authority will be required for demolition of any non-listed buildings with a cubic content exceeding 115 cubic metres. Consent will also be required for the demolition of any gate; wall, fence or railing which exceeds 1m in height adjoining a highway, waterway or public open space, or 2m in height in any other case.
- 2.20 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 likely only be granted if, in the opinion of the Council, it is beyond repair or falling into disrepair, but substantiated proof that there is no acceptable alternative for its use, would be required. As enhancement of Conservation Areas is one of the goals 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.
- 2.21 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 Area) Act 1990.
- 2.22 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.

- 2.23 It is advisable that anyone wishing to undertake development proposals within the Conservation Area contact the Local Planning Authority's Development Control Department in the first instance.
- 2.24 Inappropriate alterations can harm the special character and interest of historic buildings. One of the most damaging is the introduction of unsympathetic materials to window and door apertures through permitted development. It is suggested that new replacements to these apertures should match the aperture in size, but in construction and detailing should match the age of the building where they will appear and be constructed in timber.
- 2.25 The Local Planning Authority will consider the implementation of an Article 4 Direction within the Conservation Area, under the Town and Country Planning (General Permitted Development) order 1995, which will remove permitted development rights. More details are given in the Management Plan

3.0 SUMMARY OF THE CONSERVATION AREA

- 3.1 The character of the Nottingham Road Conservation Area is provided by different elements which combine to give this part of the District of Mansfield its distinctive layout and appearance. Whilst there are a number of listed buildings within the Conservation Area, it is the layout, plan form, location, setting, historic development and detailing of the area rather than the individual buildings that defines the quality of this area.
- 3.2 Historically Nottingham Road represented the medieval route into Mansfield from Nottingham; the original route continued on into Albert Street (then called the Cockpit). Fringe development of the historic town of Mansfield spread along Albert Street as far south as the Heath Almshouses, with these almshouses remaining the southernmost structures within the area until the early nineteenth century. From this point the area saw a significant amount of development but also losses of traditional buildings many of which were situated adjacent to what is now the boundary of the Conservation Area.
- 3.3 The principle road within the Conservation Area is Nottingham Road which runs on a south-north axis through the centre of the Conservation Area. At its northern end Nottingham Road is now terminated, and so separated from the District's centre and Albert Street, by the inner ring road (St Peter's Way). Attractive views can still be had from Albert Street, situated within the Bridge Street Conservation Area, into Nottingham Road Conservation Area and visa versa but both are blighted by the heavy traffic usage associated with St Peter's Way. Travelling south along Nottingham Road, Commercial Street a loop road, and Bath Street, branch off west and east respectively, and further south, Grove Street and then Sherwood Street branch off west. Eventually the loop road, Commercial Street, reconnects back with Nottingham Road. At its southern end Nottingham Road is bounded by and merges with Portland Street, a busy stretch of the town's western trunk road.
- 3.4 There are a number of prominent buildings of note within this Conservation Area including St Marks and the Methodist Church. Of the remaining buildings there are some outstanding examples of high status premises which originally would have functioned as large town houses. A changing status of the area has resulted in the majority of these premises being converted to commercial enterprises which seems now at odds with the location of the public park (Titchfield Park), which occupies the entire south east sector. Titchfield Park was and still is laid out with trees, paths, planted beds, grassed areas and areas for public activities. The park harks back to earlier times when tightly packed terrace properties and large industrial complexes were situated within close proximity to each other and the need for open space for recreational purposes was necessary. Residential premises, although now in the form of flats, are starting to be reintroduced, partially recovering the original character of the area.
- 3.5 Within the Conservation Area of the remaining seventy six structures eight separate listed entries are recorded, seven at Grade II and one Grade II*, the Church of St Mark and its attached boundary wall. The Methodist Church Hall, the Portland Street Almshouses and nos 42-44 Nottingham Road are structures of local heritage interest, as are two further buildings adjacent to or within the vicinity of the Conservation Area boundary. All buildings which have been highlighted are recorded in appendix 4 of this document.



4.0 GEOGRAPHIC AND HISTORIC CONTEXT

Location and Population

- 4.1 Nottingham Road Conservation Area was designated by Mansfield District Council in October 1994. The Conservation Area is located within the Portland Ward to the south periphery of Mansfield approximately 528.2m south of Mansfield's Market Square and 1557.3m north-northwest of Nottingham Road Cemetery, itself a Registered Park and Garden. Prior to the boundary revision the Conservation Area covered an area of approximately 61170m² and has a perimeter of approximately 1762.77m. It is approached by the main A60 route, with the section running through the Conservation Area known as Nottingham Road, from which the area takes its name.
- 4.2 The population of this gateway into Mansfield rose during the C19 when tightly packed terraced housing appeared along Commercial Street, Grove Street and Sherwood Street. During the early C20 further terrace properties were built along a new road known as 'Duke Street' and more substantial houses were built along the western side of Nottingham Road. The majority of land to the east and south side of the Conservation Area functioned as commercial, recreational or private land. During the late C20 however a change in circumstances occurred and the majority of terraced properties were demolished and although the substantial houses still remain rather than functioning as residential properties their usage is now predominantly commercial. As a result the population of the Conservation Area has declined.

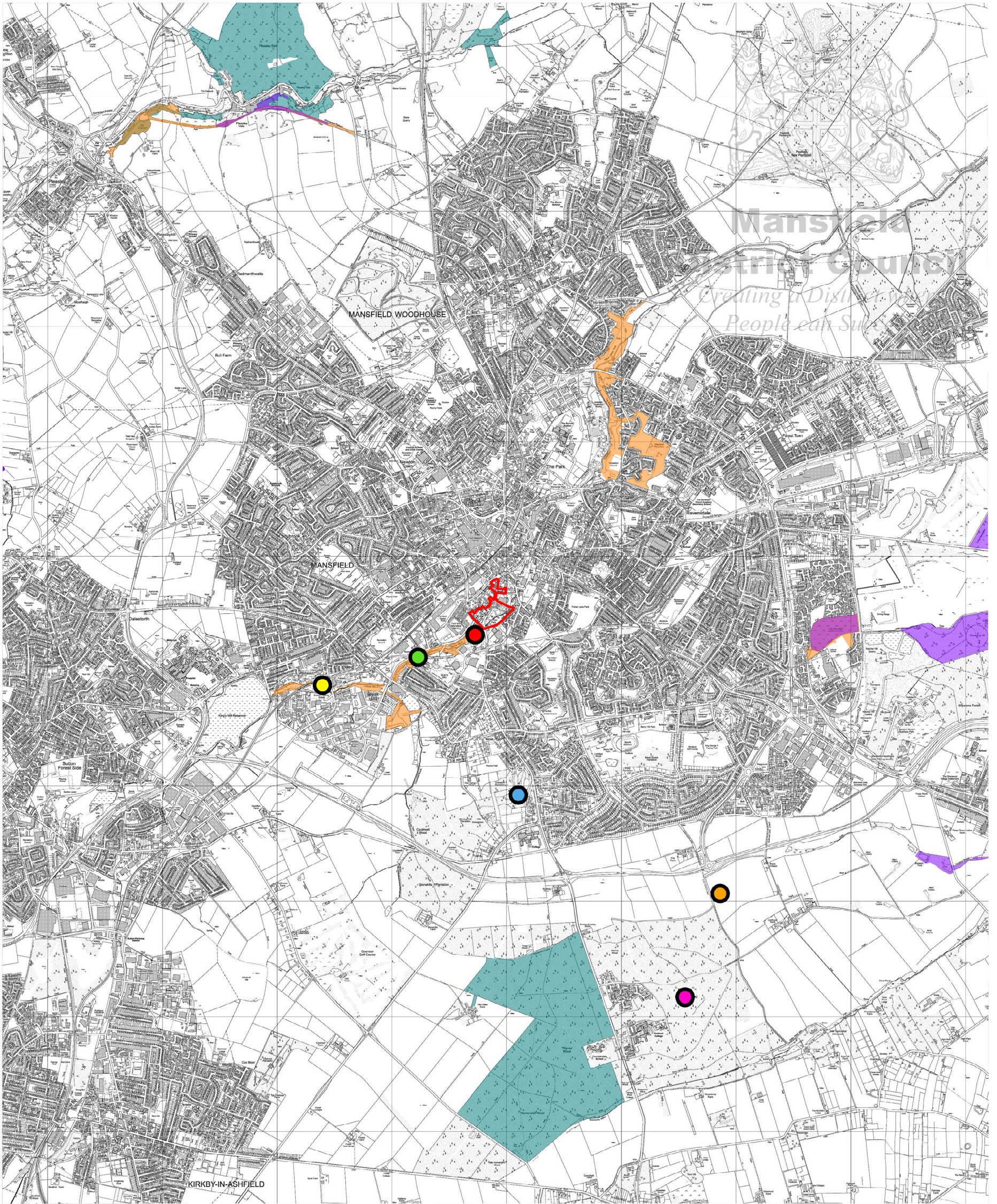
Landscape setting and topography.

- 4.3 The Nottingham Road Conservation Area is approached from the southwest by the main A60, which divides and branches off in two directions. The north-western branch is Portland Street, and forms a boundary of the Conservation Area; the other branch follows a south-north axis through the centre of the Conservation Area. Upon entering the Conservation Area at its southern point, Nottingham Road rises gently from 105m above sea level to 109m above sea level at its junction with St Peters Way. Heights within the Conservation Area also fluctuate considerably across its centre line from 101m above sea level on Bath Street to 115m above sea level on Commercial Gate¹. These variations in height, coupled with the River Maun cutting a northeast path across Titchfield Park, have resulted in segments of the Conservation Area to the south and east appearing within the rivers flood plain.
- 4.4 A section of the River Maun is diverted to a Mill Pond adjacent to Field Mill, southwest of the Conservation Area, a culvert has been implemented to the rivers channel at this point which continues northeast under Nottingham Road/Portland Street junction and re-emerges in Titchfield Park. Apart from a few enclosed gardens, concealed tree lined routes and sporadic trees; Titchfield Park forms the only large expanse of greenery within the Conservation Area. This public open space occupies the majority of the south and eastern sectors of the Conservation Area and is enclosed by a combination of stone, brick, metal and hedge boundary treatments. The park is laid out to grass, flower











¹ www.earthtools.org/

beds and trees with meandering paths, some of which are tree lined, leading to the recreational and public activity spaces.

- 4.5 Commercial and recreational developments appear to the boundary of the Conservation Area, but these premises have a different character being horizontal in format and utilising modern materials. The two C20 residential developments located to the east and west of the Conservation Area are distanced respectively from the area by the remaining railway embankment and a busy main road, so do not contribute to its character. The enclosure theme associated with the area is continued through the road systems, with St Peter Way separating it from the town centre to the north and west. A further road, Portland Street, connects with St Peters Way and merges with Nottingham Road, so forming the southern boundary. Nottingham Road continues on until Titchfield Park, with the embankment forming the eastern boundary until it meets Brunt Street, which virtually connects back with St Peters Way. The area is in effect separated from the surrounding areas apart from its roads.
- 4.6 Neighbouring sites of note are the remaining buildings associated with Field Mill and its mill pond located to southwest side of the A60, southwest of which is Drury Dam Viaduct and Matlock Mill, all of which are located within the Quarry Lane Local Nature Reserve (LNR). This nature reserve leads onto Oakham and then Hermitage LNR's, the location of Hermitage Mill. Trades associated with milling continued within the Nottingham Road Conservation Area as seen at Sherwood Mill, the Tannery and hosiery factories. South of the Conservation Area is Mansfield Cemetery the only Register Park and Garden within the District of Mansfield, and Cauldwell Wood, southeast of this is erected a Forest Stone just before Harlow Wood. To the east of the Conservation Area is Strawberry Hill Heaths a Site of Special Scientific Interest and Oak Tree Heath a Local Nature Reserve (LNR), to the northeast is Town Mill and then Stanton Mill and located further afield of these are Ravensdale and Maun Valley Park (LNR's). North of the Conservation Area the Ancient Woodlands of Ox Pasture Wood, Hind Carr Wood, Northfield House Wood and The Coppice are located.



Legend

- | | |
|--|--|
|  Nottingham Road Conservation Area |  Drury Dam Viaduct |
|  Sites of Special Scientific Interest (SSSI's) |  Mansfield Cemetery |
|  Ancient Woodland (1998 Local Plan / Natural England) |  Harlow Wood |
|  Local Nature Reserves (LNR's) |  Forest Stone |
|  Field Mill | |
|  Hermitage Mill | |

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MANSFIELD DISTRICT COUNCIL

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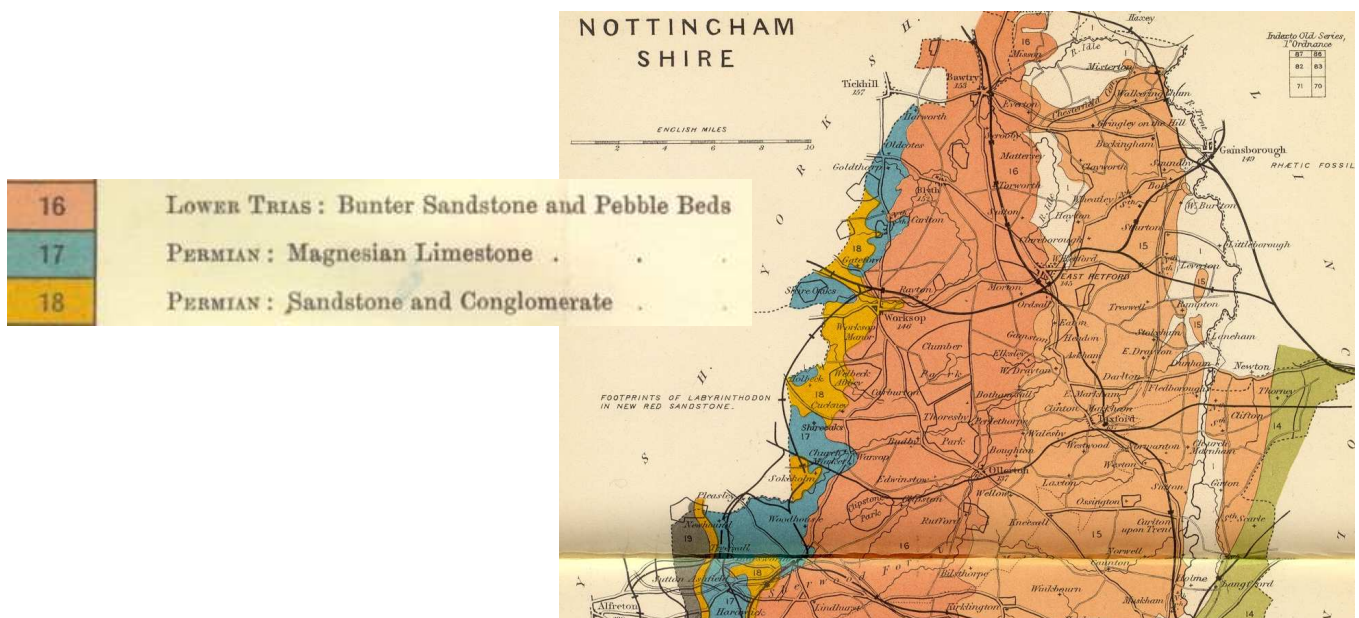
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**Figure 2. Location Plan -
Nottingham Road
and Surroundings**

DATE **26/6/2012**
SCALE **NTS**
DRAWN **C.Dennis**

Geological context

- 4.7 Nottingham Road Conservation Area incorporates varying height fluctuations throughout its area. Its south/north axis rises gently from 105m above sea level at Titchfield Park to 109m above sea level at the Heath Almshouses however the branching roads within its northern sector depict steeper variations as Bath Street is 101m above sea level but Commercial Gate is situated at 115m above sea level². The eastern section of the Conservation Area is dominated by Titchfield Park, dissecting this on a northeast route, runs a section of the River Maun. This River has been culverted at its exit from Field Mill, here a mill pond has been formed, until it enters Titchfield Park, the river from this point has been canalised. Culverts have again been implemented as the river leaves the park adjacent to the large office complex to Bath Street, again within the office car park and once again just north of Bath Street at the junction of Brunt Street and Church Lane. Within the Conservation Area the variations in height, coupled with the rivers path, have resulted in segments of the Conservation Area, from St Marks Church in the south to no.1 Bath Street to the east, appearing within the flood plain of this River.
- 4.8 Bordering the river, to both sides of the Maun Valley, is approximately a one metre thick bed of white sandstone³. This band is abutted by, and possibly underlined by, bunter sandstone and pebble beds and found to the north are outcrops of Magnesian Limestone⁴. These materials were quarried locally and along with the introduction of Portland stone, and a range of bricks, it is the Magnesian Limestone which forms the predominant building material within the Nottingham Road Conservation Area.

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.soton.ac.uk/~imw/Geology-Britain.htm

² www.earthtools.org/

³ Nottinghamshire Extensive Urban Survey Archaeological Assessment for Mansfield. NCC.

⁴ www.soton.ac.uk/~imw/Geology-Britain.htm

Origins and Historic Development

Pre-History.

- 4.9 The only evidence of prehistoric and Roman activity within the modern settlement of Mansfield comes from isolated find spots, none of which appear within the Nottingham Road Conservation Area. Those finds within the vicinity of the Nottingham Road Conservation Area were located to its southeast and southwest and consists of a number of Neolithic flint axe heads and at Hamilton Hill a D-shaped quarry hollow with an elliptical mound thought to be a probable Bronze Age barrow, this however has never been substantiated⁵. The nearest Roman finds were a horde of 500 to 600 Roman Coins and small pieces of marble found near King's Mill⁶ and a further horde found near Harlow Wood. It is thought that the word 'Harlow' comes from the Old English words horde-hlaw which translates as 'treasure hill'. Also behind this wood are traces of a Roman camp⁷.

Early Medieval to 1920's

- 4.10 According to the Domesday survey, Mansfield was a royal manor and estate centre in 1066, with Nottingham Road representing the medieval route into Mansfield from Nottingham. There has long been a crossing point over the River Maun located to the junction of Nottingham Road and Portland Street. This would have been a ford to begin with, though by 1756 one would "cross the Maun by an old wooden bridge"⁸. The Nottingham Road Conservation Area can thus be viewed as the historic 'gateway' into the town centre from Nottingham.
- 4.11 By the end of the seventeenth century, development on the fringes of the historic town of Mansfield had spread along Albert Street (originally known as the Cockpit) as far south as the Heath Almshouse, the original buildings dated from 1691, the present cottages were rebuilt in 1855 and modernised in the 1950's. There is also a mention of a workhouse (1729) situated on Nottingham Road⁹. These original Almshouses remained the northern most structures on Nottingham Road until the early nineteenth century and their relationship to the historic town was more important than they currently appear today, being now separated from the historic core of Mansfield by the inner ring road of St Peters Way (1976).
- 4.12 To the northeast of the almshouses on what is now the location of the Methodist Church and demolished Lucas garage site, was Grove House and its extensive grounds (early C18). Initially Grove House was built as a Manor House, which was enlarged during the C19 and opened as a private school, by 1919 its ownership had passed to the church and it then functioned as a Parochial Hall, the property fell into disrepair and was eventually demolished in 1977¹⁰.

⁵ Nottinghamshire Extensive Urban Survey Archaeological Assessment for Mansfield. NCC

⁶ ibid

⁷ www.ravensheadnewsletter.co.uk/history.htm

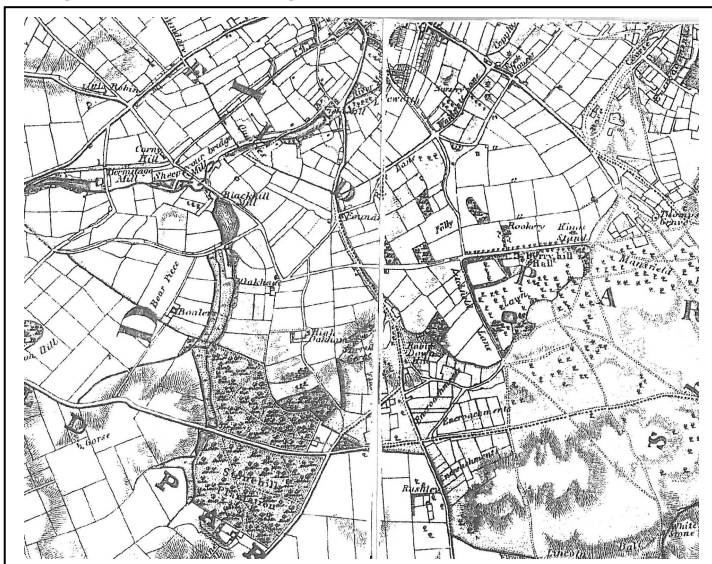
⁸ Buxton A S – **Mansfield in the Eighteenth Century**. Linney, Mansfield (1933). Page 24.

⁹ ibid

¹⁰ Old Mansfield Society, **Picture the Past**. Breedon Books.

- 4.13 In former times the River Maun was considerably stronger, wider and freer flowing than its current situation, and the area surrounding its route was a swamp until the 1830's and 40's when it was irrigated under the orders of the Duke of Portland through the introduction of a series of dykes and ditches¹¹. The rivers situation however provided water power for industrial establishments; and by the late 18th Century seven were recorded within the Mansfield District. Those of significance to the Conservation Area are Bark Mill and Tannery which were located to the rear of the now Water Meadows, and Field Mill which was situated adjacent to the southern boundary of the Conservation Area. The mill building c1785, which was altered from a corn mill to a cotton spinning mill by the then owner William Smith, was eventually demolished in the 1920's¹² leaving just the master's house still evident.
- 4.14 The River Maun was culverted and canalised in the mid nineteenth century to provide power to the Meadow Foundry. Public Baths were erected to the forefront of Meadow Foundry in 1853. To the east of these Mansfield Brewery was built in 1855, and was located thus because the brewing process utilised the water from the deep natural wells located at this point. The company closed in 2001 and the majority of the site was then cleared.
- 4.15 Nineteenth century development in the area began with the Elizabeth Heath Almshouses (1844) Portland Street, behind which, by c1875, was located Sherwood Mill a cotton doubling mill, now demolished. The ground to the northeast of the Portland Almshouses was laid out to linear plots opposite which was situated a large swath of open ground. In 1880, the Allotment Commissioners leased this site from the Duke of Portland 'for the purpose of a public recreation ground' initially known as either 'Water meadows' or Nottingham Road Pleasure Ground. The park was given to Mansfield Corporation in 1914, when the Duke of Portland's son, the Marquis of Titchfield, came of age; it was renamed in the Marquis' honour, 'Titchfield Park'¹³.

Figure 4: Nottingham Road in 1835



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

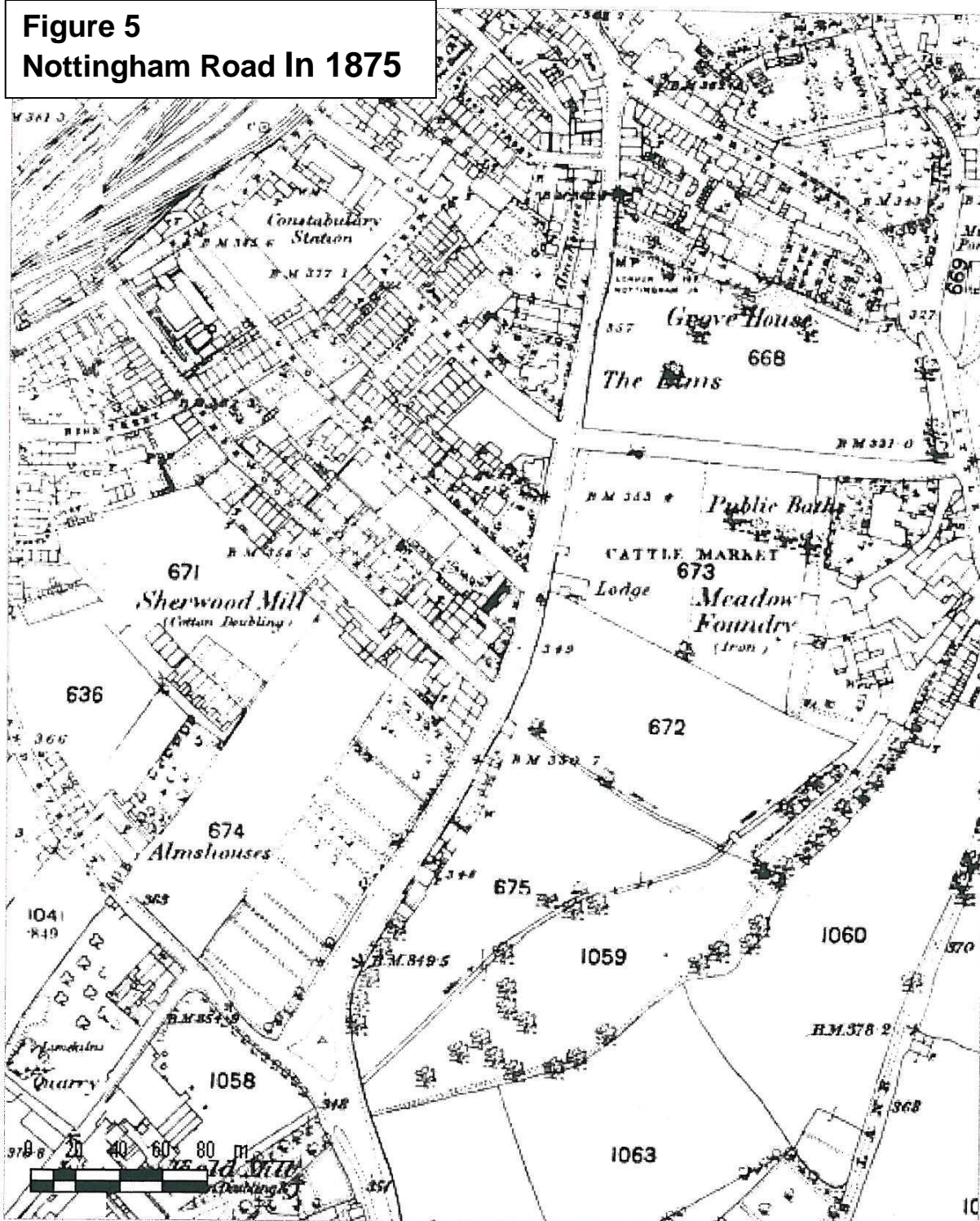
¹¹ Scott Wilson Resource Consultants. **Titchfield Park Historical Restoration Management Plan**. (1998).

¹² Old Mansfield Society, **Picture the Past**. Breedon Books.

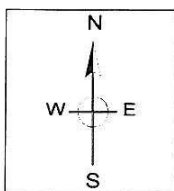
¹³ Scott Wilson Resource Consultants. **Titchfield Park Historical Restoration Management Plan**. (1998).

- 4.16 In 1877, the Cattle Market was moved from its former home at the Old Market Cross on West Gate, to a new site on the east side of Nottingham Road. This relocation was accompanied by the implementation of an ornate lodge designed by the local architect Fothergill Watson. The building has been utilised for various functions but after a period of vacancy it was sympathetically converted to a restaurant.
- 4.17 By the late C19, a dense grid of terrace housing, including some industrial buildings, had been laid out between the northwest side of Nottingham Road and the southeast side of the railway. Along the initially two parallel roads of Grove Street and Sherwood Street the majority of houses were forward facing whereas the terrace properties on Commercial Street appeared at right angles to the road and were accessed by paths. This dense grid of housing also appeared to the north of the Conservation Area.
- 4.18 The development of the last quarter of the nineteenth century is well documented. In 1895 and 1896, allotment gardens at the south end of the Conservation Area were developed with large, high quality stone houses. Duke Street, which ran parallel with Sherwood Street, was laid out after the loss of Sherwood Mill and short terraces of red brick houses were built along it in 1899 and 1900. Much of this work was carried out by a single speculative developer, George Butler who resided on Duke Street.

Figure 5
Nottingham Road In 1875



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Title: 1875

Scale: 1:2500

Date: October 2012

Workspace: Planning.

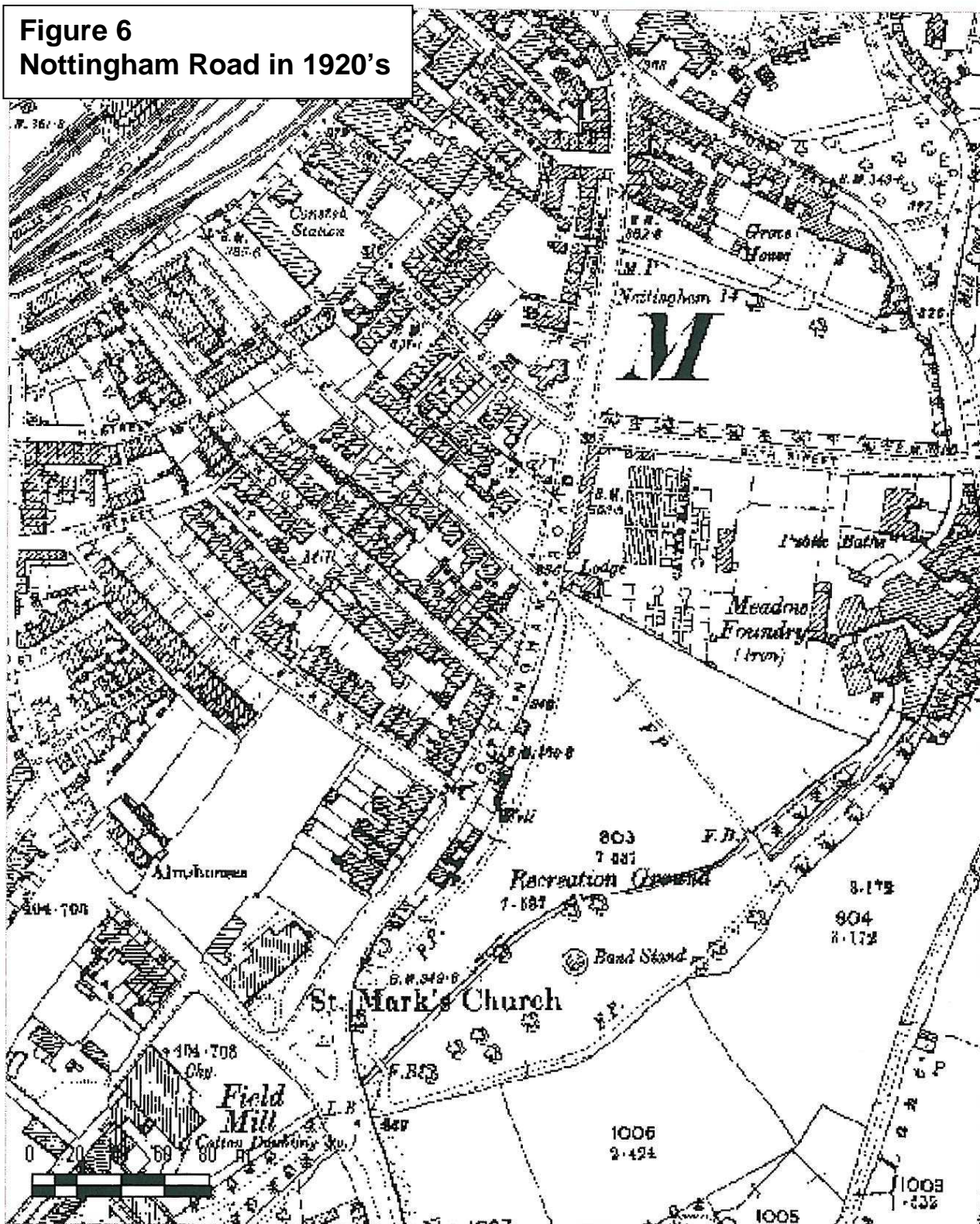


**Mansfield
District Council**
*Growing a Better Town
People can Succeed*

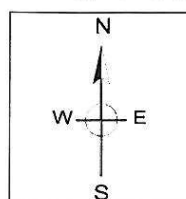
C20 to present day

- 4.19 Two new churches, with their accompanying halls, were constructed prior to or at the turn of the century, the Church of Saint Mark (1897) and its hall (1907), to the junction of Portland Street and Nottingham Road, followed by the Nottingham Road Methodist Church and its hall (both 1913), Bath Street.
- 4.20 Initially Titchfield Park was bounded to the south by open fields which terminated at the extensive Vicarage complex and Baum's Lane. The Park was given a sense of enclosure by the implementation of an impressive lime tree avenue and the embankment wall of the then Great Central Railway (1917), which formerly ran along its eastern edge. Industrial buildings were squeezed in between the railway line and the recreation grounds and a further housing estate was implemented to the east side of the tracks. To the west, the park looks out onto attractive 3-storey stone terrace properties on Nottingham Road.
- 4.21 The C20 saw initially a continuation of residential buildings being built like the substantial stone fronted brick terraces on the remaining land to the west side of Nottingham Road and large detached and semi detached properties to Beech Avenue, a side street off Duke Street. In addition two further substantial brick properties on the land to the east of the Elizabeth Heath Almshouses, outbuildings behind the Almshouses and a rectory on the last remain expanse of allotment land to the north of St Mark's were built. However it was the implementation of St Peter's Way which had the greatest impact, Duke Street became a loop road with Commercial Street, and became known as Commercial Gate, the cattle market closed, and predominantly all the C19 dense terraced properties to the west and north of the Conservation Area were cleared. Commercial establishments and business parks subsequently appeared on the cleared ground, the majority of the remaining residential properties were converted to commercial use, and the remaining land which wasn't built on become car parks.

Figure 6
Nottingham Road in 1920's



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Title: 1920's

Scale: 1:2500

Date: October 2012

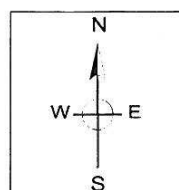
Workspace: Planning.



Figure 7: Nottingham Road in 1956.



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Title: 1956

Scale: 1:2500

Date: October 2012

Workspace: Planning.



Archaeological Significance and Potential

- 4.22 The Archaeological Assessment Report¹⁴ on Mansfield makes reference to above and below ground remains. In terms of above ground remains, the report points to Mansfield's listed buildings and historic street pattern as significant archaeological features. The Nottingham Road area under discussion is referred to as the gateway to Mansfield and is also a designated Conservation Area. There are no Scheduled Ancient Monuments within this area.
- 4.23 Nottingham Road predominantly forms a continuous promenade of buildings from the historic outskirts of the town to the edge of its historic core. The development of Portland Street however, apart from the boundary of Titchfield Park, has resulted in the loss of the earlier field plot boundary patterns. Now approaching from the south, the Grade II* Church of Saint Mark announces the start of Nottingham Road, from where there continues a string of large stone properties, and not withstanding the side roads, culminates in the Grade II Heath Almshouses, located at Nottingham Road's junction with St Peters Way. Of the remaining structures within the Conservation Area a further six are Grade II listed and situated adjacent to the Conservation Area boundary a further Grade II listed property, Field Mill, is located. Figure 11 depicts the periods of construction.
- 4.24 In terms of below ground remains, the amount of archaeological work carried out in this area of Nottingham Road has been limited which makes it difficult to assess the degree to which below ground remains have survived. Despite this some early records of Roman activity in Mansfield are evident within the modern settlement and come from isolated finds, those of relevance to the area under discussion are a hoard of Roman silver coins and small pieces of marble found near Kings Mill, and a Neolithic stone axe found on Stockwell Gate. There is therefore reference made to previous locations of structures which are recorded as being of archaeological significance.
- 4.25 There has been a river crossing at the junction between Nottingham Road and Portland Street, since medieval times. This would originally have been a ford but an "old wooden bridge" was present by the end of the eighteenth century, which in turn was later replaced when it became dangerous¹⁵. Excavation in this area may reveal the remains of early crossing structures.
- 4.26. Whilst the current Heath Almshouse buildings date from 1855, and were restored in the late C20, these replaced the original structures which were constructed at the end of the C17 and accommodated twelve patrons but also had a burial ground to the rear. Although some of the land to the rear was lost when Saint Peters Way was constructed the burial grounds may still remain. Excavations in this area would most likely reveal post-medieval human remains.
- 4.27 Until the latter part of the C18, corn was still being ground at Field Mill (c17th Century) until its conversion to a cotton spinning mill, this mill could have operated in conjunction with Sherwood Mill, situated opposite, which operated as a cotton doubling Mill. Bark

¹⁴ Nottinghamshire Extensive Urban Survey – *archaeological assessment report Mansfield*. Stroud (2001)

¹⁵ Buxton, A S (1987) *Early Mansfield*. Compiled from A S Buxton's writings by D J Bradbury. Mansfield: Wheel Publications.

Mill was located at the site of the tannery (to the rear of water meadows). Bleach Mill, located near the junction of Bath Street and Brunt Street, could previously have been 'Island Mill (1774)' which produced thread and linen and was later used by a firm of dyers and bleachers in the early C19. Later this became a hosiery mill and then a Saw Mill by the end of the C19. All these buildings have subsequently been lost but their sites are all recorded as archaeologically significant because excavations could reveal remains of the structures but also evidence of features relating to mills, such as leats and wheel pits, or remains associated with waterside industries such as tanning. While the river itself may have been used as a convenient site for dumping of refuse the likelihood of surviving deposits would be limited as dikes, dams, culverts and canalisation works have all occurred along this stretch of its route.

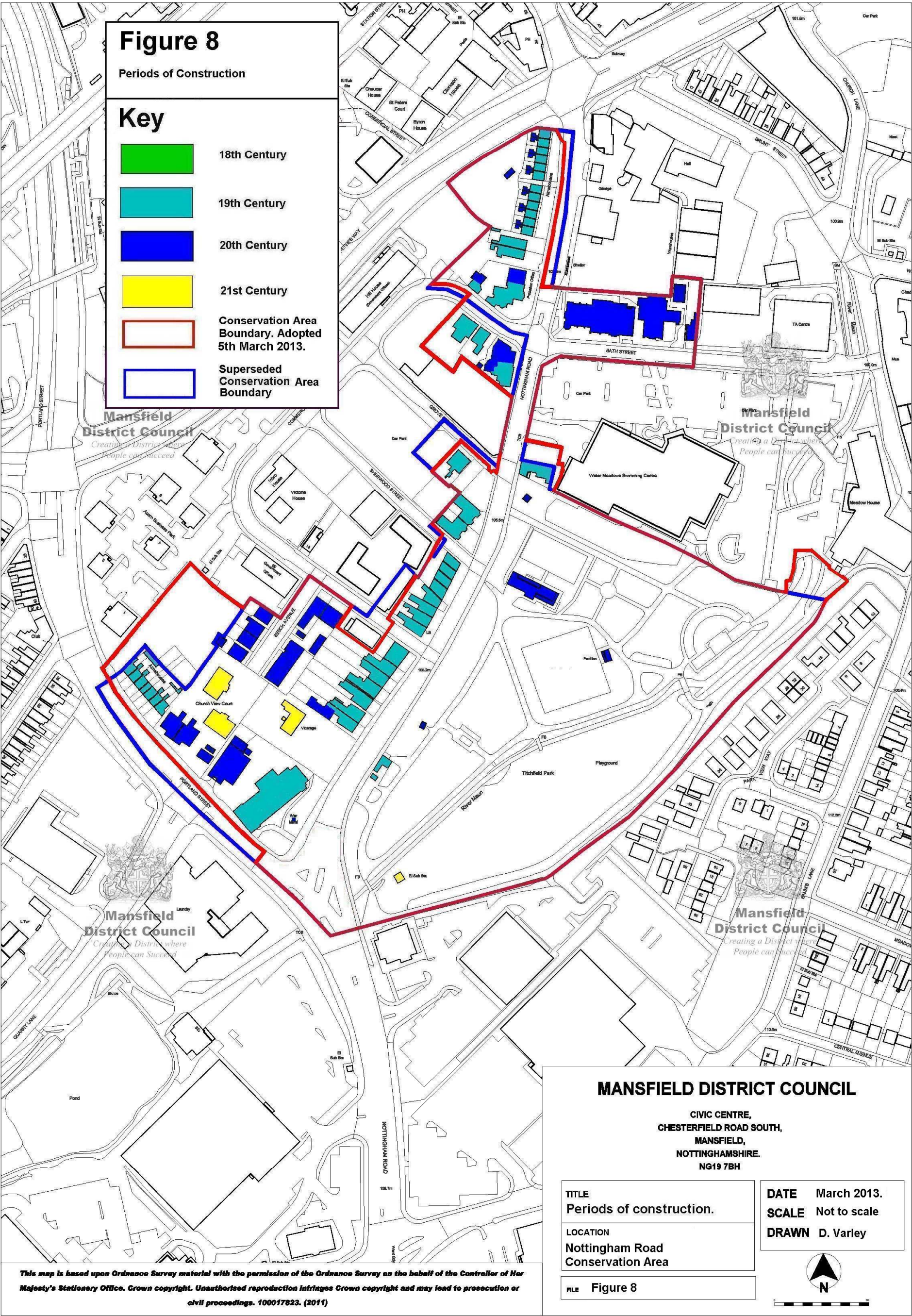
- 4.28 A record of all known archaeology can be found on the Sites and Monuments Record kept by Nottinghamshire County Council. In view of the potential for below ground remains any future development in the area could provide a threat to this archaeology, but also the opportunity to understand more about the area. Detailed investigation works may be a requirement within future works.

Figure 8

Periods of Construction

Key

- 18th Century
- 19th Century
- 20th Century
- 21st Century
- Conservation Area Boundary. Adopted 5th March 2013.
- Superseded Conservation Area Boundary



MANSFIELD DISTRICT COUNCIL

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

TITLE
Periods of construction.

LOCATION
Nottingham Road
Conservation Area

FILE Figure 8

DATE March 2013.
SCALE Not to scale
DRAWN D. Varley



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5.0 CHARACTER AREA

Defining the extent of the area

- 5.1 Heath's Almshouses are situated at the furthest north point of the Nottingham Road Conservation Area with the Conservation Area incorporating all the land and buildings associated with these Almshouses, but also those associated with nos.42-44 Nottingham Road and the Former Probation Offices at the corner of Nottingham Road and Commercial Gate. The Boundary of the Conservation Area from this point cuts across to Bath Street and takes in the building and land associated with the Methodist Church, the Church Hall and no.1 Bath Street. This section of the Conservation Area resembles a capital 'L' in shape and connects with the larger part of the Conservation Area to the south.
- 5.2 The south part of the Conservation Area incorporates Titchfield Park to the east with the western part incorporating significant buildings appearing on Grove Street, Sherwood Street, the returning loop road of Commercial Gate and Beech Avenue before returning south west to take in the Elizabeth Heath Almshouses on Portland Street. The Conservation Area boundary from this point rejoins back with the junction of Nottingham Road and the boundary of Titchfield Park.

Layout and Plan Form

- 5.3 In contrast to the neighbouring Bridge Street Conservation Area, Nottingham Road is very much an area of 'polite' rather than 'vernacular' architecture whose details are largely typical of High Victorian revival style architecture. The setting of the area is very much blighted by demolished sites outside and adjacent to the Conservation Area where there is an over abundance of car parks, construction styles and uses of surrounding buildings. These are all having a negative impact on the Conservation Areas character and appearance and alter its impression of a quiet leafy location.
- 5.4 The Nottingham Road Conservation Area is entered from the north off the fast and heavy converging road junctions of St Peters Way, Albert Street and Nottingham Road; and is located by following signs for the Water Meadows Swimming Centre. Upon entering the area from this junction a drastic change in character is experienced and although the buildings range in height from the single storey almshouses to 3-storey terraces, a domestic scale still prevails. The exceptions are the two churches; Saint Mark's to the south and to the east the Methodist Church; both churches occupy corner locations.
- 5.5 The built environment plays a prominent roll in the northern part of the Conservation Area, being both dominant and visible within its setting, and more densely populated in comparison to its size. The first buildings experienced within the Conservation Area are the replaced Heath Almshouses (1855) which are linear in format, attributed to the adjoining uniformity of their frontages, with their peaked coped gable detailing replicated within the central connecting stone arch. These properties reflect their original location being situated towards the front of their extensive communal plot, approximately 8 metres from the pavement behind a stone boundary wall, with the overall size of the communal plot being approximately 2292msq. The initial impression

of these buildings is that they are curved in their built form but this is a result of the aspect of their boundary wall. The adjacent commercial buildings (now converted to one business) are set back in comparison with the line of the Almshouses being 10m from the pavement edge and so partially concealed by them. These buildings are significantly plainer in design. Looking south, the line of site is obscured at this point by a prominently positioned tree to the highway which conceals no.46 Nottingham Road from view. The elaborately designed Methodist Church, situated to the opposite side of the road from no.46 has a spire which is also a landmark seen across the town. The Methodist Church and no.46 Nottingham Road both occupy opposing corner plots and have different characteristics.

- 5.6 Commercial Gate, branches off Nottingham Road to the west. After passing the single storey flat roofed extensions to the south corner, the road initially has an enclosed feel attributed mainly to the positioning of its buildings to the front of plots. The properties to the south are situated and face out onto the edge of the pavement. This factor is partly reflected within the design of no.46, which also faces onto Commercial Gate, by a section of the building forming and continuing the curving emphasis of its boundary wall, which is further heightened by a topping hedge. A separate outbuilding of this property and a higher boundary wall continues this theme. The enclosure of space diminishes after this point due to the loss of buildings and the presence of car parks on large areas of land together with modern imposing buildings which have an uninspiring horizontal emphasis.
- 5.7 Bath Street, which branches off Nottingham Road to the east, is situated running off Commercial Gate. Although the buildings and trees to this road are tall and imposing, a factor further emphasised by their elevated positions in their plots, this area has more of an open character and bleeds out to the south. This is attributed to the set back position of the swimming baths but also its horizontal large format, sloping roofs, large expanse of car park and the fact that the building is at a lower level within its extensive plot. The enclosing boundary wall also partially conceals the baths from the surrounding area, and once the silver birch trees, which circle the wall, are established the affect of concealment will be complete. The Methodist Church has vertical imposing elements, however its length and horizontal detail initially draws the eye along rather than upward. The diminishing roof levels of the Church onto the more domestic level of roofs of the Church Hall, but also no.1 Bath Street, continues this character. The side of the church to Bath Street and the church hall though are in fact taller than they seem as the ground at this point dips before rising again to no.1 Bath Street.
- 5.8 Returning back to Nottingham Road the boundary of the Conservation Area hugs the pavement on both sides of the road between the smaller northern part of the Conservation Area and the larger southern part. The eastern stone boundary wall of the swimming baths and that of no.54 Nottingham Road direct you into the southern part of the Conservation Area. The removal of a large showroom adjacent to no.54 has opened up views of this area. Grove Street branches off at an angle to the northwest influencing the positioning of no.1 Grove Street within its plot. Nos.70-72 Nottingham Road are actually stepped back and angled away from Nottingham Road on to which they face. Another car park occupies the corner plot of Grove Street and Nottingham Road. It is at this point that the former Cattle Market lodge, now a restaurant, becomes noticeable within the street scene.

- 5.9 The initial impression of the former cattle market lodge (Fothergill Watson c1877) is that of an anomaly, being squeezed into a tiny plot but it is its design, construction and decorative features which gives it this impression. The first impression of the building is of its prominent feature, its decorative turret, which is situated to the forefront. Drawing nearer to the property its large stone plinth becomes apparent, which to the road side, initially resembles a wall until observed from virtually opposite, where it reveals itself to be part of the structure. Even its decorative gate piers don't appear to resemble the building in design but appear to be over decorative for an entrance to such a small plot. The building though has to be viewed in its original context that of a lodge to the cattle market, and so would have been located within larger grounds, and would have made an exemplar statement. The close proximity of the swimming complex to the building harms its setting however it's saving is Titchfield Park the openness of which retains a semblance of its original character setting. The former cattle market building is a prominent decorative building that has an imposing presence within the street scene, and its turret associates it with the spire of the Methodist Church.
- 5.10 The boundary wall of Titchfield Park continues on from the former cattle market, the height of which draws the eye south allowing for views of the vast expanse of greenery associated with this park. The sloping aspect of the park grounds is emphasised by the boundary hedge. The affect is further enhanced by the 2 blocks of 3-storey stone terraces and the closely situated semi's which follow the route of Nottingham Road to its west side. These predominantly commercial premises are set slightly back from the pavement edge within their plots and unfortunately they have lost some of their stone boundary walls; this erosion of features is harming the character and appearance of the area.
- 5.11 Stone properties continue towards the busy converging junction of Nottingham Road and Portland Street. This junction is blighted by heavy traffic usage, which is having an impact on the Conservation Area through the necessary inclusion of modern abundant highway pedestrian measures. A beneficial element at this location however is the prominently positioned Church of Saint Mark. This building dominates and enhances this location through its slightly elevated position and the enclosure of its plot by its stone boundary wall. The presence of the church could have been more dramatic though through the introduction of a spire, which it is understood was proposed but never implemented. To the rear of the church but facing out onto Portland Street is the church hall which although differently designed is built in the same Perpendicular Revival style as St Mark's church. Adjacent to the Conservation Area, opposite the junction of Portland Street and Nottingham Road, once stood Field Mill, a laundry company now occupies the portion of land. The mid C18 Field Mill House is still evident close by.
- 5.12 Returning to the church buildings, a set of infill buildings of some note have been introduced to the land between the church hall and the second set of Almshouses known as the Elizabeth Heath Almshouses. These 3-storey C20 semi-detached buildings, built in a Victorian style, are set back within their grounds behind a low brick wall; but they have not been constructed to run entirely parallel with Portland Street. Initially these buildings conceal the Elizabeth Heath Almshouses from view. These Almshouses are construction in a similar linear stone format to the Nottingham Road Heath Almshouses but are plainer in style apart from the connecting arch which is finished to the front façade with a Dutch gable and brackets.

- 5.13 Predominantly then, buildings within the Conservation Area are set back within their plots behind boundary walls. Plots though are small in comparison to the size of the buildings situated on them, the buildings range from single storey to 3 storey terrace, there are also dramatic semi-detached and detached properties. The exception being the 2 no. churches and their church halls. The Character and Interrelationship of spaces between buildings is one of close proximity, with blocks of terraces running on from each other only separated by roads. Semi-detached properties are positioned to run on from the terraces or are only slightly separated, and the format is one of staggered positioning so as not to compete and overshadow.

Architecture, buildings and materials

- 5.14 The majority of buildings within the Conservation Area contribute positively to its special character and appearance. In addition to the eight listed buildings, (seven listed at grade II and the Church of Saint Mark, which is listed at grade II*); the other buildings can be regarded as heritage assets. These heritage assets are listed in full in appendix 4 and appear on the map labelled Figure 9, the numbers within brackets in the text correspond to this map. Buildings not highlighted are considered to be neutral in their character, appearance and significance.
- 5.15 Listed buildings inside the Conservation Area are architecturally elaborate and illustrate a number of styles typical of the Victorian “Age of Revivals”, namely Tudor Revival style; Gothic Revival style; Perpendicular Revival style and Free Gothic style. In fact the majority of buildings within the Nottingham Road Conservation Area are characterised in revival styles predominantly of the Victorian era.
- 5.16 The two sets of Almshouses, (1, 23), are built in the Tudor Revival style; single storey, linear in format with gabled roofs, with those to Portland Street in a some what plainer style. The 2-storey semi-detached properties adjacent to the more elaborate Nottingham Road Almshouses are plainer in comparison with one continuous hipped roof. However adjacent to these is no.46 (2) a high status imposing 2½ storeys cross gabled building, built in the Gothic Revival style, with detailing more associated with church architecture than a domestic building. This property has suffered through the introduction of an unsympathetic flat roofed 2-storey extension to its rear. Red brick outbuildings with stone plinths incorporate and continue the stone boundary wall treatment.
- 5.17 To the opposing corner of Nottingham Road from no.46 is the Methodist Church (3), whose main emphasis is onto Nottingham Road; however its side elevations are not diminished in details. The building is constructed predominantly from rock-faced ashlar stone, in a Free Gothic Style. The elaborate design of the church coupled with its horizontal emphasis is a theme continued in the church hall (5), which in comparison faces out onto Bath Street. The Church Hall is also in the Free Gothic Style, complements and reflects the architecture of the main church building, and although it does not incorporate a landmark spire it does have a distinguishable elaborate cupola. The church hall is constructed predominantly from imported brown brick with stone detailing. Stone boundary walls run the length of Bath Street on both sides with variations in height, construction and coping details.

- 5.18 Adjacent to the church hall is no.1 Bath Street; with its two front façade entrances. This property occupies an elevated position and is constructed in red brick, although its colour does not match the colour of the brickwork on church hall, in comparison to the two previous structures no1 Bath Street is very plain in detail.
- 5.19 Returning back to the cross roads a section of Nottingham Road joins the smaller northern part with the larger southern part of the Conservation Area, the boundary of the Conservation Area initially extends to incorporate the former cattle market lodge before taking in the entire Titchfield Park. The former cattle market lodge (9) designed by the renowned architect Watson Fothergill, is an eclectic mix of detailing, its tower, which is mimicked by the church in the form of a spire, is a distinguishable significant feature which is clearly identifiable, its deep stone plinth resembles a boundary wall which is continued up to and after the property. Detailing is introduced to the property by not only utilising different materials but by staggering/stepping the same materials or by introducing different shapes and fixings, windows and doors. In fact so much has been included in comparison to the size of the building that the overall affect is very conflicting. Opposite the Former Cattle Market is Grove Street on which is situated one large detached property built in a Classical revival style (10) with decorative pediments, brackets to bay windows, decorative brickwork to eaves and bands and decorative ridge tiles. The property faces onto Grove Street but occupies an elevated position behind a brick boundary wall.
- 5.20 Occupying the corner plot of Nottingham Road and Grove Street is unfortunately another car park associated with the adjacent pair of large 'L' plan semi-detached properties (11). These have been constructed in the same style, linear in format in a Classical Revival style; with one set of stone kneelers and bracket either end of the inline gabled slate roof and three small chimney stacks. The properties are situated so that they are angled slightly away from the route of Nottingham Road, behind a various styled stone boundary wall which has a plain metal railing incorporated to the front section. Separating these properties from the next set of buildings is Sherwood Street.
- 5.21 The next block of buildings are a set of eight 3-storey stone terraces (12, 13) linear in format with a continuous roof line which to the ends is hipped and upon which are stone and brick chimney stacks. The first four properties are square plan and plainer in style constructed in ashlar with raised cills but flushed lintels. Three of these predominantly match in design having one set of vertical inline windows but positioned slightly off centre to the left, the only variation is the third property which has an extra window inserted. Shops have been implemented to all three of their ground floors. The fourth has not been converted to a shop but here the single line of windows appears central within the building. The next four properties are 'L' plan in format and are constructed from rock-faced ashlar, windows are now in two sets and would have originally been sashes, the ground floor windows are double mullions, with entrance doors being recessed. Ashlar stone detailing appears to all windows and doors. The last property also has a shop window inserted at ground floor. All these eight properties are set slightly back from the pavement edge and would originally have had stone boundary walls and single gate entrances, some of which have been removed to make way for parking.
- 5.22 Situated to the rear of these last four terraces is a modern 3-storey stone fronted brick building, rectangular in shape but situated with its long side at right angles to the

terraces. It is set slightly back from the pavement edge behind metal railings. Opposite this building is another modern 3-storey brick building, again rectangular in shape but this time it is situated parallel with the pavement, its ground floor functions as a car port.

- 5.23 Adjacent to this modern building is a semi-detached property (14), built of brick, linear in format with gabled roof, with extensive flush stone detailing to the front façade. The first property has two ground floor square mullioned bays above which are mullion windows, the entrance is centrally positioned with decorative pediment and brackets and a single window above. The second property is smaller in size has only one square bay but with the same style entrance door detailing, the mullioned windows to the upper floor are missing. They are both situated set back within their plots, with one still retaining its boundary wall and railings, the other forecourt has been altered to be used for parking; both however face out onto the road.
- 5.24 Beech Avenue exists largely independently of the rest of the Conservation Area. It is an enclosed cul-de-sac with early C20 origin houses (15) built of local bright red brick with stone detailing and square ground floor bays. The properties are a combination of semi's, detached or terrace properties positioned slightly recessed behind brick boundary walls, many of which have now been demolished. The only exception being the introduction of an infill section between two properties to form one row of continuous buildings.
- 5.25 Returning back to Nottingham Road and the next set of terraced properties which are all different in style and format. These properties are all constructed from stone with stone detailing on their visible elevations and red brick utilised, sometimes render, to their less visible elevations. The first, no 94 (16), is a large 3-storey double gabled, canted bay building with one central entrance door, the next adjoining 3-storey property (17) is semi-detached and mimics no.94 in its design with a central connecting feature where the entrance doors are located. The third set is 2-storey (18) with a central enclosed passage door, adjacent to which are the entrance doors which have hood moulding detail. They have the same double bays but finish in turret roofs, the main roof is hipped. Adjacent to these terraces is a semi-detached property (19) which matches in design and detailing the second set of terraces previously mentioned.
- 5.26 Set more to the rear of its rectangular shaped plot is the C21 rectory. This L-plan 2-storey white rendered hipped roof building with varying height chimneys is concealed behind a screen of substantial trees and stone and timber boundary detail. It partially conceals the modern orange-red brick apartment buildings of Church View Court.
- 5.27 Adjacent to the rectory is the Church of St Mark (20) built from stone in the Perpendicular Revival style. The church occupies a prominent corner location with its presence further emphasised through its slightly elevated position within its plot, and its deliberate angling away from the route of Nottingham Road so that the visual impact from the A60 is more dynamic. Although the visual impact is not lessened the church does look to be unfinished this impression is due to it's out of scale northern tower. The grounds of the church are entered first off Nottingham Road, the churches main entrance however is via its rear western elevation, but this has resulted in its triangular shaped gable end, the location of an elaborate 4-light tracery window and ladies chapel, facing onto and forming part of its boundary treatment to Portland Street. From Nottingham Road the church is set more to the front of its large plot, concealed behind

which is its church hall (22), also in a Perpendicular Revival style. Here, later brick additions complement the stone construction. The church hall is positioned so that it runs parallel with the route of Nottingham Road, but set back from Portland Street, again onto which its gable end faces. The gable end has a smaller tracery window and a single storey flat roofed porch, both reflecting details appearing on the gable end of the adjacent church.

- 5.28 The remaining properties on Portland Street are quite different in character, firstly appears a 3-storey semi-detached C20 infill property which dominates the street scene. The properties mirror each other in design with double gables and double bays with crenulated parapets, built in the Victorian Revival style, from red brick with stone detailing. They are located to the furthest west of their plot, set back slightly within their grounds, but angled slightly towards Portland Street. Their positioning initially conceals from view the adjacent single storey stone Almshouses (23), again built in a Tudor Revival style. The Almshouses are set further recessed within their extensive plots but run parallel with Portland Street.
- 5.29 Whilst the building materials are on the whole locally sourced, with the predominant building material being magnesian limestone, occasionally with Sherwood sandstone detailing, an introduction of local red and imported brown bricks is also seen. Some buildings are of rock-faced stone with ashlar details; some are constructed entirely in ashlar. The predominant roofing material is Welsh slate and plain tiles unfortunately though some of the less significant buildings have been re-roofed in modern concrete tiles.

Public realm, amenity spaces, landscaping and boundary treatments.

- 5.30 Historical road configurations vary from what is now evident. Although the path of Nottingham Road and Portland Street are very much as they appeared, although Portland Street was considerably widened in the 1930's. The encompassing land usage and arrangement has also been very much altered from substantial field systems to the introduction of side roads, which look to follow original field boundaries, and the area being monopolized by the built environment. A significant pleasure park now occupies the once swamp land associated with the river. Commercial Street, Grove Street and Sherwood Street side roads were introduced by 1875 in 1899 Duke Street was implemented followed by Beech Avenue between 1916-1918. Later alterations include the reconfiguration of its side roads and the introduction of circular routes, to take the now heavy traffic usage, all these have resulted in the area now resembling an island.
- 5.31 Upon entering the Conservation Area from Portland Street the curving aspect and camber of the road draws you round before slightly dipping to the junction of Nottingham Road. From this point the main road sweeps on round and continues on in a southwards direction. To divert up the Nottingham Road within the Conservation Area a sharp turn northwards needs to be navigated with a further sweep round to the northeast. Nottingham Road although climbing in gradient continues on from this point in a north easterly direction. Commercial Gate, Sherwood Street and then Grove Street divert off respectively northwest, until the Cattle Market building is reached where the road then gradually turns to a more northerly direction. Commercial Gate rejoins Nottingham Road and Bath Street diverts off it to the east, the main route continues on until it meets and terminates at St Peters Way.

- 5.32 An impact on the area is the introduction of modern hard landscaping to all roads but also the alteration to residential usage which further required the need for pavements. The surfaces of these however, like all the main roads within the area, are predominantly uninspiring tarmac with concrete curbs. The only variation to this standard format is on Portland Street, from just past the start of the Almshouses to just before the end of the boundary wall of St Marks, a configuration of differently coloured bricks laid in a herringbone pattern with concrete curbs has been introduced. While there is a need for durable road surfaces, the use of natural materials for the pavement surfaces would have contributed positively to the appearance of the area. Another impact of heavy traffic usage and change of use of the area is the introduction of tactile surfaces adjacent to crossing areas. These either lead to Norfolk columned crossings, or in the case of Nottingham Road junction, to an elaborate array of pedestrian and traffic controlled island crossings. These elements are all having a detrimental visual impact on the area. Further introductions at the Nottingham Road junction are attributed to its low lying aspect through the implementation of extensive drainage holes to the sides of the concrete curb system.
- 5.33 The area is also blighted through the over use of road markings which predominantly take the form of restrictive parking lines. Where these have not been implemented parking bays have been inserted which are unnecessary as extensive car parks are located adjacent to the Conservation Area. Red tarmac routes with dashed white lines to define cycle lanes and directional arrows also have an impact.
- 5.34 The public realm is usually harmed through the inclusion of standard off the shelf street furniture in this case modern lamp columns, grey post directional or restrictive signs and bins attached to posts. The overall composition of unremarkable standard street furniture and highway treatments should be avoided because of the harm they cause to the appearance of the area. Appropriately styled and designed street furniture that respects their settings would be more suitable for such a location.
- 5.35 Within this area none of the trees are currently protected by tree preservation orders (TPO's). Apart from Titchfield soft landscaping takes the form of sporadic trees located within the highway, the exception being Beech Avenue where lime trees line the route, and collections of substantial trees within the grounds of, or adjacent to the grounds of, significant properties, like those of the churches, no.46 Nottingham Road and Former Cattle Market.
- 5.36. From its creation in 1880, Titchfield Park soon established itself as Mansfield's most important space of public recreation. The park has since lost its central focus with the demolition of the bandstand in 1951 and its appearance has been affected by the modern "Water meadows" sports centre, its adjoining car park, and the modern office complex. The park however remains an attractive green space consisting of formal planting beds and trees with some forming picturesque avenues to walkways.
- 5.37 Terrace properties have suffered through the loss of an extensive amount of their boundary treatments. There is however still a significant amount remaining to depict their configuration and plan form, being ½ metre high rock-face coursed stone walls with chamfered copings, which follow the line of the property and finish parallel to it with stone gate piers leading to a single pedestrian entrance. Metal railings have been erected above

some walls and reflect originals shown on historic photographs. However the styles of the railings have possibly altered, being more modern.

- 5.38 Throughout the Conservation Area, boundary treatments contribute significantly to the character of the area with Magnesian Limestone being the predominant boundary treatment. Notwithstanding buildings which form part of the boundaries, boundary walls range from approximately ½ to 2 metres in height and run level or follow gradients. The exception being the wall encompassing the Methodist Church, here piers appear periodically to its front elevation. Stone boundary walls take the form of squared, coursed, rubble, ashlar including dressings, and rock-face with chamfered, pyramidal, half-round or random copings. Stone gate piers are either plain or decorative with decorative, gabled or pyramidal caps. Brick and rendered brick walls have made an appearance as have hedges which form part of the boundary of Titchfield Park and those that have been introduced above existing boundaries as seen at no.46 Nottingham Road. Boundary alterations in some case have resulted in an element of flat copings appearing.

Key public views and vistas.

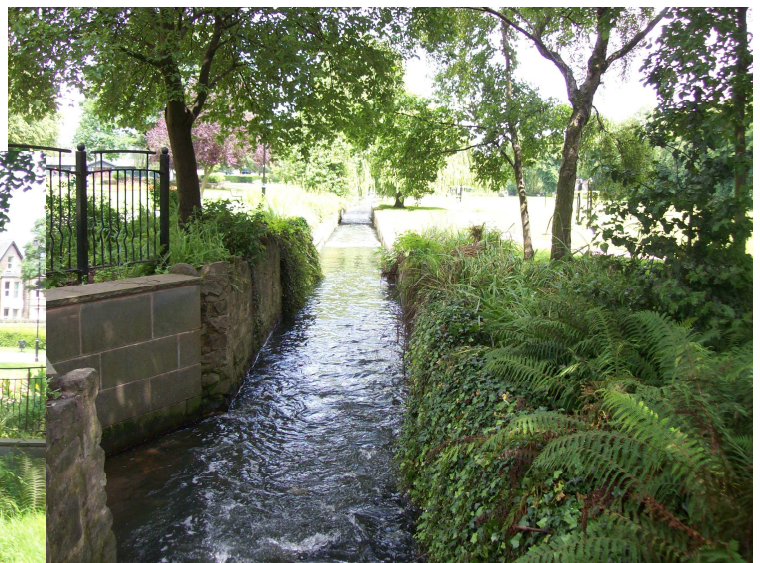
- 5.39 The prominent positioning of significant buildings has resulted in dramatic focal points when seen from certain locations. However from other views their concealment aids to their dramatic discovery.
- 5.40 The church of St Marks is one such building whose position within its plot and to the road curving configurations, emphasized by its slightly elevated position and low land to tree ratio, rewards it with prestige and dominance. It can also be distinguished from outside the Conservation Area up Nottingham Road. The church however is concealed by the 3-storey brick buildings when viewed from Portland Street, the view is focused further on these buildings not only by their distinctive red brick, which reduces the negative impact of the view of the industrial buildings in the background, but also because of the uniform element of the Portland Almshouse.

- 5.41 Turning onto the Nottingham Road within the Conservation Area from Portland Street, initially the properties to the west side are obscured by the tree canopy associated with the church however even from this location the former Cattle Market is evident as a focal point, with the landmark spire of the Methodist Church protruding up to its left. These features are further enhanced after negotiating the trees by the channelling affect of the tall stone properties and the boundary wall and hedge of Titchfield Park.



Entering the Conservation Area from the other direction the stone properties obscure views of the Cattle Market until the corner is negotiated.

- 5.42 Continuing north along Nottingham Road and looking down Commercial Gate the tall modern infill buildings enclose the space and dominate the street scene, the design and features of these properties do not resemble those of the historic core, and they conceal the detailed character properties further along Commercial gate from view. Their concealment is continued until virtually the turn into Beech Avenue is made when similar properties to those on the corner are revealed through the tree canopy.
- 5.43 Returning to Nottingham Road and the painted bays of the semi-detached properties add to the composition of that of the church spire and former Cattle Market. The negative view of the buildings to St Peters Way cannot quite be distinguished from this position although the Water Meadows can. From this point onwards more negative views of unsympathetic buildings, across derelict lots, and the numerous car parks harm the appearance of the Conservation Area. Navigating no.78 Nottingham Road the second Fothergill Watson building within the area becomes apparent, this building though has suffered through the introduction of numerous unsympathetic alterations. The open aspect of Grove Street at this point affords a view of the notable Samaritans building but further views are terminated by the church and church hall with glimpses of no.46 Nottingham Road being evident.
- 5.44 Passing the Former Cattle Market the dramatic affect of no.46 Nottingham Road is revealed, its height, plan form and positioning all but conceal all other buildings further north along Nottingham Road from view. From the return of Commercial Gate another two properties become apparent, their appearance somewhat diminished and overshadowed by the large modern complex to the rear and the negative single storey extensions to no.54 Nottingham Road. Turning round and looking down Bath Street the church hall and no.1 Bath Street are concealed by the dominance of the church while the remaining brewery buildings are a pleasing terminating view. Turning again and looking north up Nottingham Road a further derelict site and the Gala building are not pleasing aspects. The Heath Almshouses are not revealed until the church has been navigated. Looking south down Nottingham Road from these Almshouses, focus is terminated on the church with the 2½ storey no.46 Nottingham Road concealed until the highway tree is navigated.
- 5.45 Picturesque and enhancing views are afforded both into, though and out of Titchfield Park.



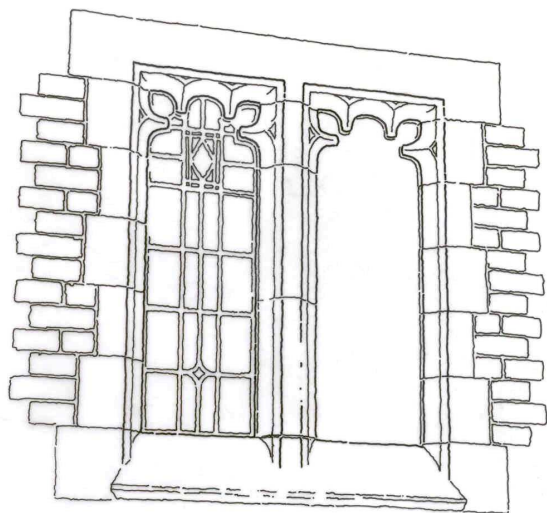
Local Details

- 5.46 There is little sign within the Conservation Area of the vernacular details that characterise pre-Victorian buildings in the town centre. The grander buildings and the domestic scale properties seem to illustrate a range of 'revival' styles that flourished in the Victorian era. The two ranges of almshouses are in the Tudor Revival style popular in the first half of the nineteenth century. They both have central archways one stepped and one Dutch gable with brackets, both have inscriptions and to doors hood-moulding and stops. 46 Nottingham Road was designed in the strictest Gothic Revival style found in the middle of the nineteenth century. It has trefoil-headed lancet windows and steep gables.
- 5.47 The Church of Saint Mark and its accompanying hall were designed in the Perpendicular Revival style that was increasingly popular toward the end of the nineteenth century. They are characterised by Gothic windows with strong mullions and crenulated parapets (battlements). The Nottingham Road Methodist Church and its accompanying hall were designed in the Free Gothic style popular at the turn of the twentieth century. This style possessed a freedom of expression and borrowed freely from other architectural styles, the buildings feature touches of Art Nouveau design.
- 5.48 The two elaborate buildings by Fothergill Watson are typical of his eclectic style and feature elements of High Victorian Gothic and the Domestic Revival. The buildings combine a range of materials (limestone, sandstone, and brick) often in polychrome bands. No.54 Nottingham Road features chamfered and mullioned windows that draw on seventeenth century details.
- 5.49 Even the unlisted properties depict the high status of this area, through the inclusion of villas, large semi's and middle-class large terraced properties, unfortunately though some of these buildings have suffered through the loss of original windows, doors and roofing materials. There are still however surviving examples of sash and mullioned windows, plain rectangular overlights and plain marginal lights to the entrance apertures and four panelled doors. Other features of note are decorative pediments and stops, window and door surrounds, single and double bays, which all contribute significantly to the character and appearance of the Conservation Area.



Pediment and capital details





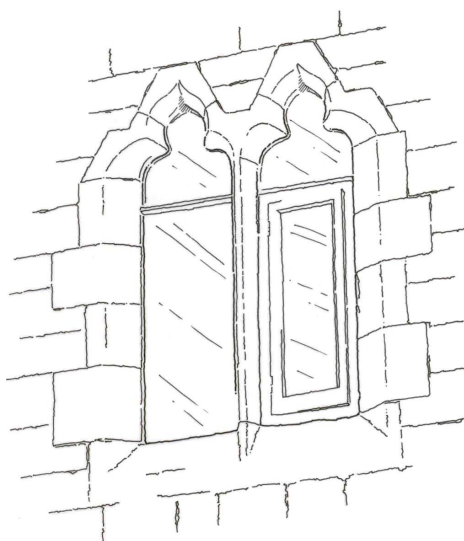
A mullioned light in the Free Gothic style. Nottingham Road Methodist Church.



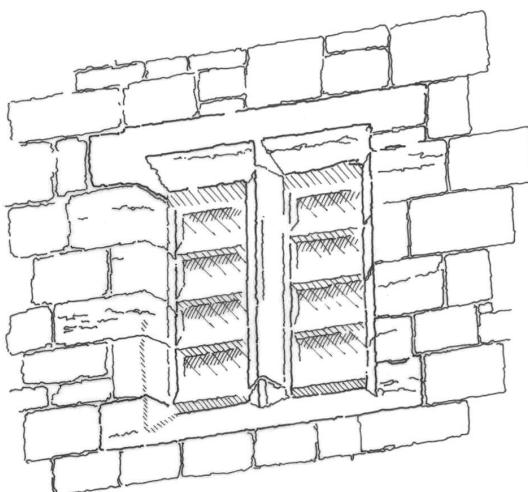
Decorative cupola



Conical roof topped tower



A double lancet light in the Gothic Revival style. 46 Nottingham Road.



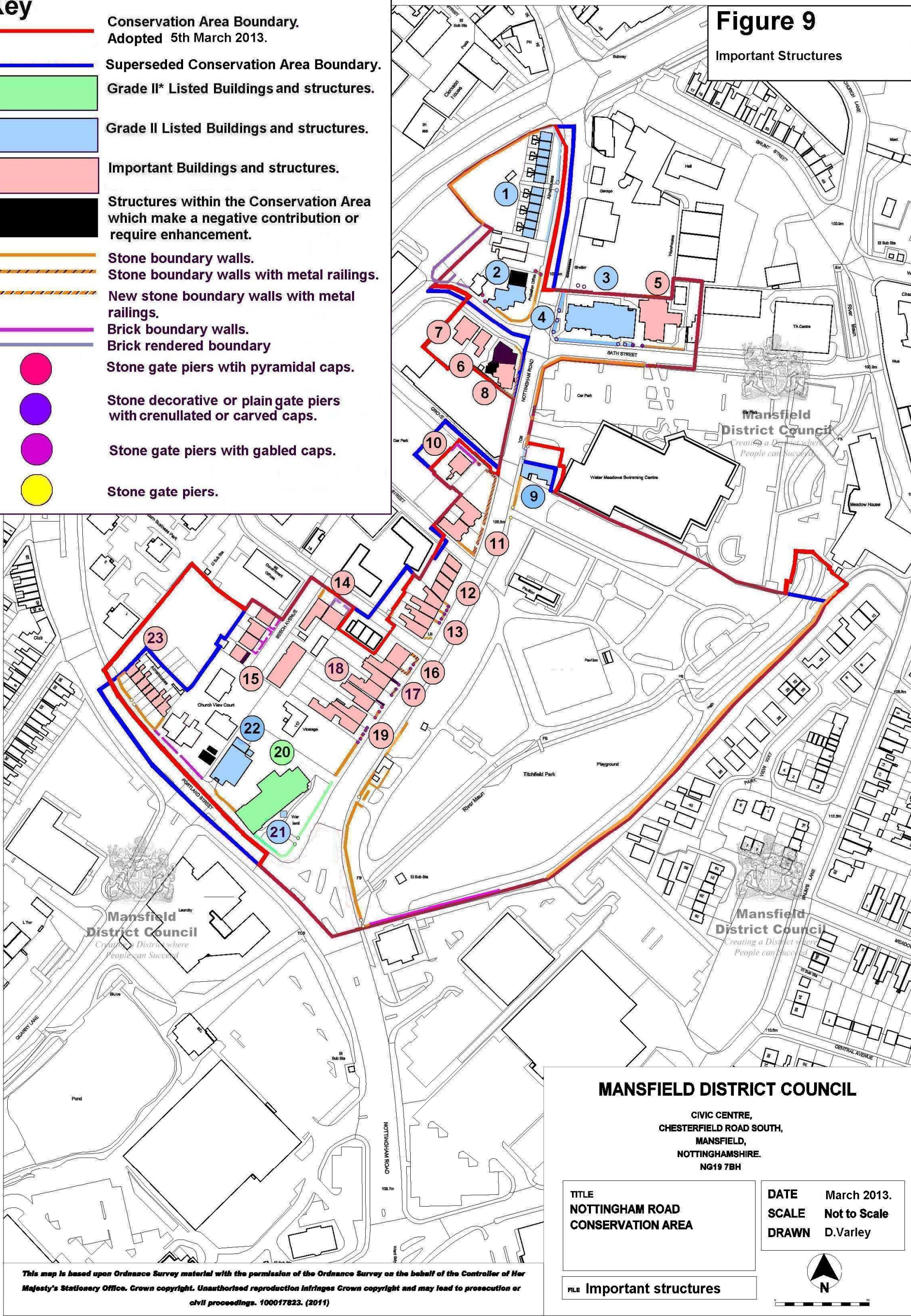
A mullioned belfry opening in the Perpendicular Revival style. Church of St Mark.

Key

- Conservation Area Boundary.
Adopted 5th March 2013.
- Superseded Conservation Area Boundary.
- Grade II* Listed Buildings and structures.
- Grade II Listed Buildings and structures.
- Important Buildings and structures.
- Structures within the Conservation Area
which make a negative contribution or
require enhancement.
- Stone boundary walls.
- Stone boundary walls with metal railings.
- New stone boundary walls with metal
railings.
- Brick boundary walls.
- Brick rendered boundary
- Stone gate piers with pyramidal caps.
- Stone decorative or plain gate piers
with crenulated or carved caps.
- Stone gate piers with gabled caps.
- Stone gate piers.

Figure 9

Important Structures



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CHESTERFIELD ROAD SOUTH,
MANSFIELD,
NOTTINGHAMSHIRE.
NG19 7BH

TITLE
NOTTINGHAM ROAD
CONSERVATION AREA

DATE March 2013.
SCALE Not to Scale
DRAWN D.Varley





FILE Important structures



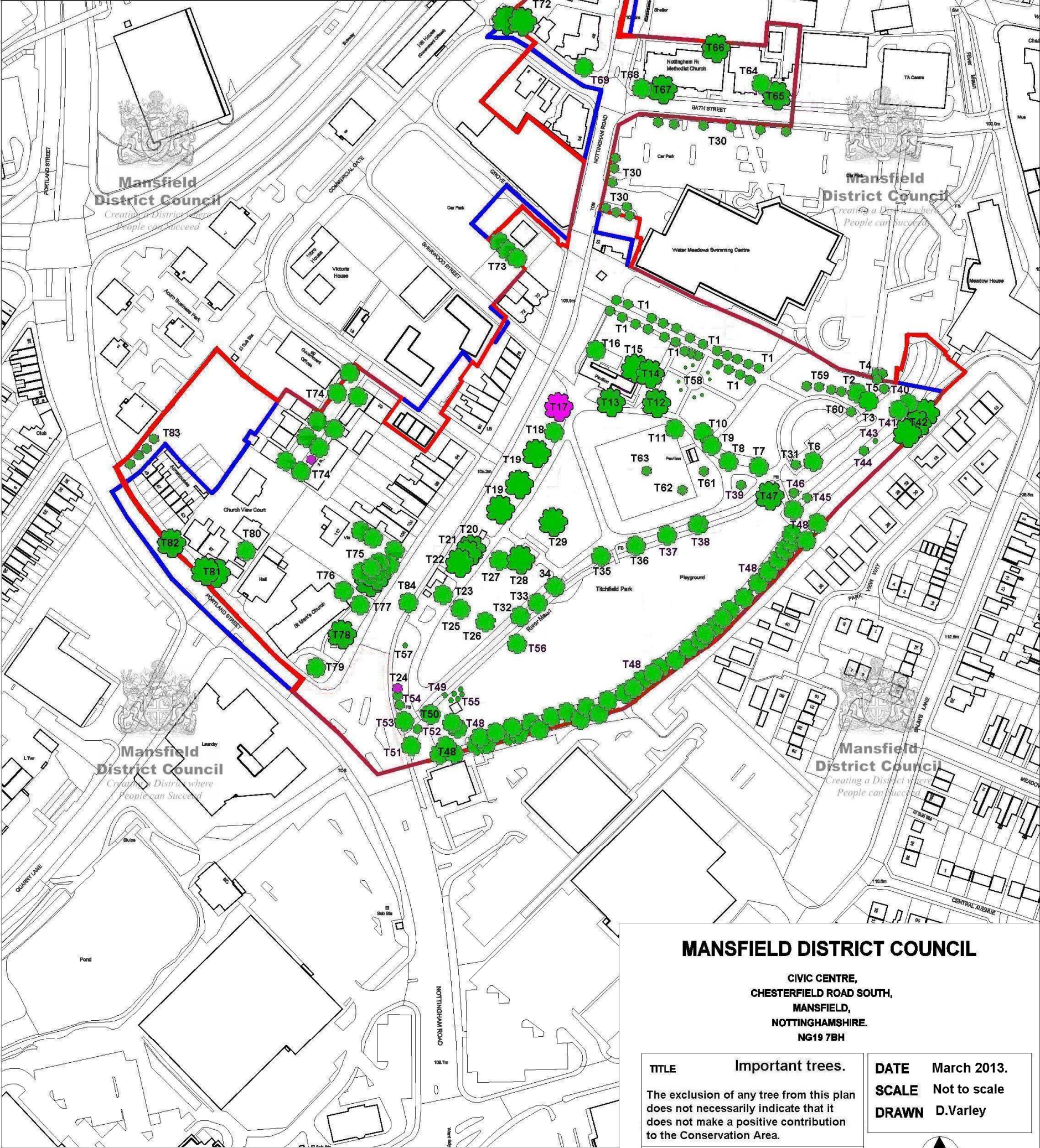
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Figure 10 **Important Trees**

Key.



-  Important trees.
-  Trees which have a detrimental affect on the character of the Conservation Area.
-  Conservation Area Boundary. Adopted 5th March 2013.
-  Superseded Conservation Area Boundary.

Plan reflects the approximate position of features not the exact locations
The exclusion of any tree from this plan does not necessarily indicate that it does not make a positive contribution to the Conservation Area.



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NOTTINGHAMSHIRE.
NG19 7BH

TITLE	Important trees.	DATE	March 2013.
The exclusion of any tree from this plan does not necessarily indicate that it does not make a positive contribution to the Conservation Area.		SCALE	Not to scale
		DRAWN	D.Varley
LOCATION	Nottingham Road Conservation Area	 N	
FILE	Figure 10		
			

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Important Trees

This list includes those trees that contribute most strongly, or negatively, to the Conservation Area in terms of their appearance and/or historic interest. *The exclusion of any trees from this list does not necessarily indicate that the tree does/does not make a contribution to the character of Nottingham Road Conservation Area.* The approximate positions of the trees are recorded on map labelled 'Figure 10 – Important Trees' within this document.

- T1. Approximately 26 no. Rowans located to the north and south side of path which leads from the paddling pool to the park exit on Nottingham Road within the grounds of Titchfield Park.
- T2. 1 no. Hawthorn located adjacent to performance area.
- T3. 1 no. Horse chestnut located adjacent to performance area.
- T4. 3 no. Broadleaf limes located adjacent to park boundary and gate to Water Meadows Recreational grounds.
- T5. 1 no. Weeping willow located adjacent to boundary of park southeast of T4.
- T6. 1 no. Himalayan birch located adjacent to the performance area.
- T7. 1 no. Silver birch adjacent to path southwest of performance area.
- T8. 1 no. Silver birch adjacent to footpath northwest of T7.
- T9. 1 no. Silver birch adjacent to footpath northwest of T8.
- T10. 1 no. Silver birch adjacent to footpath northwest of T9.
- T11. 1 no. Himalayan birch located to the north corner of the bowling green.
- T12. 1 no. Himalayan birch located southeast of the pavilion.
- T13. 1 no. Silver birch located south of the pavilion.
- T14. 1 no. Pissard/purple plum located east of the pavilion.
- T15. 1 no. Norway maple located north of the pavilion and west of T14.
- T16. 1 no. Hawthorn located north of the pavilion and west of T15.
- T17. 1 no. Himalayan birch located south of the Nottingham Road pedestrian gate near the pavilion.
- T18. 1 no. Broadleaf lime adjacent to the footpath leading southwest from the Nottingham Road pedestrian gate and southwest of T17.
- T19. 13 no. Broadleaf lime adjacent to the footpath leading southwest from the Nottingham Road pedestrian gate and southwest of T18.
- T20. 1 no. Silver birch adjacent to outbuilding and footpath leading southwest from the Nottingham Road pedestrian gate and southwest of T19.
- T21. 1 no. Broadleaf lime near to the outbuilding and adjacent to the footpath leading southwest from the Nottingham Road pedestrian gate and southwest of T20.
- T22. 1 no. Himalayan birch near to the outbuilding and adjacent to the footpath leading southwest from the Nottingham Road pedestrian gate and southwest of T21.
- T23. 1 no. Broadleaf lime adjacent to storage outbuildings and footpath leading southwest from the Nottingham Road pedestrian gate.
- T24. 1 no Beech located adjacent to the southwest boundary wall east of Nottingham Road junction.
- T25. 1 no. Swedish whitebeam located southeast of T24 but to southwest side of the path within the grass area.
- T26. 1 no. Pissard/purple plum located southeast of T25 but adjacent to the River Maun.
- T27. 1 no. Whitebeam located northwest of T25 within the grassed area but near to the path.
- T28. 1 no. American red oak located adjacent to the bisect path to the canalised channel of the River Maun.

- T29. 1 no. English oak located northeast of the bisect path and T28 within the grassed area.
- T30. Range of trees adjacent to the Conservation Area.
- T31. 1 no. Tulip tree located adjacent to performance area.
- T32. 1 no. Austrian pine located east of T26 adjacent to the canalised channel of the River Maun
- T33. 1 no. Whitebeam located northeast of T32 adjacent to the canalised channel of the River Maun.
- T34. 1 no. Pissard/purple plum located northeast of T33 adjacent to the canalised channel of the River Maun.
- T35. 1 no. Broadleaf lime situated southeast of T29 adjacent to the canalised channel of the River Maun but further northwest along its channel than T34.
- T36. 1 no. Norway maple situated adjacent to the canalised channel of the River Maun northeast of T35.
- T37. 1 no. Sorbus situated adjacent to the canalised channel of the River Maun northeast of T36.
- T38. 1 no. Whitebeam situated adjacent to the canalised channel of the River Maun northeast of T37.
- T39. 1 no. Dawn redwood situated to the east of the bowling green on island at a path junction.
- T40. 1 no. Copper beach situated to the northeast corner of the park.
- T41. 1 no. Broadleaf lime situated to the northeast corner of the park but southwest of T40.
- T42. 3 no. London planes situated adjacent to the east boundary northeast corner of the park.
- T43. 1 no. Downy birch situated east of performance area.
- T44. 1 no. Crack willow situated east of performance area and southwest of T43.
- T45. 1 no. Hawthorn situated south of performance area south of T6.
- T46. 1 no. Silver birch situated south of performance area northwest of T45.
- T47. 1 no. Broadleaf lime situated southwest of the performance area west of T46.
- T48. 39 no. Broadleaf limes adjacent to the embankment wall of the east-southeast boundary.
- T49. 1 no. Silver birch situated north of outbuilding northeast of pedestrian entrance off Nottingham Road junction.
- T50. 1 no. Broadleaf lime situated west of outbuilding and northeast of pedestrian entrance of Nottingham Road junction.
- T51. 1 no. Broadleaf lime situated adjacent to pedestrian entrance of Nottingham Road junction.
- T52. 1 no. Downy birch situated north of pedestrian entrance of Nottingham Road junction and T51.
- T53. 1 no. Broadleaf lime situated adjacent to the southwest boundary wall northwest of T51.
- T54. 2 no. Broadleaf limes situated adjacent to the southwest boundary wall north of T53.
- T55. 4 no. Italian alders situated north of the outbuilding northeast of pedestrian entrance off Nottingham Road junction.
- T56. 1 no. Weeping willow to the southeast bank of the canalised channel of the River Maun south of T32.
- T57. 1 no. Lime adjacent to the west boundary wall north of T54.

- T58. 8 no. Malus situated northeast of the bowling green within the formal laid out path area northeast of T11.
- T59. 4 no. Birch trees adjacent to the performance area.
- T60. 1 no. Tulip tree adjacent to the performance area.
- T61. 1 no. Indian bean tree adjacent to the games area.
- T62. 1 no. Paper bark maple within the bowling area
- T63. 1 no. Judas Tree within the bowling area.
- T64. 1 no. Cherry within the front grounds of the Methodist Hall.
- T65. 1 no. Lime within the front grounds of the Methodist Hall.
- T66. 1 no. Horse Chestnut north of the Methodist Church within its grounds.
- T67. 1 no. lime south of the Methodist Church within its grounds.
- T68. 1 no. Holy south of the Methodist Church within its grounds.
- T69. 1 no. Holy south of 46 Nottingham Road within its grounds.
- T70. 1 no. London Plane situated on the highway in front of Heath Almshouses, Nottingham Road.
- T71. Range of trees a combination of tulip, ash, horse chestnut, Norway maple, birch and limes adjacent to the rear boundaries, within the rear gardens, of Health Almshouses Nottingham Road, visible from St Peters Way.
- T72. 2 no. sycamores northwest of 46 Nottingham Road.
- T73. 3 no. sycamore trees adjacent to the rear boundaries, within the rear gardens, of no.1 Grove Street, visible from Sherwood Street.
- T74. 10 no. Limes which line Beech Avenue. *1 no of the limes is damaged*
- T75. Range of trees, a combination of sycamores, limes and robina within the front grounds associated with the Rectory.
- T76. 1 no. Ash situated to the north elevation of St Mark's Church.
- T77. 1 no. Hawthorn situated near to the vehicular entrance to the car park of St Mark's Church.
- T78. 1 no. Copper birch situated adjacent to the west elevation of St Mark's Church north of the war memorial.
- T79. 1 no. Alder situated to the west elevation of St Mark's Church adjacent to the pedestrian gate.
- T80. 1 no. Ash situated to the south of Church View Court complex.
- T81. 2 no Limes situated to the south of no. 57 Portland Street.
- T82. 1 no. Beech situated on the highway to the west of no. 55 Portland Street.
- T83. 4 no. sycamores situated to the side elevation of Elizabeth Heath Almshouses on Portland Street.
- T84. 1 no. Sycamore situated on the highway adjacent to the entrance to Titchfield Park off Nottingham Road.
- T85. 1 no. self set sycamore situated adjacent to the gable of the Heath Almshouses, Nottingham Road.

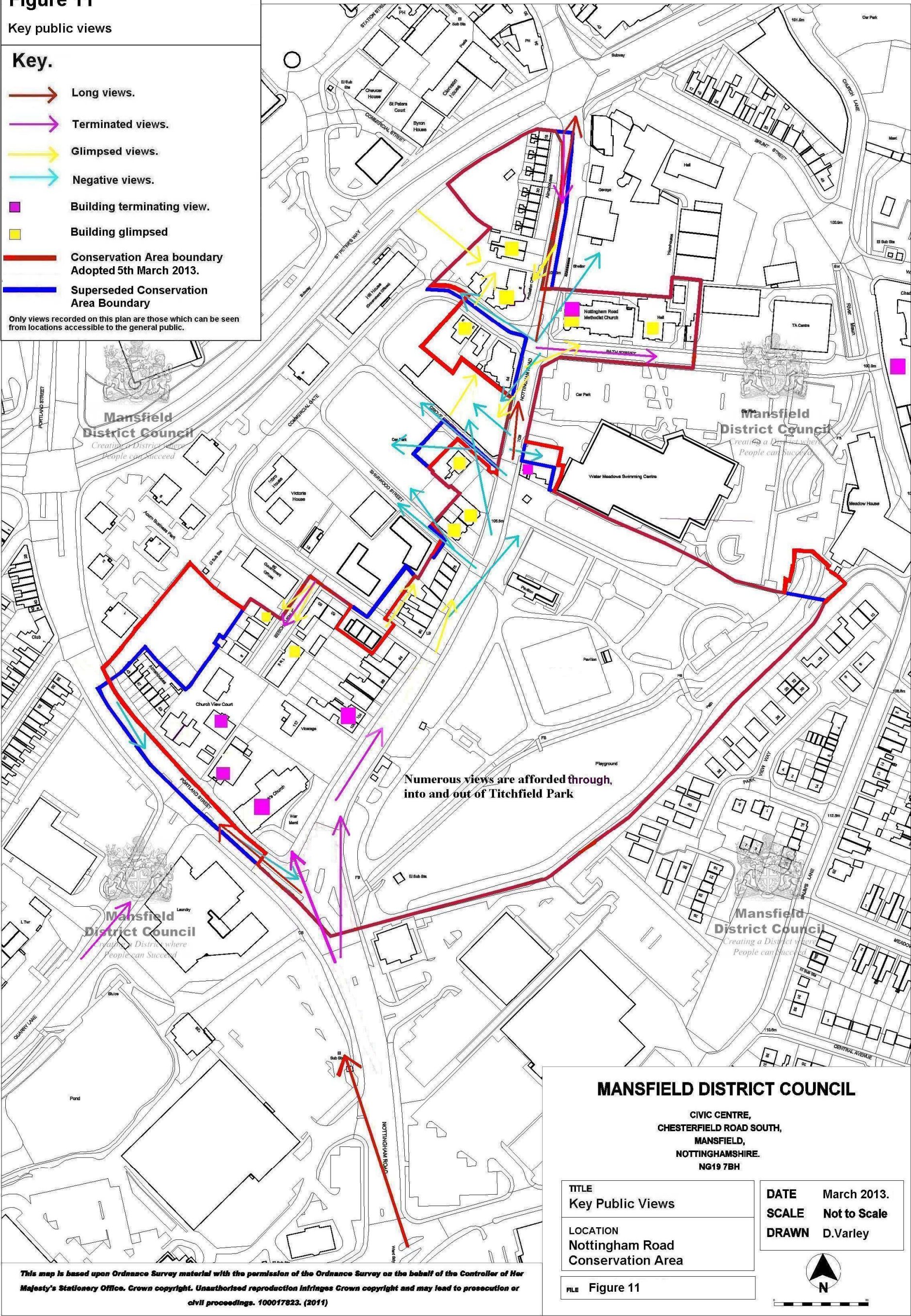
Figure 11

Key public views

Key.

- Long views.
- Terminated views.
- Glimpsed views.
- Negative views.
- Building terminating view.
- Building glimpsed
- Conservation Area boundary Adopted 5th March 2013.
- Superseded Conservation Area Boundary

Only views recorded on this plan are those which can be seen from locations accessible to the general public.



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CHESTERFIELD ROAD SOUTH,
MANSFIELD,
NOTTINGHAMSHIRE.
NG19 7BH

TITLE
Key Public Views

LOCATION
Nottingham Road
Conservation Area

FILE Figure 11

DATE March 2013.
SCALE Not to Scale
DRAWN D.Varley



Negative Factors

5.50 *Traffic intrusion*

St Peters Way and the southern branch of Nottingham Road/Portland Street form boundaries to the Nottingham Road Conservation Area and have reduced access to the ring road through the Conservation Area, motor vehicular access to the northern section of Nottingham Road is restricted. Unfortunately though turning off St Peters Way is allowed and at times traffic usage is heavy, with the area at peak times functioning as a cut through route, the result of which is the inclusion of pedestrian safety measures like Norfolk columned crossings, light controlled island crossings, tactile surfaces and barriers. Directional and no access signage have also had an impact.

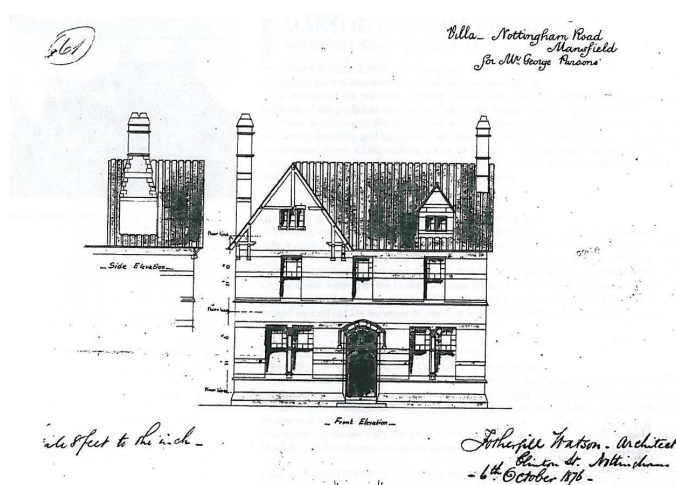
5.51 *Streetscape*

On road parking within the Conservation Area has been restricted to the east side of Nottingham Road and depicted by white road markings. The west side of Nottingham Road and all the side branching roads have been blighted by an overabundance of restrictive parking lines and no parking signage. Red tarmac routes with dashed white lines define cycle routes, with directional arrows and chevrons also having an impact. Modern off the shelf street furniture and lighting does not reflect the historic character or enhance the appearance of the area

5.52 *Individual buildings of negative impact*

There are relatively few individual buildings that have a negative impact on the Conservation Area, with only two being identified. The two properties have unsympathetic extensions which have introduced elements which do not reflect those of the original building or the surrounding area; these are nos.54 and 46 Nottingham Road. Predominantly the extensions are flat roofed but in the case of no.54 Nottingham Road a range of extensions have been added; this property has also suffered through the loss of chimneys and its entrance door which had arched hood mouldings and stops. There are a couple of outbuildings within the grounds of no.57 Portland Street whose materials are not in accord with the materials commonly used within the area.

Extract from plans held at Nottinghamshire Archives.



5.53 *Traditional features.*

Properties have seen the insertion of different styled windows utilising unsympathetic materials that affects the integrity and unity of properties. Unsympathetic materials have also been utilised on one property for a porch. On four of the terrace properties the ground floor mullioned windows and entrance doors have been replaced with shop fronts the styles of which are not in accord with the age of the properties. Ventilation systems have been inserted to the rear of some of these properties where some of their ground floor windows and doors have been boarded up. Traditional roofing materials are being replaced with concrete tiles which are inappropriate and do not integrate with or respect the character or appearance of the Conservation Area.

- 5.54 The boundary wall of one property has been realigned to appear diagonal to the property with utility and post boxes added to the corner. A further property has a waste bin inserted within their forecourt. The removal of some of the boundary walls to the terrace properties to utilise their small forecourts for parking has affected the character and appearance of these properties. The reduction in height of another boundary wall and the introduction of flat coping stones and metal supports for columns has also had a negative visual impact.
- 5.55 *Infill developments*
The mass, form and scale of infill developments adjacent to the Conservation Area, their visual impact and overpowering forms spoil attractive views into and out of the area and are having an adverse impact on the area.
- 5.56 Derelict sites adjacent to the Conservation Area are affecting its appearance as are the overabundance of car parks and the lack of landscaping and appropriate boundary treatments to these areas.

Loss

- 5.57 The River Maun was culverted and canalised in the mid nineteenth century to provide power to the Meadow Foundry; this also resulted in the formation of a Pleasure Park now known as Titchfield Park. Public Baths were built to the forefront and to the east Mansfield Brewery was built (majority of this site was cleared in 2001). The nineteenth and twentieth centuries saw a decline in the textile industry, possibly a culmination of changing fortunes and the taming of the River Maun. These changes resulted in the loss of the tannery, Bark Mill, Sherwood Mill, Field Mill and a hosiery factory, to name a few.

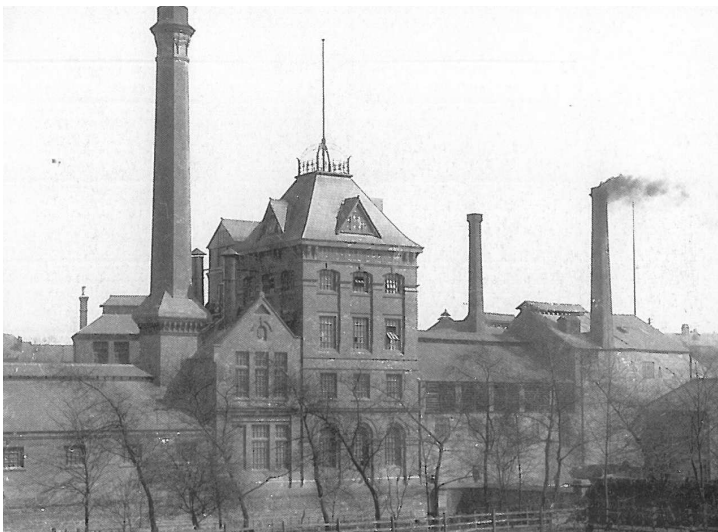


Tannery rear of the Water Meadows, became the Meadow Foundry, a modern office complex occupies the site.



Hosiery factory on Sherwood Street, now demolished, modern buildings occupy the site.

Courtesy of Mansfield Museum and Art Gallery and www.picturethepast.org.uk



The Majority of the Mansfield Brewery site was cleared. Remaining buildings form the 'Making it' complex. Courtesy of Mansfield Museum and Art Gallery and www.picturethepast.org.uk

- 5.58 To the northwest of the Conservation Area was Grove House situated in its extensive grounds (early C18), and the Grove Tavern (1908). The House was initially built as a Manor House and was enlarged during the C19 and opened as a private school which by 1919 was in the ownership of church where it functioned as a Parochial Hall; it fell into disrepair and was eventually demolished in 1977. The site is now occupied by the Methodist Church and the demolished Lucas garage site.



Grove House c1900. Courtesy of Mansfield Museum and Art Gallery and www.picturethepast.org.uk

- 5.59 It was however the building of Saint Peter's Way which caused the most significant alterations to the area, Duke Street became a loop road with Commercial Street, and became known as Commercial Gate. The cattle market closed leaving just the ornate lodge, and predominantly all the C19 dense terraced properties to the west and north of the Conservation Area were cleared. Industrial establishments and business parks were subsequently implemented to the cleared ground.
- 5.60 Further losses include the bandstand to Titchfield Park the loss of the original Victorian/Edwardian lighting columns which have been replaced by standard off the shelf equivalents which are painted grey. The loss and alteration of boundary walls, missing gate piers and pedestrian entrance gates. Boundary walls are also lacking the finishing metal railings depicted in historic photographs. The loss of traditional features and materials such as sash windows, stone mullioned windows, mullions, chimneys and entrance doors have harmed the special interest of older buildings and their contribution to the Conservation Area.
- 5.61 Conservation Areas change over time, however change should be achieved sensitively and respect the areas special character. New developments should make a positive contribution to enhance or better reveal the significance of the Conservation Area and respect its setting. Alterations adjacent to the Nottingham Road Conservation Area are continuing, the latest being the demolition of the Lucas and Speed sites. Here, there is an opportunity for new development to be designed and located in a way that complements the character of the area and respects its historic value.

6.0 CONSERVATION AREA BOUNDARY REVIEW

- 6.1 Conservation Areas are required to be clearly delineated. Usually there will be obvious physical features along which a boundary line may be drawn. Elsewhere, there may be a 'grey area', but the general rule is to include land, buildings, walls, trees, hedges and space if they enhance or could be made to enhance the character or appearance of the area, and remove land, buildings and spaces that do not positively contributed to the character or appearance of the Conservation Area. By using these criteria the proposed revised boundary of the Conservation Area has been drawn.
- 6.2 The proposed revised Conservation Area boundary has been drawn on the map figure 12. The inner side of the bold/pecked line on the map indicates the actual boundary of the Conservation Area. The boundary follows fixed points on the ground or a straight line between fixed points to avoid any conflict over the exact extent of the Area.

Boundary Review

- 6.3 As a result of the appraisal process, the following areas have been highlighted as amendments to the current Conservation Area boundary and are shown on Figure 12.

Area A – To exclude the road area on Nottingham Road adjacent to the Health Almshouses.

The Conservation Area boundary has been altered to exclude a section of tarmac road on Nottingham Road, to the east of the Nottingham Road Almshouses, as it has no historic significance or architectural interest to the Conservation Area. It is proposed that the Conservation Area boundary now follows the pavement kerb at this location.

Area B – To exclude the road area on Commercial Gate adjacent to the 46 Nottingham Road.

The Conservation Area boundary has been altered to exclude a section of tarmac road on Commercial Gate, to the south of the boundary wall of no.46 Nottingham Road, as it has no historic significance or architectural interest to the Conservation Area. It is proposed that the Conservation Area boundary now follows the pavement kerb at this location.

Area C – To include no.54 Nottingham Road and neighbouring buildings on Commercial Gate.

No.54 Nottingham Road was built as a house to the designs of the renowned Mansfield architect Fothergill Watson, c1876, for a local stonemason, George Parsons. Mr Parsons was responsible for the construction of a number of Fothergill's buildings, including the Town Hall shops and the Congregational Chapel. No.1 Commercial Gate, which stands to its rear, is dated '1880' and was probably designed and built by Parsons also, adjacent to which are the 'Gladstone Villas', which are indicative of the designs, although in simpler style, to no.100-102 Nottingham Road.

Area D – To include land associated with the former Cattle Market Lodge.

The present Conservation Area includes the former Cattle Market Lodge within its boundary; however the buildings remaining associated land and the listed attached gate piers and caps and pair of ornate wrought-iron gates, are not included. The proposal therefore is to extend the Conservation Area boundary to include the associated land and features because of there historic and architectural interest to the Lodge and Conservation Area.

Area E – To include an area of land which takes in the visible route of the River Maun and the stone embankment to the northern boundary of Titchfield Park.

The present Conservation Area boundary includes land associated with Titchfield Park and the course of the River Maun it contains. Within the Park boundary is also the remaining stone embankment wall associated with the railway. Towards the parks northern boundary a section of the River Maun route, a section of the stone embankment wall and a section of Titchfield Park has been omitted. This section of the River Maun shows the divisions of the channels to divert water to the Meadow Foundry, although alterations have occurred, the proposals is to extend the Conservation Area boundary to include this omission as the area is of historical significance to the Conservation Area.

It is not however proposed to continue the Conservation Area boundary further north than this culvert as although further culverts have resulted in the River Maun appearing above ground again this land is now occupied and associated with the Water Meadows Swimming Complex and a modern office complex so altering the historic context of this area.

Area F – To exclude the road area on Grove Street and land adjacent to 1 Grove Street.

The Conservation Area boundary has been altered to exclude a section of tarmac road on Grove Street, to the north of the boundary of no.1 Grove Street, as it has no historic significance or architectural interest to the Conservation Area. It is proposed that the Conservation Area boundary now follows the pavement kerb at this location.

It is also proposed to alter the Conservation Area boundary to exclude a section of land to the west of no.1 Grove Street. This land now functions as a car park but has no historic interest or architectural merit or association with no.1 Grove Street and the area is a vacant site due to the loss of another building.

Area G – To exclude the road area on Sherwood Street adjacent to side elevation of no.72 Nottingham Road.

The Conservation Area boundary has been altered to exclude a section of tarmac road on Sherwood Street, to the south of no.72 Nottingham Road, as it has no historic significance or architectural interest to the Conservation Area. It is proposed that the Conservation Area boundary now follows the pavement kerb at this location.

Area H – To include the land associated with no.76 Nottingham Road

The Conservation Area boundary has been extended to include a small section of land planted with shrubs and trees on Sherwood Street, this land is associated with and forms part of the land no.76 Nottingham Road.

Area I – To exclude land and buildings associated with no. 64 Commercial Gate and the YMCA building on Commercial Gate situated within the Conservation Area boundary.

The proposal is alter the Conservation Area boundary to exclude the YMCA building located on Commercial Gate which at present appears within the Conservation Area and no. 64 Commercial Gate. Both buildings are modern buildings. No.64 has been built on land once associated with no.94 Nottingham Road, the YMCA building replaces an earlier building which once occupied this location.

The YMCA is a 3-storey large detached property, rectangular in shape with its shorter elevation parallel with the road. It is positioned slightly recessed within its plot, which is hard-landscaped and partially enclosed with metal railings. The building is constructed from stone to its front façade with rear and side elevations constructed from red brick with blue brick designs. Windows are horizontal in format with protruding cills and flushed lintels, with a ground floor patio window to the front façade and a canopy to the entrance. The roof is pitched with solar panels implemented to the front face.

No.64 Commercial Gate is a 3-storey large detached property, rectangular in shape but here its larger elevation runs parallel with Commercial Gate. It is positioned slightly recessed within its plot which is hard-landscaped. The ground floor of this property is open and functions as a carport. The building is constructed from brick with stone quoins, lintels and protruding cills, windows are horizontal in format. The roof is pitched with a variation of a small gabled central protrusion.

These buildings are not of sufficient architectural or historic interest to warrant their inclusion within the Conservation Area.

Area J – To include the land associated with the Elizabeth Heath Almshouses no. 43-53 Portland Street.

The Elizabeth Heath Almshouses are situated to the far west boundary of the Conservation Area where they run parallel with Portland Street. They are located to the front of their original extensive grounds, part of which by 1875 was shown laid out as a garden or orchard. By 1919 this garden area is not depicted on the map but outbuildings had been erected to the rear of and run parallel with the Almshouses. These outbuildings were later joined to the main buildings. Two sets of parallel outbuildings and further rear units were located to the west side of the extensive grounds by 1956, but were later demolished. The extensive grounds are still evident and are historically associated with the Almshouses and as such it is proposed to extend the Conservation Area boundary to include this extensive plot.

Area K – To exclude the road area on Portland Street.

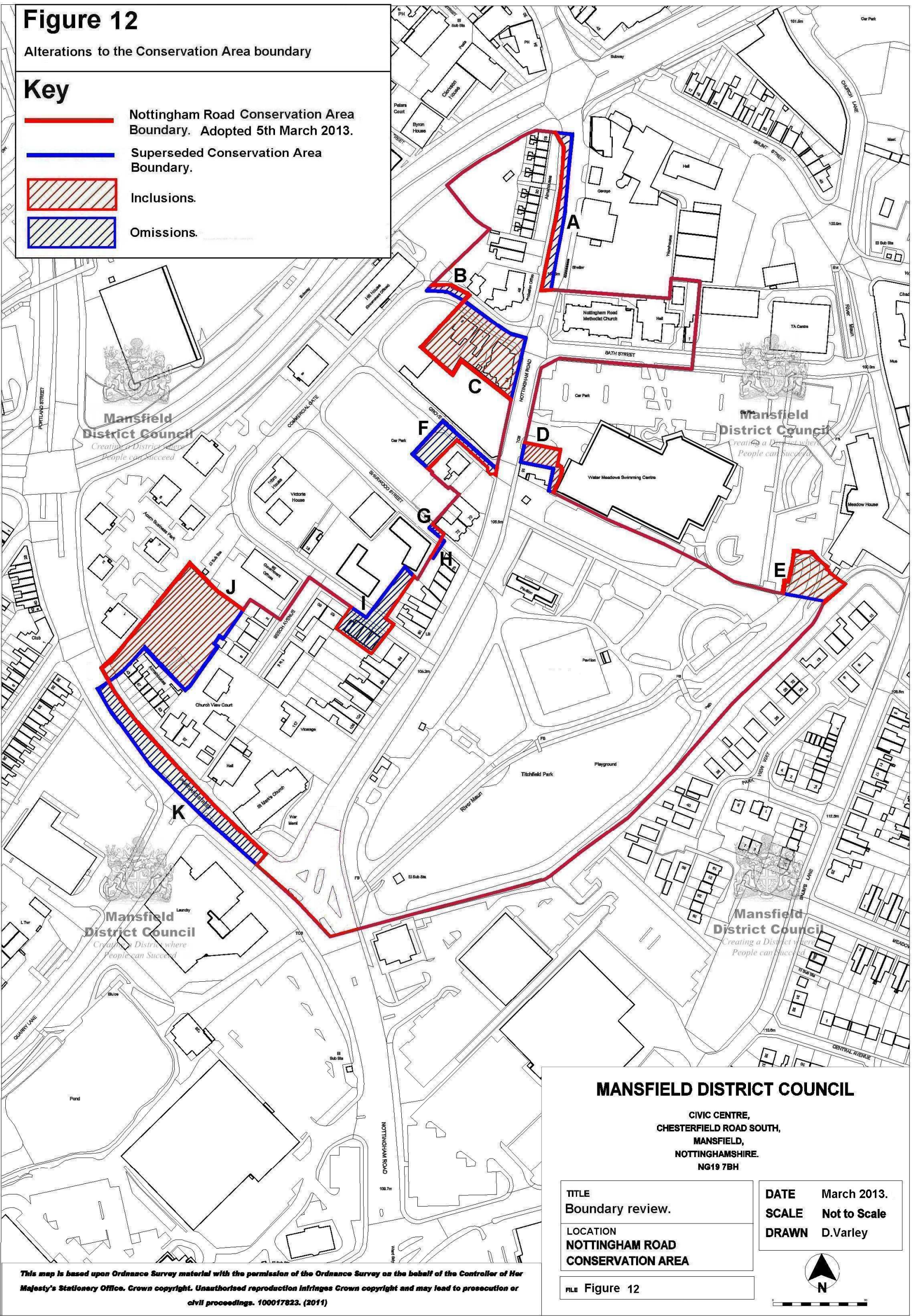
The Conservation Area boundary has been altered to exclude a section of tarmac road on Portland Street, to the south of the Elizabeth Heath Almshouse (43-53 Portland Street), no.55-57 Portland Street, and the Church Hall and Church of St Marks as it has no historic significance or architectural interest to the Conservation Area. It is proposed that the Conservation Area boundary now follows the pavement kerb at this location till the defined junction at Portland Street/Nottingham Road is reached whereby it rejoins the existing Conservation Area boundary.

Figure 12

Alterations to the Conservation Area boundary

Key

- Nottingham Road Conservation Area Boundary. Adopted 5th March 2013.
- Superseded Conservation Area Boundary.
- Inclusions.
- Omissions.



MANSFIELD DISTRICT COUNCIL

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

TITLE
Boundary review.
LOCATION
NOTTINGHAM ROAD
CONSERVATION AREA

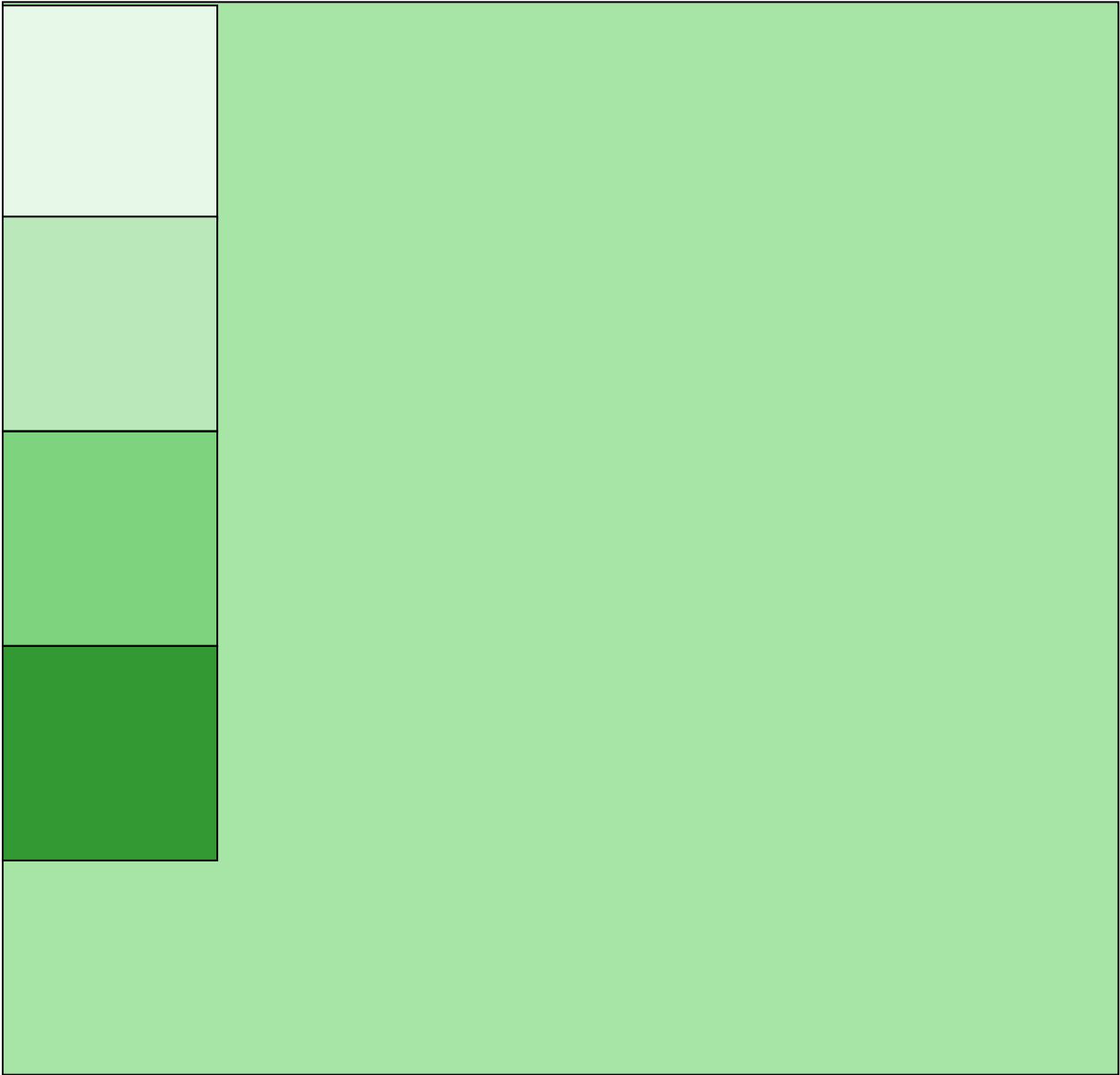
DATE March 2013.
SCALE Not to Scale
DRAWN D.Varley

FILE Figure 12



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Management Plan



7.0 INTRODUCTION

- 7.1 The Management Plan fulfils the general duty placed upon local authorities under Section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of their Conservation Areas. The policies contained in this Management Plan accord with National Planning Policy Framework (2012); and *Guidance on the Management of Conservation Areas* (English Heritage, (2006)) and *Understanding Place : Conservation Area Designation, Appraisal and Management* (English Heritage (2011)). This Management Plan also relates to saved policies within the Mansfield District Local Plan (adopted 1998), which contains a comprehensive set of saved conservation policies relating to Conservation Areas within the District.
- 7.2 The purpose of this management plan is to identify actions and policies which will preserve and enhance the character and appearance of the Nottingham Road Conservation Area. It should be read in conjunction with Part I, the Conservation Area Character Appraisal, which outlines the historic development of Nottingham Road and defines the special architectural and historic interest of the area, and the character and appearance of the built and natural environment within and adjacent to the Conservation Area.
- 7.3 Section 8 sets out Mansfield District Council's policies on protecting the special character and historic interest of the Nottingham Road Conservation Area and highlights the mechanisms through which these policies will be delivered. Section 9 sets out design guidance for both infill development and alterations to existing buildings. Finally, Section 10 sets out the opportunities for enhancing the Nottingham Road Conservation Area.
- 7.4 The Management Plan for Nottingham Road Conservation Area seeks to ensure that change is managed in ways that maintain and reinforce the special qualities and character of the area.

8.0 PROTECTING THE EXISTING HISTORIC ENVIRONMENT.

Introduction

- 8.1 This section sets out Mansfield District Council's policies on protecting the character and historic interest of Nottingham Road Conservation Area and highlights the mechanisms through which these policies will be delivered.
- 8.2 The Management Plan must address a number of issues which are currently having an adverse affect on the special character of the Conservation Area. These are:
- Insensitive infill
 - Inappropriate alterations and materials
 - Building vacancy, buildings at risk.
 - Public realm
- 8.3 In order to tackle the above issues, there are a number of Management Plan objectives which are to:
- Protect important local buildings from loss.
 - Encourage the redevelopment of vacant/derelict sites and buildings in an appropriate manner. Both within and adjacent to the Conservation Area.
 - Encourage the occupancy of buildings currently vacant.
 - Protect important open spaces and views. These are defined in the Character Appraisal
 - Seek (through the planning process or by encouragement and advice) the reinstatement of appropriate architectural features to buildings and boundaries where they have been lost or altered inappropriately.
 - Explore the possibility of introducing an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 1995. Refer to figure 13 - Areas for potential enhancement.
 - Seek the reinstatement of traditional lighting throughout the Conservation Area and the introduction of sympathetic materials to the public realm.

Alterations

- 8.4 The Character Appraisal for Nottingham Road highlights some erosion of the special character and appearance associated with its important buildings. This is partly the result of unsympathetic replacements, which have resulted in the loss of traditional building features such as sash windows and doors, poorly designed extensions with different configured apertures which do not blend with the original structure and alterations or loss of traditional boundary treatments. A further impact is through unsympathetic infill developments adjacent to the Conservation Area boundary. All these elements are having an accumulative negative/harmful impact on the Conservation Area. Mansfield District Council encourages the removal/replacement of inappropriate alterations with appropriate works. Design guidance contained within the following section provides advice on appropriate alterations.

- 8.5 Unsympathetic replacements of building features tend to be through the introduction of Upvc for windows and doors in historic buildings. This is not appropriate because the proportions, detailing, material and design of the original windows and doors establishes the character of a building's elevation, and Upvc not only cannot accurately mimic these features but it also harms the integrity of older buildings that were built before Upvc was around. (Please refer to paragraphs 9.28 – 9.34).
- 8.6 There is a general presumption against alterations to important buildings, and boundaries, which adversely affect their character and appearance or that of the Conservation Area. In an effort to prevent further loss of local detailing and where planning permission is not required, it is proposed to implement an Article 4 Direction, which removes permitted development rights under the Town and Country Planning (General Permitted Development) order 1995, which will control this erosion and inappropriate alteration.

Advertisement

- 8.7 The Nottingham Road Conservation Area contains very few properties which have been converted to shops. The quality of shop fronts however varies considerably. Timber fascias are still evident but most fascias have been obscured by different forms of advertisements, as have the shop windows, banner signs are also evident. Illumination of these shop front fascias is either by trough lights, which are obscuring details, and swan neck cowl lights, both of which dominate the fascia to its detriment. There is also an element of internally illuminated box signs and external security boxes which are also having a detrimental visual impact on the Conservation Area.
- 8.8 Businesses have advertised their premises utilising a variety of options, from discrete plaques adjacent to entrance doors or signage plaques on lintels, to boards on their front or side elevations or large free standing signs within their grounds. Some signage is quite sympathetic whereas others obscure architectural features or are visually intrusive.
- 8.9 Mansfield District Council has Interim Planning Guidance (IPG's) - IPG 4 Shop Front Design and Security and IPG 13 Advertisement: which should be referred to. Mansfield District Council promotes good design across the District and its policies on shop front design and advertisement applies in all cases, old and new, in all areas. Mansfield District Council will seek to improve shop fronts within the Nottingham Road Conservation Area through grant funding.

Change of use

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

Buildings at risk

- 8.8 Mansfield District Council maintains a register of Buildings at Risk, which none of the buildings within Nottingham Road Conservation Area appear on. Buildings will be added to this register as and when necessary. In relation to this Mansfield District Council will seek to secure the repair and re-use of these buildings which preserve or enhance the character and appearance of the Conservation Area.

Repairs and maintenance

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

Enforcement

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

Archaeology

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

Funding

8.12 Nottingham Road Conservation Area is primarily a commercial area which previous grant schemes in historic areas have tended to focus upon because this is where funders such as English Heritage have focussed their efforts. Mansfield District Council will seek to pursue the potential for a grant scheme within Nottingham Road Conservation Area.

Review of appraisal

8.13 In line with English Heritage guidance, the Council will endeavour to review, the Nottingham Road Conservation Area within five years from the date of adoption by the Council of this Character Appraisal and Management Plan.

8.14 The review process will attempt to quantify improvements made in the Nottingham Road Conservation Area by assessing change against a number of agreed targets. The review will, for example, quantify:

- The number of vacant buildings brought back into productive use
- The number of inappropriate replacement windows that have been replaced with tradition window patterns
- The reinstatement of missing or damage boundary wall treatments with the appropriate materials.

9.0 DESIGN GUIDANCE

Introduction

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

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

Permission for new development and alterations to existing development will normally only be granted where it respects the scale, form, materials and detailing of the historic pattern and setting of the Nottingham Road Conservation Area.

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

- the maintenance and reinstatement of historic plot boundaries;
- the scale and massing of new buildings;
- the height and positioning within its plot of new buildings;
- the plan form, elevation treatment and materials of new buildings;
- the location of car parking associated with any new development;
- Landscape requirements.

Guiding Principles

9.3 The District Council will take account of the desirability of preserving and enhancing the Nottingham Road 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 heritage assets involved (including the Conservation Area and any listed or unlisted buildings identified as important at appendix 4 and figure 9 of this document) and the impact that development will have upon these heritage asset/s in order for a full assessment and understanding of the impact that proposals will have. Heritage Statements may draw upon the descriptions and guidance within this document and should, in their length and level of detail, be appropriate to the nature of the development proposed. Normally a design and access statement will also be required and permission for new development will normally only be granted where it respects the special character of the Nottingham Road Conservation Area. New development should preserve and enhance the

Conservation Area's special architectural, historic interest and its distinctive character as defined in the Conservation Area 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 Conservation Area Consent. The Planning Authority will have special regard to the desirability of preserving and enhancing the character or appearance of the Nottingham Road Conservation Area and the part played in the architectural or historic interest of the area by the building for which demolition is proposed. Consent will not be given unless there are acceptable and detailed plans for the redevelopment or after use of a site and applications must be accompanied by a statement justifying the proposals.
- 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 Nottingham Road 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 the historic buildings appearing within Nottingham Road Conservation Area.
- 9.9 In carrying out alterations and developments that requires permission or where an Article 4 Direction is in place it will be required that traditional materials and detailing are reinstated in order to reinforce and protect the character and appearance of the Conservation Area as defined in the character appraisal. In addition, this principle will be encouraged throughout the Conservation Area and the District Council will seek to operate a grant scheme as and when funding becomes available to encourage this. Photographic evidence of traditional features that have since been removed can inform this process.
- 9.10 In carrying out maintenance or alterations to historic buildings of interest within the Conservation Area, Building Regulations will where appropriate, be applied flexibly and with care to ensure the special character of those buildings is not diminished. Where Building Regulations allow for exceptions relating to historic buildings, conservation of the historic character will be paramount.

New Design and Development.

- 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 negative contribution to the Conservation Area, and a list of buildings which makes a positive contribution to the special architectural or historic interest of the Conservation Area please refer to the map figure 9 and appendix 4: Important Building Description.

- 9.13 The Local Planning Authority will require detailed plans and drawings as part of the planning application for proposed new developments within the Conservation Area, including elevations that show the new development in its setting. Special regard should be had for such matters as *scale, height, form, massing, and respect for the traditional pattern of frontages, vertical or horizontal emphasis and detailed design (e.g. the scale and spacing of window openings and the nature and quality of materials)*.
- 9.14 Planning Permission will be granted for developments within the Conservation Area provided that they would not spoil or destroy attractive, important, views or vistas into, within or out of the Conservation Area. Important views and vistas are identified on figure 11: in the Character Appraisal.
- 9.15 In relation to new developments planning permission will be granted for developments within the Conservation Area provided that they would use materials that are of good quality and that reflect the design of the building(s) as a whole. Extensions to or alterations to buildings should use materials that match or are compatible with the original building.
- 9.16 New development should reinforce the historic character of the Conservation Area through the use of locally distinctive building materials, respecting local details, and buildings styles indicative to the character and appearance of Nottingham Road Conservation Area. Typically this would involve the use of stone or brick for walling materials and slate or plain tiles for roofs.
- 9.17 The detailing of new development should respect local character:
- Windows – listed heritage assets incorporate various revival styled windows. For unlisted properties the emphasis is on the vertical, and sashes in one/one's and two/one's with horns being the traditional window pattern. An element of mullioned detailing is also evident as are historic casements. Unsympathetic window configurations and materials have occurred to important properties which are having a detrimental impact on the Conservation Area. New developments should respect the traditional character of this Conservation Area with all proposed windows being constructed from timber and painted, the preference being for the introduction/reinstatement of traditional sash windows and if required with horns. (Small moulded timber projections either side of the upper part of a sash).
 - Doors – various configurations of six panelled (3/3 or combination of 2's) and four panelled doors as well as plank doors are evident within the Conservation Area, some panels have been replaced with glazing. Doors are predominantly constructed entirely from timber, or have timber panels replaced with glazing. Side margin lights and predominantly rectangular overlights are also an architectural feature. There is an element of unsympathetic 2/2 panel doors with glazing and Upvc replacements occurring.

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

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

Scale and Height

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

Form, Massing and alignment

- 9.20 New buildings should respect the form, massing and alignments of adjacent buildings and the wider streetscape. The roofs of any new building should respect the roof pitches, configuration and detailing of traditional buildings in the vicinity.
- 9.21 Though eave and stone dormer windows are a feature of the Conservation Area. Roof lights are not; but these have started to be introduced, through permitted development, within the Conservation Area. However, in order to control the impact that such windows can have on traditional properties the District council will explore the possibility of removing permitted development rights through the introduction of an article 4 direction.
- 9.22 Traditional buildings in the Conservation Area are built in revival styles and are detached medium to large properties, semi-detached villa properties, and tall terraces. All buildings incorporate various roof structures at various pitches within their design e.g. gable, hipped, full height bays with pyramid roofs, turrets and towers.

The Traditional Pattern of Frontages

- 9.23 Some original field boundaries are still evident within the Conservation Area and any new development should maintain and respect these features. Other important features which should be maintained or replaced where lost are the stone boundary treatments, gate piers, railings and gates.
- 9.24 The majority of buildings are set approximately six metres within their linear burgage plots, and face onto the road. Loss of small front and rear gardens has occurred to the majority of properties. Developments have resulted in the combining of burgage plots with some however diminishing in size. The positioning and aspect of buildings should be maintained. There are a few exceptions though with no.46 Nottingham Road and the Former Cattle Market being positioned so that parts of their construction form section of their boundary treatments. The Almshouses have large communal gardens and the Churches occupy large corner plots.

Vertical Emphasis

- 9.25 New buildings would be expected to respect the vertical emphasis of the areas various building styles through the use of timber windows either vertical sliding sashes with or without horns, traditional side opening casements, but also rectangular overlights above entrance doors. Apertures should balance equally within the façade. New developments could incorporate double bays with conical segmented roofs, turrets and large detailed chimney stacks to reflect architectural features found in the area. Such features could contribute to the design by introducing other forms of vertical emphasis. These features would also be appropriate where extension to existing buildings are proposed, however the materials in both extensions and new developments should be sympathetic to the existing and surrounding buildings.

The Nature and Quality of Materials

- 9.26 Nottingham Road utilises a limited palette of traditional materials within the Conservation Area with locally produced limestone in its purest form 'Mansfield White' being one of the main building materials for both buildings and walls with a different coloured stone used for detailing. The character appraisal also notes the use of red brick as another building material and on the more elaborate buildings darker brick detailing has been introduced. Red brick has also been utilised on the least visible elevations of properties as a cheaper alternative to stone, and in some cases has been used for extensions on stone buildings which is not appropriate to their character or appearance.
- 9.27 Roof materials are a mixture of slate and plain tiles with limited decorative clay ridge tiles used. Concrete tiles have been implemented as replacement roofing materials to traditional properties, this use being inappropriate to the character and appearance of these buildings and the Conservation Area.
- 9.28 Timber should be used for windows and doors for reasons of architecture and historic integrity. For older buildings the insertion of factory made standard windows whether in timber or Upvc is damaging to the character and appearance of historic buildings and the wider Conservation Area. The frame members of Upvc tends to be greater and

thicker than timber ones. In older buildings it is not possible to replicate fine timber mouldings in Upvc, or when double glazed units have been implemented with stuck on glazing bars, their use will harm the visual appearance of traditional buildings where they are used to replace earlier timber designs. The sympathetic repair of an existing timber window retains the original character and appearance of an old building and is preferable to unnecessary replacements. Properly maintained timber windows can last for many years.

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

- 9.29 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:-
- 9.30 Timber is a sustainable resource. As long as the timber is sourced from properly managed forests and care is taken in the choice of preservatives, paints and stains, timber windows are by far the best environmental choice. Modern, high performance timber windows need minimal maintenance and potentially have a significantly longer life than 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 replaced whereas this can not be done with Upvc.
- 9.31 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.
- 9.32 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.
- 9.33 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)

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

Trees and Green Spaces

- 9.35 The Nottingham Road Conservation Area is enriched by Titchfield Park, which is extensively planted. The Conservation Area includes an element of tree lined routes such as Beech Avenue; these have diminished through disease or loss, further occasional tree still appear within the highway. The importance to the Conservation Area of these trees can not be overstated. The long term maintenance for trees in the

public highways rests with Nottinghamshire County Council although the District Council does employ a tree officer who is responsible for all applications for works to trees on Mansfield District Council owned land within the Conservation Area.

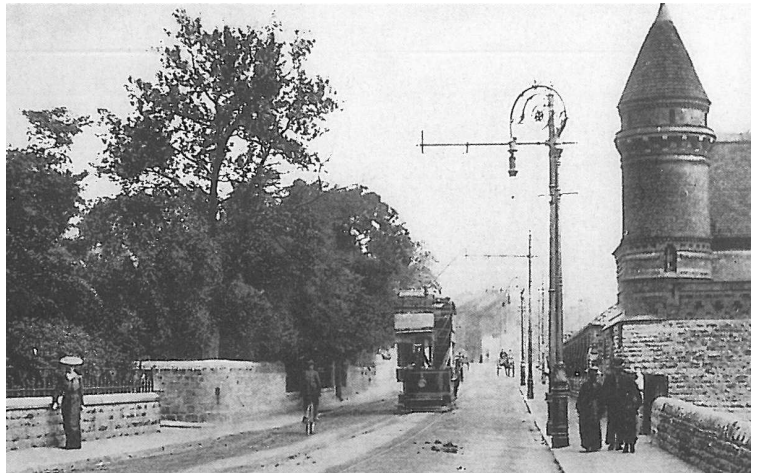
- 9.36 The loss of front gardens and replacement with hard landscaping has contributed to the erosion of its green spaces which has harmed the special character and historic interest of the Conservation Area. Nottingham Road has a few remaining visible landscaped grounds to properties as such special regard should be placed upon their retention. The introduction of unsympathetic large expanses of tarmac to form car parks also has had an impact on the Conservation Area; these could be improved through the introduction of landscaped areas. Mansfield District council will seek to preserve the special character of the green landscape and the views afforded from these areas as well as the more urban elements of the Conservation Area including walls, boundaries and buildings.

The Public Realm

- 9.37 The District Council, in conjunction with Nottingham County Council, will explore opportunities that seek visual improvements to the highway and the relief of traffic and parking issues within the Nottingham Road Conservation Area.

- 9.38 Sign rationalization will help improve the appearance of the area and reduce street clutter to leave unfettered views of the historic area. In particular, the majority of signage is for parking restrictions including directional signs and these consist of numerous grey posts with small parking signs attached. The Council will explore opportunities to reduce the number and seek better location of traffic and other signs in a way that enhances the appearance of the Conservation Area.

- 9.39 Street lighting consists of standard off the shelf designs on grey columns; the aim would be to seek the reintroduction of a more traditional style of lighting consistent with the period of the Conservation Area.



- 9.40 In relation to surface treatments and street furniture there is currently no overall strategy in place as such the following principles should be followed. Standard, off-the-shelf design solutions do not normally add local distinctiveness or the creation of a sense of place. Indeed obtrusive pedestrian crossings and poorly positioned highway signs can detract from the visual quality of the Conservation Area. Attempts to improve the public realm need to focus on: -

- The removal of unnecessary signs and the reduction in street clutter.
- Improved locations of existing signage, utilities and post boxes.

- Improvements to surface treatments with for example the introduction of natural paving to footways and stone kerbs as opposed to tarmac surfaces and concrete kerbs.
- One standard design and colour for bins, seating and bollards.
- More traditional style of street lighting furniture in same colours as street furniture.
- Only implement road markings that there is a statutory requirement for and only the minimum required to achieve compliance. Seek ways to reduce the visually negative impact of road markings within the Conservation Area such as 50mm pale yellow coloured double no parking lines.
- The removal of red defined cycle paths.
- The removal of car parking bays along Nottingham Road.
- Improvements and rationalisations of crossings.

9.41 While the above principles should be supported, the ability to undertake improvements to the public realm will depend upon the availability of funding. There are no current funding sources identified for such work, however this does not mean that there won't be any in the future and so it is important to establish a set of principles in anticipation of future funding.

9.42 The most attractive townscapes contain the minimum amount of street clutter. Limiting clutter not only helps create attractive streetscapes, it also ensures a more user-friendly public realm. English Heritage has published guidance on the management of public streets entitled 'Streets for All' with a national version and an east Midlands version (The latter launched in Mansfield in 2004). These documents should act as the inspiration and guide for improvements to the streets and public spaces within Nottingham Road Conservation Area and can be found at www.english-heritage.org.uk. The initiative of English Heritage is supported and paralleled by other bodies including the English Historic Towns Forum and English Partnerships.

10.0 OPPORTUNITIES FOR ENHANCEMENT.

Introduction

10.1 There are a number of opportunities for enhancing the Nottingham Road Conservation Area, with those identified being recorded in Figure 13: Areas for potential enhancement as well as being set out below. These are in addition to the general requirements mentioned above and the proposal in relation to imposing an Article 4 Direction to control the loss of traditional building features. Where there is a project involving statutory Council functions this will take priority. This list is not exhaustive and new projects will be considered and implemented at the time of the yearly review.

- A. The flat roofed and multi-styled extensions and Upvc porch to this building are unsympathetic and detract from the building and the appearance of the Conservation Area. If in the future there are proposals for the redevelopment of the building the opportunity should be taken to improve and enhance its architecture. Protruding metal holders have been left embedded in the boundary wall copings which could be hazardous; the metal railings they were to support have not been implemented. Proposals should reinstate traditional design railings.
- B. Timber fencing has been implemented as a boundary treatment; this boundary detailing is not a feature of the Conservation Area. The opportunity should be taken to replace it with traditionally styled metal railings or a stone wall.
- C. The loss of the stone boundary treatment, gate piers, gates and metal railings and the implementation of an unsympathetic forecourt treatment to this property have affected its character and appearance. Proposals should take the form of reinstating these lost features as part of an appropriate forecourt scheme.
- D. Timber panelled fencing has been implemented to the top of the front boundary walls as have timber gates; there is evidence of metal brackets attached to the boundary walls which could be the remaining elements of a metal boundary treatment; historical research could determine this, and if confirmed, the opportunity should be taken to reinstate traditionally designed metal railings and gates.
- E. The stone boundary wall has part collapsed the render to the rest is in a poor state of repair, trees within the small landscaped area are suffering through cars being parked which is compacting the ground. Enhancement opportunities should take the form of rebuilding the boundary wall, removing the damaged render and re-rendering. Also implementing further soft landscaping and trees/shrubs to this location to restrict parking.
- F. A previous inappropriate corrugated metal building has been removed and the stone wall and boundary wall of the property have been repaired and a stone boundary wall rebuilt. The location of the building's footprint could be improved through the implementation of a soft landscaping scheme.
- G. The remnants of an outside structure and an expanse of tarmac surfacing are evident. Proposals would be to remove the inappropriate screening and implement natural screening and a more appropriate surfacing treatment.
- H. An uninspiring hard landscaped forecourt has been implemented to this property. The appearance of this property would be enhanced through the replacement of this forecourt with a more appropriate landscaping scheme.

- I. A section of the boundary wall has been altered and coping stones have been lost. The reinstatement of an appropriate boundary wall and copings to match existing boundary treatment would benefit the appearance.
- J. The boundary treatments, gates/gate piers and railings have been removed from the three terrace properties which have been converted to shops; an uninspiring hard landscaping scheme has also been implemented. The usages of these premises would not permit the reinstatement of complete boundary details, but the reinstatement of the end stone boundary walls and traditional railings would better define the plots, and be respectful of their original plan layout form, as would the implementation of a more appropriate hard landscaping.
- K. For reasons of security industrial metal fencing, mesh panels and tall metal gates have been implemented. The implementation of more traditional styled gate and the replacement of the metal fencing with a stone boundary wall would improve the appearance of this building but also the surrounding area.
- L. Numerous alterations to the shop fronts of the three stone terraces have occurred. A shop window and fascia to the elevation facing onto Sherwood Street has numerous advertisements covering the entire window/fascia board. Numerous advertisements appear to the main shop front windows, some have external roller shutter boxes and inappropriate styled illumination. These properties would benefit from the reinstatement of more traditionally styled shop fronts constructed from timber and painted a rationalisation of advertisements but in a more appropriate treatment and incorporating internal security shutters and replacement of the inappropriate illumination.
- M. The front boundary treatment, gates/gate piers and railings have been lost this property would benefit from the reinstatement of these missing features.
- N. A section of the front boundary treatments and railing have been removed, the property would benefit from the reinstatement of these missing features.
- O. The railings to the boundaries have been removed; the reinstatement of these features would benefit the property.
- P. This appearance of this property has suffered through the loss of its boundary walls, gate piers and railings. Proposals could take the form of the reinstatement of these lost traditional features and the realignment of its boundary wall.
- Q. A section of its side boundary wall to the rear of the property has been lost; the area is used as a car park for the business. Restricted access could be needed which would involve implementing a metal gate to the passage adjacent to the wall of no. 90 Commercial Gate, and the implementing of metal railings to the brick rear boundary wall of the property. These railings and gate should be traditional in design. The missing section of side boundary wall could be reinstated and metal vehicle gates could be implemented.
- R. A section of its boundary wall has been realigned; this would be an ideal opportunity to redefine the original line of the boundary wall.
- S. The side boundary wall has been removed and the forecourt of this property is uninspiring, consisting of tarmac. Proposals could entail the reinstatement of the boundary wall and the implementation of a more appropriate landscaping scheme.
- T. The connecting boundary wall and front boundary wall have been removed/altered, as has the corresponding gate pier, gates and railings. The landscaping scheme to the forecourt is uninspiring. Proposals could be for the reinstatement of lost historic features and a more appropriate landscaping scheme.
- U. The forecourt to property is uninspiring, a large sign visually obscures the property and the gates have been removed. Enhancement proposals could take the form of

- implementing a more appropriate landscaping scheme and signage and reinstate traditional gates.
- V. The Boundary walls have been lost as has the railings and gate; forecourt is uninspiring. Reinstatement of lost historic features and a more appropriate landscaping scheme and railings would benefit the property.
 - W. The boundary walls have been altered and the gates have been lost. A modern gate and railings have been implemented to restrict access to the rear of the property and modern railings have been implemented to entrance steps. Implement a more traditional style of railings and gates.
 - X. The boundary walls, railings and gates have been lost, landscaping to the property is uninspiring, and graffiti is also evident. Enhancement proposals could be to reinstate lost traditional features, the removal of the graffiti, and reinstate a more appropriate landscaping scheme.
 - Y. The boundary wall and gates have been lost; the building is vacant, boarded up and in a poor state of repair. Opportunities should be sort for the re-use of this property, with beneficial proposals for the reinstatement of lost features and repairs.
 - Z. Trees have been lost which once lined the entire road; boundary treatments to the building to the east side have also been removed. Conversion of buildings have occurred which has resulted in ramps and large vehicle access gates being built. If a change in owner/occupier occurs this would be an ideal opportunity to reinstate the lost boundary treatments and the removal of unnecessary access details. The lost trees which lined the route could be reinstated (using appropriate trees species).
 - I. Certain trees are located in close proximity to the listed structures; and should be removed. An assessment of other trees would be needed and any dead, damaged or dangerous ones should be removed.
 - II. Timber fencing has been erected as a boundary treatment between the rectory and St Marks. Proposals should take the form of replacing this with a more appropriate stone boundary wall.
 - III. Modern metal security fencing and gates have been implemented to these vacant boarded up properties, which are also suffering from vandalism and theft. Opportunities should be sort for re-uses and conversion of this property, the reinstatement of traditional windows and doors (if been removed) and the removal of graffiti. The property would benefit from the introduction of more traditional style railings and vehicle gate. A door to the central passageway may be required; which could replicate the passageway door appearing at the Nottingham Road Almshouses, as both properties are built in a Tudor Revival Style.
 - IX. During the 1880's improvements were made to Titchfield Park. One such improvement was the implementation of a wooden bandstand on the banks of the River Maun, unfortunately through deterioration the structure was considered unsuitable by the Park and Cemeteries Committee in 1951 and was demolished. The original location of the bandstand is still an open expanse of grass with gym equipment to its periphery. Titchfield Park would benefit from the reinstatement of the bandstand as it would enhance the area.
- Adjacent to Conservation Area Boundary.
- IV. Junction of Nottingham Road and St Peters Gate adjacent to the boundary of the Conservation Area. An area of uninspiring hard landscaping, metal railings and abundant signage. Sign rationalisation, more appropriate traditional railings painted

- black and more appropriate hard landscaping to corner but also extending down Nottingham Road (to complement stone structures within the vicinity or possibly matching hard landscaping implemented to Nottingham Road and Portland Street junction adjacent to St Marks) .
- V. Site of recently demolished buildings. Site has planning permission to be converted to a car park with a landscaping scheme. As part of this planning permission the Local Planning Authority has included conditions which require details of appropriately boundary treatments to be approved before commencement of works. If new build then should respect size, mass, format, construction, positioning within plots of existing historic buildings also boundary treatments should correspond.
 - VI. Site of recently demolished buildings. Site will possibly be converted to a car park. Reinstatement of appropriately constructed stone boundary wall, with copings, stone gate piers, railings and gates and soft/screen with trees/shrubs and planting scheme within site. If new build then should respect size, mass, format, construction, positioning within plots of existing historic buildings also boundary treatments should correspond.
 - VII. Site functioning as a car park which is an uninspiring large expanse of tarmac with unsympathetic boundary treatments. Implement appropriately constructed stone boundary wall, with copings, stone gate piers, railings and gates and soft/screen with trees/shrubs and planting scheme within site.
 - VIII. Site functioning as a car park which is an uninspiring large expanse of tarmac with brick steps implemented to access car park. The site would benefit from the continuation of the stone walling and the introduction of soft landscaping (trees/shrubs) to improve visual impact.

Generally, there are a number of historic buildings within the area which have suffered through the loss of traditionally designed and constructed windows and doors and the replacement of traditional roofing materials. These alterations have harmed the character of these buildings and the wider Conservation Area. Enhancement opportunities would involve the reinstatement of historically correct window and door styles and traditional roofing materials that would benefit the appearance and enhance the Conservation Area.

The majority of the roads are restricted parking areas, which has lead to the following: excessive amounts of restrictive parking lines, a red defined cycle route; numerous traffic signs and crossing areas; mainly no parking signage, no entry and turn signs and pedestrian walkway signs that are all contributing to the clutter and affecting the appearance of the Conservation Area. The principle of 'less is more' should be employed. Where signs are required they should be located as sensitively as possible and duplication avoided. Road markings should be rationalised to the minimum required to meet highway standards and ways sought to reduce their visual impact on the Conservation Area, such as using 50mm double no parking lines in pale yellow. Remove the defined cycle route and pedestrian walkways signs and rationalise crossing and re-design those required using English Heritage streets for all guidance.

An influx of inappropriate material for rainwater goods is occurring and various coloured rainwater goods are evident throughout the Conservation Area. The reinstatement of metal rainwater goods and use of a consistent colour scheme,

possibly black, for these items would improve the appearance of the Conservation Area.

The area is blighted by an excessive amount of car parks to its boundaries. The Water Meadows car park is situated so as to give access directly to Titchfield Park so the need therefore for extra parking bays to Nottingham Road is unnecessary and the area would benefit their removal.

Public bins have been located within the grounds of properties. Boundary walls have had their corners chamfered off and in the spaces post and exchange boxes and signage have been implemented. The relocation of these elements to a more appropriate position would also allow the realignment and configuration of lost boundary walls.

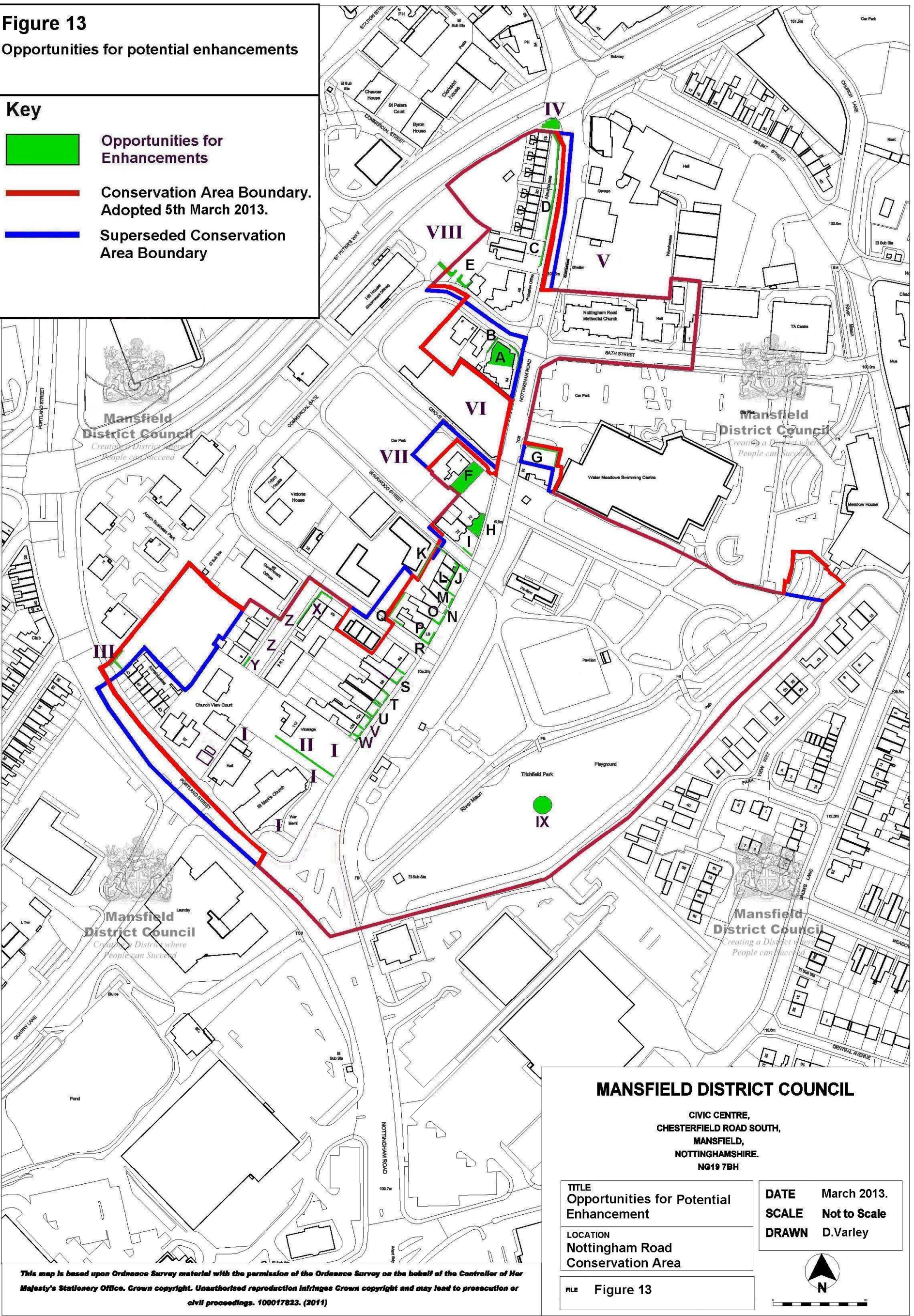
A consistent more sympathetic hard public landscaping scheme is required which complements the traditional buildings in materials, colour and sizes.

Off the shelf standard lighting columns are consistent throughout the Conservation Area. The area would benefit from the introduction of a more traditional style which is more in keeping with the status of the area.

Figure 13
Opportunities for potential enhancements

Key

-  Opportunities for Enhancements
-  Conservation Area Boundary. Adopted 5th March 2013.
-  Superseded Conservation Area Boundary



11.0 MONITORING THE CONSERVATION AREA

Buildings at Risk Survey and Register

- 11.1 A condition survey of all listed buildings in the District is conducted every three years, the last survey being in 2010/11. The survey data is compiled into a “Buildings at Risk Register”.
- 11.2 Future surveys and registers should include all unlisted buildings that make a positive contribution to the Conservation Area. Buildings at Risk thus identified should be targets for future grant aid.
- 11.3 Nottinghamshire County Council intends to provide six-monthly updates of Buildings at Risk on its website and it is proposed that unlisted buildings that make a positive contribution to the Conservation Area should be included on this. See www.nottinghamshire.gov.uk/buildingsatrisk.

Monitoring of permitted and unauthorised changes

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

Article 4 Directions

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

Monitoring indicators

- 11.7 In order to assess the impact of the protection of the special character and appearance of the Nottingham Road Conservation Area brought by designation and the preparation of the Conservation Area Appraisal and Management Plan, it is considered necessary to develop a range of appropriate monitoring indicators that can be used to provide empirical analysis of the condition of the area.
- 11.8 The monitoring indicators set out below seek to follow those contained in the English Heritage published State of the Historic Environment reports. These reports have been produced each year since 2002 and represent annual surveys of the state of England’s and each region’s historic environment.
- 11.9 Each indicator will be monitored through an Annual Monitoring Report and the monitoring of each will begin on 1st April 2013. The first set of results and thus the

evidence of change will be reported in the Annual Monitoring Report 2014. Monitoring will be dependant upon the availability of resources and Council priorities at the time.

Indicator	Ref	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Listed Buildings and boundary walls. (entries)	8	First Year
	A2	Number of Landmark Buildings / Unlisted Buildings of Merit (entries)	15	First Year
	A3	Number of Listed or unlisted Historic Parks of merit	1	First Year
	A4	Number of Scheduled Ancient Monuments	0	First Year
	A5	Number of Tree Preservation Orders made covering trees within the Conservation Area	0	First Year

Indicator	Ref	Measurement	Value	Change
Heritage At Risk	B1	Number of Listed Buildings, boundary walls or unlisted buildings of merit identified as needing urgent and/or non - urgent works	0	First year
	B2	Number of monitoring surveys not carried out by stated key date	0	First Year

Indicator	Ref	Measurement	Value	Change
Managing Positively	C1	Number of applications for Planning Permission determined in accordance with Conservation advice where Conservation Area is a statutory consideration	3	First Year
	C2	Number of applications for Listed Building Consent determined in accordance with Conservation advice	0	First Year
	C3	Number of applications for Conservation Area Consent determined in accordance with Conservation advice where Conservation Area is a statutory consideration	0	First Year

	C4	Number of decisions on tree notifications made in accordance with Local Authority advice.	1	First Year
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Indicator	Ref	Measurement	Value	Change
Enhancing the Historic Environment	D1	Number of buildings receiving grant assistance for repair or reinstatement of historic fabric	0	First Year
	D2	Number of enhancement schemes completed	0	First Year
	D4	Number of replacement trees planted	11	First Year

APPENDICES

Appendix 1

A: National Policies.

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

B: Mansfield District Council Conservation Policies

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

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

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

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

1. The part played by the buildings in the architectural or historic interest of the area;
2. The condition of the building and the viability of its retention and continued occupation;
3. The wider effects of demolition on the surroundings and on the conservation area as a whole;
4. Whether the replacement scheme will make a positive contribution to the appearance or character of the area or bring other substantial benefits to the

community that outweigh the harm caused by the loss of the buildings. In such cases, consent will only be granted where there are acceptable detailed proposals for the redevelopment of the site.

- BE8 Planning permission will not be granted for developments adjacent to conservation areas if they would adversely affect the character of appearance of the conservation area.*
- BE9 Planning permission will not be granted for developments which would lead to the removal of features in conservation areas such as walls, trees, hedges, open spaces and fences where such features contribute towards the character of the area.*
- BE10 Planning permission will be granted for developments that would enable the implementation of environmental improvements in conservation areas.*
- BE12 Where planning applications are submitted which may affect sites of known or possible archaeological interest the District Council may require an archaeological assessment of the site, comprising of a desktop evaluation and, where appropriate, a field evaluation to determine the extent and level of such interest and the impact of the proposed development. The District Council may also require a scheme of treatment for the archaeological remains prior to determining the application.*
- BE13 Planning permission will not be granted for developments on site of archaeological significance unless they make provision for an appropriate scheme for the treatment of remains. In determining a planning application, the council will weigh the importance of remains against the need for development and other material considerations.*
- BE14 Planning permission will be granted for the development of, or alterations to, shop fronts and consent granted to display advertisements on shop fronts provided that they would meet all of the following criteria:*
- 1 Not have a detrimental effect on the character or appearance of the building and surrounding area;*
 - 2 Have regard to existing architectural and decorative features;*
 - 3 Have regard to the securing of the property and the surrounding area;*
 - 4 Have regard to accessibility.*
- BE15 Consent for poster advertisement hoardings will be granted provided that they would meet all of the following criteria:*
- 1 Not result in loss of amenity;*
 - 2 Not create a traffic safety hazard;*
 - 3 Relate in scale and design to their surroundings.*

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

Appendix 2: Mansfield District Council Area Specific Policies

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

- LT1 Titchfield Park.*
Planning permission will not be granted for developments which would lead to the loss of major public open space areas and local parks, unless they would enhance the facility for recreational use.
- E16(A) Nottingham Road.*
Planning permission will be granted for developments which would consolidate office uses within the Area.
- LT9(I) Portland Street, Mansfield.*
Planning permission will not be granted for developments which would prevent the implementation of a landscaping scheme on land off Portland Street. The seven houses which comprise this site are considered unsuitable for residential occupation because of their poor condition etc

Appendix 3: Designated Heritage Assets and Criteria of Unlisted Buildings of special interest in the Conservation Area.

Designated Heritage Assets

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

Grade I Buildings considered to be of exceptional interest.

Grade II* Important buildings of more than special interest

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

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

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

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

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

Appendix 4: Schedule of structures of special interest

Nottingham Road Conservation Area

Historic Structures are referenced by number please refer to Figure 9 – important structures within the Conservation Area.

- 1. 18-40 (Even) Nottingham Road. Heath's Almshouses and adjoining boundary wall**
Listed Grade II

Two rows of six almshouses separated by a gateway. Dated 1855 restored late C20. Coursed squared stone with ashlar dressings and plain tile roofs with coped gables and 4 ridge and 4 gable brick stacks. Plinth. Single storey; 2 blocks, each of 6 windows, linked by an archway. Windows are flat-headed 2-light casements with wooden mullions. Central archway has a segment-headed pair of doors with label mould, and above it, an inscribed and dated scroll. Stepped coped gable with string course and central shield. Each block of 6 houses has a central projecting double-gabled porch with 2 Tudor-arched doorways and board doors. Flanked on either side by two 2-light windows in chamfered surrounds, then further pairs of double-gabled porches, then single 2-light windows in chamfered surrounds.

SUBSIDIARY FEATURES: adjoining boundary wall, coursed squared stone with moulded ashlar coping and a central pair of square gate piers with gabled caps.
- 2. No. 46 Nottingham Road**
Listed Grade II

A former house built in the Gothic Revival style, then Probation Service office now offices. The rainwater heads are dated 1858. Late C19 front and mid C20 rear additions. Coursed squared stone with ashlar dressings and steep pitched plain tile roofs with coped gables, kneelers and finials, and single gable, ridge and side wall stacks. Cast-iron rainwater heads dated 1858. L-plan. 2 storeys plus attics; 4-window range. Front, to Commercial Gate, has a tall off-centre wing with a 2-storey canted stone bay window with 2 ogee-headed lights, flanked by similar single lights. Below, similar taller windows. Above, a blank triangle in the gable. To left, 2 trefoil-headed single lancets. Below, a single storey lean-to addition, rock-faced stone with slate roof, with a C20 two-light casement. To right, 2 pairs of trefoil-headed single lancets, and above, 2 through-eaves dormers the left with a single lancet, the right with a double lancet, all trefoil-headed. Below, in the return angle, a steeply gabled porch with coped gable and finial, moulded pointed-arched doorway with hoodmold and stops, and board door. Inscribed tablet and blank triangle above the door. To left, a single lancet. To right, a triple lancet, both trefoil-headed. Right gable, to Nottingham Road, has a canted 2-storey bay window with ogee-headed lights similar to that at the front. Above it, a single lancet. Wing to right has a double lancet on each floor.

INTERIOR: hallway has a pointed arch and wooden dogleg stair with wrought-iron balustrade and wooden handrail.
- 3. Nottingham Road Methodist Church**
Listed Grade II

Dating to 1913, in the Free Gothic style. Probably by Brewill & Bailly. Rock-faced ashlar and yellow brick, with ashlar dressings and gabled and hipped Westmorland slate roofs. Apsidal east end with vestries and meeting rooms, aisle less, nave with double transepts, south-west tower with spire. Canted apse has central 3-light pointed-arch window with panel tracery, and to south a single window. Meeting room, placed

crosswise at the east end, has hipped north end with ridge stack. Coped south gable with finial and square flanking buttresses with flat caps, and 3-light pointed arch window with panel tracery. East side has four 3-light leaded casements and a door with sidelights, all with segmental heads. Vestry, to south of apse, has lintel band, string course and blocking course, and hipped roof. Large canted bay window to left, with a 4-light mullioned window flanked by single lights. To right, a door with overlight, flanked to left by a small window. Nave has buttresses on each side, and 3 traceried 2-light pointed-arch windows. West end has heavy shouldered coped gable with a Perpendicular-style 3-light pointed-arch window, with mullions in the form of buttresses, in a deep splayed reveal with hoodmold and stops. Below, projecting entrance bay with gabled flanking buttresses topped with square pedestals with crenellated moulded copings. Segmental pointed arch with panelled double doors and traceried fanlight, under a concave swept gable. Beyond, on either side, a single ogee lancet with hoodmold. To north, a small square tower with a single blind lancet on each side at the top. The corners are carried up to form square pinnacles with moulded flat caps. At the north-west corner, a stair enclosure with shouldered coped gable, string course and coped parapet. 2 single lancets with hoodmolds to west and north. North gable has, above, a tall single lancet. South transept has coped gables and 3 gabled buttresses topped with square pinnacles. Two 3-light pointed arch windows with panel tracery. Plainer north transept has similar windows. Square south-west tower, 3 stages, has gabled diagonal buttresses topped with flat-topped square pinnacles, string course and coped parapet, with a central lancet on each side under a tiny gable. Ground stage has to west a segmental-pointed doorway with hoodmold and impost band and panelled double door with traceried overlight. Above it, 2 small lancets with impost band. To south, a canted projection with hipped roof and moulded cornice. 3-light mullioned window flanked by single lights. Second stage has a narrow single lancet on 3 sides. Bell stage has on each side a splayed recess with moulded segmental pointed head, with 2 single-lancet louvred bell openings divided by a stepped buttress. Setback plain octagonal spire with ball finial.

INTERIOR. Chancel has moulded arch with hoodmold and corbels, and round shafts. On either side, a tall pointed opening, the left with organ pipes, the right with a door. Apse has wooden ribs. To east, triple lancet with stained glass, 1913, possibly by Morris & Co. To north, 2 pointed arches with organ pipes. To south, blank arch and window with alternated stained glass. Nave has arch braced roof with collar and wall shafts on corbels. Iron tie rods with tracery. West end has traceried wooden gallery with rounded ends, and below it, a glazed wooden screen with a glazed double door at each side. Patterned stained glass throughout. Transepts have moulded arches with a round granite central pier. North transept has a doorway to east.

INTERIOR: entrance hall has stained-glass screens and doors. Tower has concrete winder stairs with iron stick balusters.

Meeting room has arch braced roof.

FITTINGS: traceried panelled octagonal wooden pulpit and stair, traceried reading desk, choir stalls and lectern, all mid C20. Panelled curved benches with shaped ends.

MEMORIALS include 3 re-sited marble tablets, C19.

4. Boundary wall and gates at Nottingham Road Methodist Church

Listed Grade II

Boundary wall and gates at Nottingham Road Methodist Church. 1913. Possibly by Brewill and Baily. Rock-faced stone with ashlar dressings. Low wall with chamfered coping and intermediate piers with chamfered caps. Opposite the west door, a pair of

square gate piers with ogee-headed recessed panels and billeted flat caps. To right, at the corner, a pair of similar piers. Both have pairs of wrought-iron gates. Higher return wall, to Bath Street, has rubble coping and no intermediate piers. Pair of small square piers with a wrought-iron gate, and to right, a pair of larger piers with billeted caps

5. Methodist Church Hall

Dating to 1913, in the Free Gothic Style, constructed from brown brick with stone detailing. Front façade has large square style buttresses with flat stone caps and detailing to each corner, stepped gable with kneelers and square finial, central staggered square crenulated section with 3-light pointed arch window with panel tracery, below which is further central staggered square entrance with stone detailing and square columns with caps. Entrance aperture is stepped cantered arched with stone mullion overlight. Mullioned light windows either side of the entrance on gable. Westmorland slate roofs with roof tower.

6. No. 1 Commercial Gate

Possibly by Mr G Parsons. 2½-storey detached stone front façade with red brick rear and side elevations, steep pitched gable end, with small side gable, concrete tiled roof, protruding bargeboards. Flush mullioned sashes, sashes and casement windows, with stone surrounds and protruding cills. Flush stone band, string course and quoin detailing. Arched entrance with keystone, pedestals and decorative capital columns with recessed entrance door. Windows to sides/rear have stone cill and lintels. Later 2-storey brick extension and single storey rendered extension appearing predominantly to the rear.

7. Nos. 3-5 Commercial Gate – Gladstone Villas

2-storey semi-detached property constructed from stone to the front façade with possibly red brick side/rear elevations - pebble dashed. Hipped roof with concrete tiles, smaller stone chimney stacks to front with tall brick with brick detailing stacks to rear. Double end bays with half turret ridge roofs, windows are casements, two adjacent central arched keystone entrances above which is a vertical emphasis casement window. Later lower 2-storey addition has been implemented to the rear.

8. No. 54 Nottingham Road

Designed by Fothergill Watson for Mr G Parsons. 1876. Mr G Parsons was a Mansfield builder who was responsible for the construction of a number of Fothergill Watson buildings. No. 54 is 2½ storey stone detached 'L' plan variation property, with protruding string courses and stone band detailing, further stone bands in different type of stone and stone lintels detailing, Window apertures to ground floor are stone mullioned but with columns and decorative capitals those to the top storey are plain mullioned, 9/1 sash windows to first and second floor, smaller windows to top floor. Modern extensions and Upvc porch to front façade.

9. No.15 Nottingham Road. Former cattle market building and attached gates

Listed Grade II

The lodge to the former cattle market designed by local architect Fothergill Watson and dated 1877. Red brick with blue brick and ashlar dressings and chamfered rock-faced stone plinth, 2-storeys, gabled and hipped plain tile roofs with decorative ridge tiles, moulded brick eaves and single panelled brick ridge stack. Various windows: - 4-window range, 2 and 3-light mullion, small square windows, 3-light cross mullion with decorative relieving arch, hipped oriel window on corbels, 3-light stone cross casement.

To the right a round corner tower with machicolated eaves and conical roof topped with a wind vane. Attached to the north-west corner, a pair of chamfered square ashlar gate piers with chamfered octagonal caps and a pair of ornate wrought-iron gates, made by The Meadow Foundry co Ltd, Mansfield

10. No.1 Grove Street

Detached 2-storey red brick building with hipped slate roof with decorative ridges, egg and dart modillions and string course, central entrance with single bays either side, bays have bracketed cornices, and sash windows, 3 window ranges to first floor contain casement windows with protruding cills, all single apertures have painted frontons with decorated tympanum and console stops. Each semi has 3 window ranges to first floor, with protruding stone jambs and cills, and triangular frontons with scroll console stops.

11. Nos.70-72 Nottingham Road

2½-storey stone semi-detached property with end kneelers and stone brackets, continuous slate hipped roof, two gable ridges stacks and one stone stack, quoins. To the front façade each semi has central door with segmental fronton and pedestal with banded slim column and straight jambs each door has a single bay window to either side. Windows are side 1/1 and central marginal lights sashes. Each semi has three 6/6 sashes windows to first floor with protruding stone jambs and cills and triangular frontons with scroll console brackets. Each semi has a 2-storey rear stone extension with hipped slate roof (each semi is therefore 'L' plan in format) with flush lintels and protruding cills, windows to first floor are either 3/6 sash or plain casements and to ground floor to Grove Street only 6/6 sashes.

12. Nos.76-82 Nottingham Road

3-storey stone terraces running parallel with Nottingham Road. Constructed in Ashlar blocks with stone plaque (name of terraces is indecipherable). Continuous concrete tiled roof, with protruding stone cornice, hip to Sherwood Street and gabled end roof adjoining a further set of terrace properties (84-90) to no.82. Ground floor to no.76-80 have been converted to shops (no.76 also has a shop front to Sherwood Street), windows to first and second floor are single windows positioned to left side of properties, except for no.80 which has two windows to first floor. Windows are modern 6/6 to first and 3/6 to second and have stone flush lintels and protruding cills, windows to no.76 are cantered full windows which open at the top.

13. Nos.84-90 Nottingham Road

3-storey terraces, slightly higher than no.76-80, but the opposite way gable to no.82 and hipped to Commercial Gate. These terrace properties and 'L' plan in format, constructed from rock-faced ashlar, slate roof with protruding stone cornice. Ground floor windows are double mullions, two sets of windows appear to first and second floor, all windows have slightly protruding stone Ashlars stone surrounds, with no.84 having an extra ashlar stone extension to no.82 from lintels of all apertures. Doors are recessed have ashlar stone surrounds and pedestals. No.90 has a shop at ground floor and the mullioned window has been removed from no.88 and replaced with a larger single window. All windows are 1/1's.

14. Nos.58-60 Commercial Gate

2-storey semi-detached property, built of brick, with extensive flush stone detailing to the front façade, gabled roof, slate to no.58 which is square in plan form, and concrete tiles to no.60 which is 'L' plan. No.58 has two ground floor square mullioned bays above which are mullion windows, the entrance is centrally positioned with decorative fronton and brackets and a single window above. No.60 has smaller front façade, so only one square bay but with the same style entrance door detailing, above bay is a double casement window, above entrance door is a single window. Windows would originally have been sashes.

15. Nos.2-8 (evens) 1-5 (Odds) Beech Avenue

2-storey pitched roofed properties, predominantly slate, nos. 4-6 have concrete tiles. Buildings are constructed from red brick with stone quoin detailing to apertures, ground floor square bays with hipped roof, above which are mullioned windows, entrance doors have rectangular overlights above which are single windows. Windows would have been sashes. Nos.2 and 8 is detached, nos.4-6 is semi-detached, and no.1 would have been a detached property but it is now linked to the adjacent building by a lower infill panel. Building nos. 3-5 would have formed a semidetached property which matches nos.58-60 Commercial Gate properties; here no.5 is the larger of the two.

16. No.94 Nottingham Road

3-storey square double gabled slate roof building, constructed predominantly in rock-faced stone, rear of property is rendered. Building with nos.96-98 and nos.100-102 are a set of different styled terraces. Front elevation has central entrance door with slightly protruding ashlar stone surrounds and pedestals, double bays either side with ashlar stone details, above entrance door is a single sash window with a smaller sash window to 2nd floor, above bays to 2nd floors is also a single sash window but these are 2/2 panes, all windows have slightly protruding ashlar stone surrounds. Further detailing to front façade is ashlar stone bands and string course.

17. Nos.96-98 Nottingham Road

3-storey 'L' plan double gabled slate roof property, constructed in rock-faced stone to front façade with rear and visible side elevation constructed from red brick. Buildings with no.94 and nos.100-102 are a set of different styled terraces. Property has a double gabled frontage but with a larger central connection to accommodate two separate entrance doors, property has double bays to the outside edge of the entrance doors. Entrance doors have overlights and protruding ashlar surrounds and pedestals, a section of lintel links the two adjacent surround details, adjacent to the outside of each door are double gables with ashlar stone details. Above each entrance door is a single window to first floor above which is a date plaque, '1896'. Above each double bay is a further single window, with the window to no.98 being slightly wider. All windows are vertical in emphasis with protruding ashlar stone surrounds. Further detailing to front façade is ashlar stone bands and string course.

18. Nos.100-102 Nottingham Road

2-storey 'L' plan slate hipped roof property with finials, constructed in rock-faced stone to front façade, red brick to rear. Buildings with no.94 and nos.100-102 are a set of different styled terraces Central large entrance doors with stone surround and pedestals and outer hoodmolds with stops, with entrances also having marginal and over lights. A single passageway entrance separates the entrance doors. Above each building entrance is

single window. Adjacent to entrances are double bays which each terminate in a hexagonal conical turret roof with finial. Windows have flush ashlar surrounds with protruding string course which functions also as cills to windows.

19. Nos.104-106 Nottingham Road

3-storey semi-detached property, no.104 has a slate roof and 'L' plan and no.106 concrete tiled roof with rooflight and has been extended. Properties are constructed in rock-faced stone to front façade red brick side and rear elevations. These double gabled frontages have a larger central connection to accommodate two separate entrance doors, Entrance doors have overlights and protruding ashlar surrounds and pedestals, adjacent to the outside of each door are double gables with ashlar stone details. Above each entrance door is a single window to first floor above which is a date plaque, '1895'. Above each double bay is a further single window, with the window to no.106 being slightly wider. All windows are vertical in emphasis with protruding ashlar stone surrounds. Further detailing to front façade is ashlar stone bands and string course.

20. Church of St Mark and adjoining boundary wall

Listed Grade II*

Built in 1897, in the Perpendicular Revival style. Designed by Temple Moore.

Parish church. 1897. By Temple Moore. Uncoursed ashlar, with ashlar dressings and plain tile roofs. Perpendicular Revival style. Nave and chancel under continuous roof, eastern vestry and sacristy, south east tower, northern Lady Chapel, transverse west porch. Buttressed nave has at the east end a 5-light pointed arch window with decorated tracery, and at the west end a simpler 4-light window, both with hoodmolds and stops. South side has 4 segmental pointed arch 3-light windows, and north side has 3 similar windows. Triple gabled vestry, to east, has buttresses and 3 narrow 2-light windows. To south, a single lancet, and to north, a shouldered doorway. Square south-east tower, 2 stages, has battered plinth, string courses, and crenellated parapet. Square stair turret to east. Lower stage has, to south, 2 small windows one above the other. Bell stage has a small square headed 2-light bell opening on each side, with stone mullion. Gabled Lady Chapel has a single buttress on the north side, flanked to east by a small double lancet and to west by a much larger 4-light pointed arch window. East end has 3 small loops with louvres. West end has a 2-light point arch window with hoodmold and stops. Nave west end has a lean-to porch with 4 tall buttresses to west, and the end walls projecting. 5 small traceried 2-light pointed arch windows. North and south ends have sloped coping below the gable, and a central chamfered pointed arched door with hoodmold, flanked by single small lancets.

INTERIOR: 5-bay arcades with square ashlar piers and rendered plain pointed arches, with lower inner arches. Narrow side passages with round arches. Close boarded roof with moulded arch braces, corbels and wall plate. East end has a screen wall with wide central pier flanked by single pointed arches with traceried wooden screens. Chancel arcades have similar screens. Stained-glass east window probably by Kempe. North-east and south-east windows have stained glass c1920 and c1890. West end has screen wall with central octagonal pier flanked by large pointed arches. Plain west window. Vestry and sacristy have dividing arches springing from the screen wall, and side passages with small stained-glass windows, 1904 and 1965. 2 east windows have stained glass, 1907, and the central window has fragments of medieval glass. Lady Chapel has panelled dado and panelled wooden reredos with text. Wooden aumbry and ogee-headed piscina. West end has wooden sedilia. West window has stained glass, 1927, and north windows have stained glass 1922 and late C20. West porch has lean-to

roof with arch braces and corbels. Canted internal porch at each end. To west, stained-glass windows, 1916 and 1917, probably by Kempe, and others mid C20.

FITTINGS: altar, reredos, crucifix and canopy, probably by Leslie Moore. Inscribed octagonal panelled font, traceried octagonal wooden pulpit, good quality brass eagle lectern, traceried stalls and sedilia, all C19. Chairs throughout.

MEMORIALS: wooden war memorial plaque, c1918.

SUBSIDIARY FEATURES: attached boundary wall to south, coursed squared stone with ramped half-round coping. Pair of square gate piers with square domed caps.

21 War memorial and railings 1 metre south of the Church of St Mark

Listed Grade II

War memorial and railings c1920. 1 metre south of Church of St Mark. Portland stone gabled crucifix set on an inscribed square pedestal with moulded plinth and cornice. Circular base of 2 steps. Enclosing railing has short cast-iron posts with crocketed finials, linked by a spiked chain.

22. Church Hall 20 metres north-west of the Church of St Mark

Listed Grade II.

Built in about 1907, with mid C20 rear addition. Possibly by Temple Moore. Uncoursed ashlar and brick, with ashlar dressings and steep pitched plain tile roofs. Perpendicular Revival style. 2 storeys; 5-window range. West gable has a traceried 3-light pointed-arch window with hoodmold and stops, and above it, a small flat-headed opening. Below, a full-width single-storey porch with flat roof and coped parapet. Central elliptical-arched doorway with recessed half-glazed double doors. On either side, a 2-light stone mullioned window. South side has projecting single-storey range with 5 gables, 4 of them with a stone mullioned 2-light lancet with label mould. Right gable has a similar window, flanked to right by a segment-headed doorway. Left return has a flat-headed doorway. Above and behind, the main block has 4 large gabled dormers with 2-light casements with leaded glazing. Rear gable has 2 square external stacks, and a single storey flat-roofed addition on piles

23. Nos.43-53 Portland Street. Elizabeth Heath Almshouses,

Single storey Almshouses, Tudor Revival style, 1844, in linear format, built from random coursed stone, with stepped stone plinth and wall plate and flushed stone surrounds to apertures, one window and door per unit, pitched slate roof with brick ridge stacks. Almshouses are built balanced either side of a stepped central connecting covered passageway, roof of which is formed by a Dutch gable and brackets, with plaque, and hoodmold around passageway entrance.

Appendix 5: Useful References

Research

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Guidance

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Appendix 6: Contact Details

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