



# Workshop

Regeneration Workshop  
1 December 2014

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**Appendices:**

1 – 2011 Community Consultation Report

## **1.0 Introduction**

Bassetlaw District Council (BDC) held a Regeneration Workshop on the 1 December 2014, chaired by The Prince's Regeneration Trust (PRT). It was attended by 21 delegates. It builds on the Community Consultation Workshop held in December 2011 and more recent discussions between BDC and PRT throughout 2014.

The objective was to engage local stakeholders in reviewing the opportunities for the area of the town that lies to the west of the Priory and how linkages to the town centre could be made. From this priorities can be set for key buildings and open spaces and potential regeneration sites.

Towards the end of this report, two Townscape Heritage Initiative schemes (THI) have been included as case studies, as they are similar in nature and location. These can act as a reference guide for BDC, highlighting management, achievements and shortfalls of the respective THIs. Furthermore, a masterplanning case study has also been summarised to provide BDC with insight into the process.

The report will conclude with a summary of next steps and recommendations.

## **2.0 Agenda**

The workshop had the following agenda:

- Introduction from BDC
- Welcome and Purpose of the Workshop
- Update on Previous Work carried out on this area
- Update on Consultation work carried out to date
- Presentation on the Chesterfield Canal Corridor
- Questions and Discussion
- Breakout Session dividing into three groups assessing regeneration potential
- Report back from each group
- Discussion on Next Steps
- Summing Up

## **3.0 Recommendations from 2011 Report**

A number of recommendations were suggested in the 2011 Community Consultation report (Appendix 1). They are largely focused on landscaping and lighting issues and ensuring that the public realm open spaces are safer, more pleasing to look at and use and also that they better set off the adjacent key buildings. A number of more general opportunity sites were also highlighted (Map 1). The 2014 Regeneration Workshop was an opportunity to update on these public realm issues and opportunity sites. Key recommendations from the 2011 report have been summarised below, though not prioritised:

### *Historic Buildings and wider Built environment*

- Utilising brownfield sites
- Utilising redundant buildings, such as the former Gas Works and school, for housing or small work units



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- Design of development sites, such as the former Gas Works and school, should reflect the surrounding landscape and setting
- New developments should frame, not interrupt, key views of the Priory and other historic buildings

### *Landscape, Townscape and Connectivity*

- Opening key views by thinning and felling of planting
- Improving trees and planting in other key areas, such as adding trees to Memorial Avenue
- Keeping parking to streets or back courtyards, and ensuring there is no unauthorised parking on green spaces
- Reopening pedestrian routes around the Churchyard and Priory gatehouse to tackle anti-social behaviour
- Continuing public access to the Church to promote activity and movement in the area
- Introduce bridges, informal crossings and pedestrian/cycle friendly routes along the green corridor to promote movement
- Functional lighting around the Priory Gatehouse and Priory Church that ensures public safety but is simple in style



*Map 1: potential regeneration areas in Worksop identified in the 2011 report, these are highlighted in red © BDC*

## 4.0 Issues raised in subsequent meetings

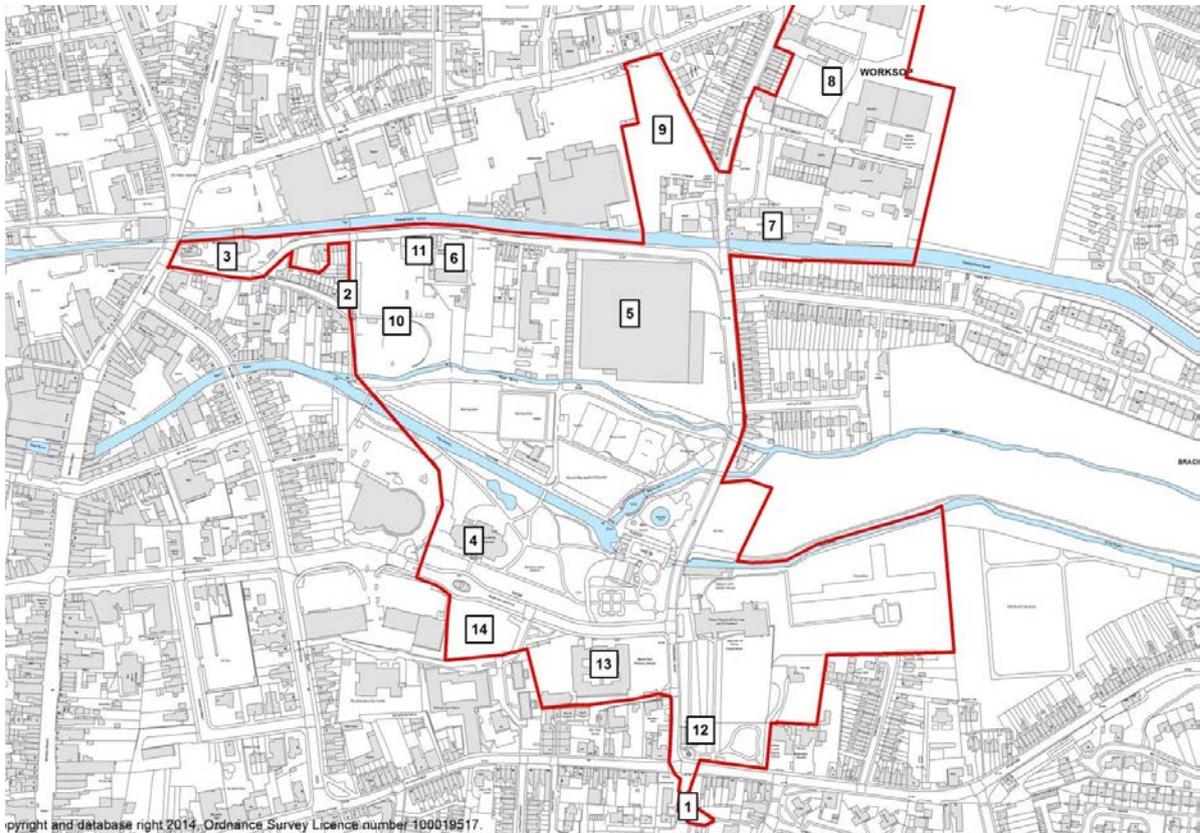
### 4.1 Neighbourhood Plan

A Neighbourhood Plan was recommended but BDC decided not to follow this route as a minimum of 21 people are needed to form an active Working Group. It is not possible for Officers to take the lead and there were insufficient local people available.

### 4.2 Key Sites

BDC identified 14 key sites (Map 2) that they judged to be crucial to the successful regeneration of Worksoy for discussion at the Workshop. These are:

- |                            |                                   |
|----------------------------|-----------------------------------|
| 1. Priory Crossing         | 9. South Flour Mill Land          |
| 2. Former Gas Works Office | 10. Gasworks Site                 |
| 3. Canal Depository        | 11. Hawks Motor Factors           |
| 4. Library                 | 12. Priory Gatehouse              |
| 5. Sibichi Warehouse       | 13. Former School                 |
| 6. Chemodex                | 14. Vacant Land near War Memorial |
| 7. Brewery Yard            |                                   |
| 8. Kilton Terrace          |                                   |



*Map 2: Plan showing development sites Nos. 1-14 described in this report*

### 4.3 Chesterfield Canal

The Canal remains a key opportunity artery for the town but at present is underused by local people due to access and safety concerns. The Canal and River Trust (CRT) has carried out substantial work on the Towpath, but there is more still to do. In particular they want the canal to “face” the town not be hidden from it.

Some of the work already carried out by CRT has been judged to be an exemplar project by the European Regional Development Fund (ERDF) which contributed £219K toward the costs of towpath upgrades. Further funding is now needed, estimated at £635K to complete this work and there is potential for the canal to be more frequently used by pedestrians, cyclists, holidaymakers on boats, and canoeists. The towpath is part of the National Cycle Route Network.

## 5.0 Breakout Groups

There were three Breakout Groups:

Group 1 Social & Economic Needs / Opportunities within the area - this group discussed the potential to form new partnerships to deliver social and economic regeneration and focused on potential local community and BDC initiatives; and volunteering and training opportunities.

Group 2 Key Sites 1 to 7 (as identified by BDC annotated plan)

Group 3 Key Sites 8 to 14 (as identified by BDC annotated plan)

The groups discussing key sites were asked to consider how they could be taken forward in the short, medium and long-term (i.e. 1, 3 and 5 years). Also to consider Partnership opportunities; funding; linkages to other sites and the key project stages of each.

### 5.1 Group 1: Social and Economic Needs/Opportunities

The Table below shows the outputs from Group 1 identified by need, opportunity, potential partners and timescales.

Short Term			
Need	Opportunity	Partners	Timescale
Reduce anti-social behaviour under Bridge Place at town centre	Install lighting under the bridge.	BDC and Nottingham County Council (NCC)	12 months
Improve pedestrian access along the tow-path (including provision of litter bins)	Install upgraded pathway which is shared space. To be maintained by local community groups i.e. opportunities for skills training for young people.	CRT, BDC, Chesterfield Canal Rangers, MIND, local angling clubs, community groups, local people and local businesses.	24 months to upgrade and on-going maintenance



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Secure opportunities and activities for NEETS and long-term unemployed to reduce anti-social behaviour and encourage routes back into employment	Volunteering in landscaping and grounds maintenance through the Priory Church, promote leisure activities on the canal e.g. canoeing and angling.	BDC, local businesses, Chesterfield Canal Rangers, Priory Church, Canal and River Trust, angling clubs, local community groups and local people.	Small scale initiatives in six months up to five years if funding through Skills for the Future (HLF) is secured.
Improved leisure facilities.	Re-open the local pub perhaps as a community pub?	BDC, local businesses and local community.	Under 12 months if local business or 2-5 years if community pub
<b>Long-term</b>			
To increase the use of the canal corridor into the town centre, reduce key traffic bottlenecks and reduce anti-social behaviour	Develop a Masterplan for main canal front, develop residential, commercial and leisure opportunities (e.g. indoor playbarn or city farm), identify how sites can be integrated, road layout improved, long-term residential moorings provided (will encourage day boaters to stop) and pedestrian access increased.	BDC and NCC, Highways Agency, local developers, Canal and River Trust, local businesses and local community groups.	12 months to develop the plan and 5-10 years to deliver the plan.
To improve type and number of job opportunities	Start-up / hot desk spaces in commercial developments. Build phase apprenticeships / jobs in construction.	BDC and NCC, Highways Agency, local developers, local community groups.	

## 5.2 Group 2: Key Sites, Nos. 1-7

### 5.2.1 Site 1: Priory Crossing



Fig. 1 © PRT

#### *Need and Opportunity*

The aesthetic appearance of this crossing could be improved to increase footfall from Manton through the Gatehouse and into the town. The area around the crossing needs to be de-cluttered.

#### *Partners*

Requires BDC and Nottinghamshire County Council (NCC) and English Heritage (EH) because of the impact on the setting of the Gatehouse, Cross and the Priory.

#### *Funding and Timescale*

Minimal funding required so could potentially be delivered within 12 months

5.2.2 Site 2: Former Gas Works Office



Fig. 2 © PRT

*Need and Opportunity*

Prominent corner building that needs to be preserved and used. Initially the uncertainty of its current use needs to be resolved. It could be converted to upgraded residential or employment use but there are concerns over the lack of parking and amenity space.

It was concluded that the best opportunity would come from considering the future of this building together with that of Site 10, the former Gasworks due to their close proximity.

*Partners*

The private landowners of this building and of the Gasworks site need to work together and with NCC and BDC.

*Funding and Timescale*

This will be led by the owners and potential uses but is likely to be longer-term and part of a larger scale redevelopment.

### 5.2.3 Site 3: Canal Depository



Fig. 3 © PRT

#### *Need and Opportunity*

Key listed building, distinctive for the way it over sails the canal and is integral to its history. The building does have some restrictions due to limited floor heights but is a good opportunity for the area. Subdivision would lose some of the building's heritage and therefore uses which embrace the building with its current floor plates substantially intact need to be assessed in the first instance. Engagement with CRT and their friends groups could provide a useful starting point to assess likely uses. Although potential uses are restricted the opportunity is accentuated by the ongoing work to improve the canal.

#### *Partners*

CRT along with BDC and NCC.

#### *Funding and Timescale*

This site may need to be privately funded unless the end use involves some kind of heritage attraction. Timescale will be dependent upon the decision on future use.

#### 5.2.4 Site 4: Library



Fig. 4 © PRT

##### *Need and Opportunity*

This is a key community asset and is prominently sited on the Canch. It is currently occupied by *Aurora*, a cancer support centre for the local community. They currently have treatment rooms, gym, coffee shop and charity shop within the building. There is space in the building for *Aurora* to increase its services and as a result potentially increase the viability of the project.

##### *Partners*

*Aurora* need to work together with BDC as owners, to improve viability.

##### *Funding and Timescale*

Funding is only needed for expanding the current uses and sources will depend on what additional uses are chosen but the café proposal is something that they have applied for and if successful could be delivered within 12 months.

#### 5.2.5 Site 5: Sabichi Warehouse



*Fig. 5 © PRT*

##### *Need and Opportunity*

The need here is to remove this building which significantly detracts from the appearance and character of the town. The owners may be willing to move out of town if a suitable site is offered and funding available. This site is the key to the regeneration of the whole area and so is a major opportunity site. It would be best delivered in conjunction with a plan for sites 6, 10 and 11.

The most likely future use for the site is residential as there is a need across the District for more housing. Small scale employment could also be viable. With either use the highway needs to be improved for safety.

##### *Partners*

The private landowner is the key partner in conjunction with BDC, NCC and CRT.

##### *Funding and Timescale*

Would need to be privately funded unless substantial public regeneration funding was obtained by BDC. It is estimated that it will take at least 5 years to start on site.

#### 5.2.6 Site 6: Chemodex



*Fig. 6 © PRT*

#### *Need and Opportunity*

This site detracts from the appearance and character of the area and is a priority for regeneration. It was agreed that it would be most cost-effective and likely to have the best chance of achieving viability if it is brought forward in conjunction with sites in the wider area and in particular sites 8,10 and 11.

#### *Partners*

The private landowners of this and neighbouring sites together with the two local authorities BDC and NCC.

#### *Funding and Timescale*

Requires substantial regeneration funding and a private scheme could bring this site forward in reasonably short-term timescales.

#### 5.2.7 Site 7: Brewery Yard



Fig. 7 © PRT

##### *Need and Opportunity*

There is a need to preserve these historic buildings and consider the potential to either grow business use on this site or relocate the small businesses that currently work from here and develop a wider regeneration scheme. The opportunity is to enhance employment uses and to enhance the exterior of this building on a key canalside site.

##### *Partners*

The tenants, BDC and the CRT.

##### *Funding and Timescale*

Could benefit from BDC central regeneration funding and if combined with neighbouring sites could form the basis of an application to the LEP because of the potential employment benefit. This project will take at least 5 years.

### 5.3 Group 3: Key Sites, Nos. 8-14

#### 5.3.1 Site 8: Kilton Terrace



*Fig. 8 © PRT*

#### *Need and Opportunity*

The opportunity is to maximise the potential of the canal. Appropriate for employment use or residential housing and could encourage businesses to stay in the town, though the impact of large vehicles and access routes to the site would need to be considered.

#### *Partners*

Private Landowners / tenants to work together plus NCC & BDC.

#### *Funding and Timescale*

Requires substantial regeneration funding or private finance and would be a long-term project.

### 5.3.2 Site 9: Smith Flour Mill land



*Fig. 9 © PRT*

#### *Need and Opportunity*

Faces onto the canal so needs to be regenerated to enhance the canal and at the same time a canal frontage offers good opportunity for development. The site is adjacent to the former slaughterhouse.

Has the potential to create moorings as currently there is nowhere to moor in Worksop; and potentially even a marina.

#### *Partners*

The private landowner is a key partner in conjunction with NCC and BDC.

#### *Funding and Timescale*

This will be led by owners and potential uses but is likely to be a medium term project.

### 5.3.3 Site 10: Gasworks site



Fig. 10 © PRT

#### *Need and Opportunity*

The site has new land owners and is at the core of an area in need of regeneration as part of a holistic plan.

The site is surrounded by historic buildings and could offer an opportunity for car parking and/or for restaurants, cafes, bars. Parking and highway issues do need to be addressed.

#### *Partners*

The private landowner is a key partner in conjunction with NCC and BDC.

#### *Funding and Timescale*

Short term improvements are possible but larger scale plan is medium term and will be led by the owners and potential uses.

#### 5.3.4 Site 11: Hawks Motor Factors



Fig. 11 © PRT

##### *Need and Opportunity*

While the business is most likely keen to remain onsite, there is also the opportunity to create a row of terraced houses at this site. If a number of sites are brought forward together then there will be the opportunity to consider business relocated to maximise the potential for bringing forward sited more suited to residential uses.

##### *Partners*

Private landowners of this and neighbouring sites together with NCC and BDC.

##### *Funding and Timescale*

Requires substantial regeneration funding or private finance and would likely be a long term project.

### 5.3.5 Site 12: Priory Gatehouse



Fig. 12 © PRT

#### *Need and Opportunity*

This is a major historic building in an especially important setting. Its preservation and viable reuse is of paramount importance and also offers opportunity to enhance the setting of the Priory. The Gatehouse in use would also improve the approach to the town from Manton. There is the potential for art exhibitions etc. and for its reuse to be the subject of an architectural competition.

#### *Partners*

Gatehouse Trust, PRT, the Priory, BDC and EH.

#### *Funding and Timescale*

Probably medium-term but will be led by the potential uses.

*NB this building is also the subject of separate work by the Worksop Priory Gatehouse Trust supported by PRT. Grant-aid has been received from EH, NCC, WREN and Nottinghamshire Historic Churches Trust to carry out repairs to the Shrine Chapel. This will lead into preparation of an application to the Heritage Lottery Fund for a larger grant for the adaptive reuse of the Gatehouse. Future uses will need to be relevant to the wider area not just to the Priory Church and a future Masterplan should ensure that it creates the right environment to enhance opportunities for a viable future for this building.*

5.3.6 Site 13: Former School



*Fig. 13 © PRT*

This building is now in use and fulfilling a local need and so there is no need to consider proposals for its future.

5.3.7 Site 14: Vacant site near War Memorial



*Fig. 14 © PRT*

*Need and Opportunity*

This site is judged suitable for retail units – it has good access and can provide sufficient parking.

*Partners*

Private landowner a key partner in conjunction with NCC/BDC.

*Funding and Timescale*

Probably medium term – will be led by the owners and potential uses.

## **6.0 Town Centre Regeneration Case Studies**

A number of THI projects have been carried out in the surrounding Midlands. Two projects, similar in size and nature to Worksop, have been included in this report as case studies: Belper (part of the wider Belper & Milford THI) and Creswell, completed in 2007 and 2009 respectively. Key information on each project's background, aims, and resources, as well as notes on outcomes and achievements, has been summarised from public reports supplied by Amber Valley Borough Council and Bolsover District Council.<sup>1</sup>

It is hoped that these case studies can provide useful insight into the processes and management of historic town centre regeneration, and highlight any potential opportunities or obstacles that BDC should be aware of during their own regeneration of Worksop.

### **6.1 Belper, Derbyshire<sup>2</sup>**

#### **Background**

The Belper & Milford THI began in October 2004 and ended in May 2009. The project was funded by both public and private sectors. The HLF awarded the project £1,025,000.

Through conserving and regenerating the town centre the project hoped "to make the area more competitive and attractive to local shoppers and to build on the opportunity of the World Heritage Site status of the area to create a world class tourist destination". This was to be achieved through:

- Building repairs
- Reinstatement of architectural detail
- Bringing vacant floor space into use
- Enhancing tourism appeal

75 individual projects were completed under the scheme: 53 residential and 12 commercial properties, four public realm projects and six feasibility studies.

#### **Management**

For the majority of the scheme, the positions of Project Officer and Administration Assistant were responsible for its smooth running. They also had the support of various departments within Amber Valley Borough Council. The project was overseen by a steering group, consisting of representatives from the town, borough and county councils; the project Officer for the World Heritage Site; conservation specialists; and local residents.

#### **Achievements**

In general, the Final Evaluation highlighted that project had been very successful, with positive reviews received from interviewees. It was particularly noted that the

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<sup>1</sup> See Derby and Derbyshire Economic Partnership, *Belper and Milford Townscape Heritage Initiative: Final Evaluation, 2009* and Townscape Heritage Research Unit, Department of Planning, Oxford Brookes University, *Creswell: Five Year Review Report, 2007*.

<sup>2</sup> See *Belper and Milford, 2009*

'environmental and heritage improvements to both residential have had a positive impact on the communities in terms of increasing a strong heritage identity and promoted genuine civic pride amongst its local residents'. Important achievements include:

- The development of the Belper Ritz Cinema has been regarded as one of the project's greatest achievements. It has been partly responsible for developing a 'more diverse evening economy'. The Cinema has collaborated with local eateries to offer more services to the public visiting in the evenings.
- The conversion of the Congregational Church from a church to residential property.
- A better quality tourist experience and economic activity. Figures suggest the THI is likely to have contributed to increased footfall in the town centre.
- Possible responsibility for the reduction in crime and anti-social behaviour. This may have been achieved through increased public activity.
- Improvement of heritage building skills for local builders and craftspeople.
- Of those interviewed, residents found it easy to apply for and receive grants.
- The potential for influencing other properties or businesses in raising standards or carrying out essential works.

### **Arising Issues**

The Final Evaluation highlighted some shortfalls in the project, and offered recommendations on how to avoid such issues in the future:

#### *Funding*

Uncertainty with funding and having numerous funding streams caused delays and loss of momentum. Recommendations:

- When using numerous funding streams, adequate time should be built in to the project programme to allow for decision making. Ideally, funding should be spread over a longer period of time.
- If dealing with government funding, staff should be aware of, and trained, for dealing with the annualised accounting.

#### *Future Investment*

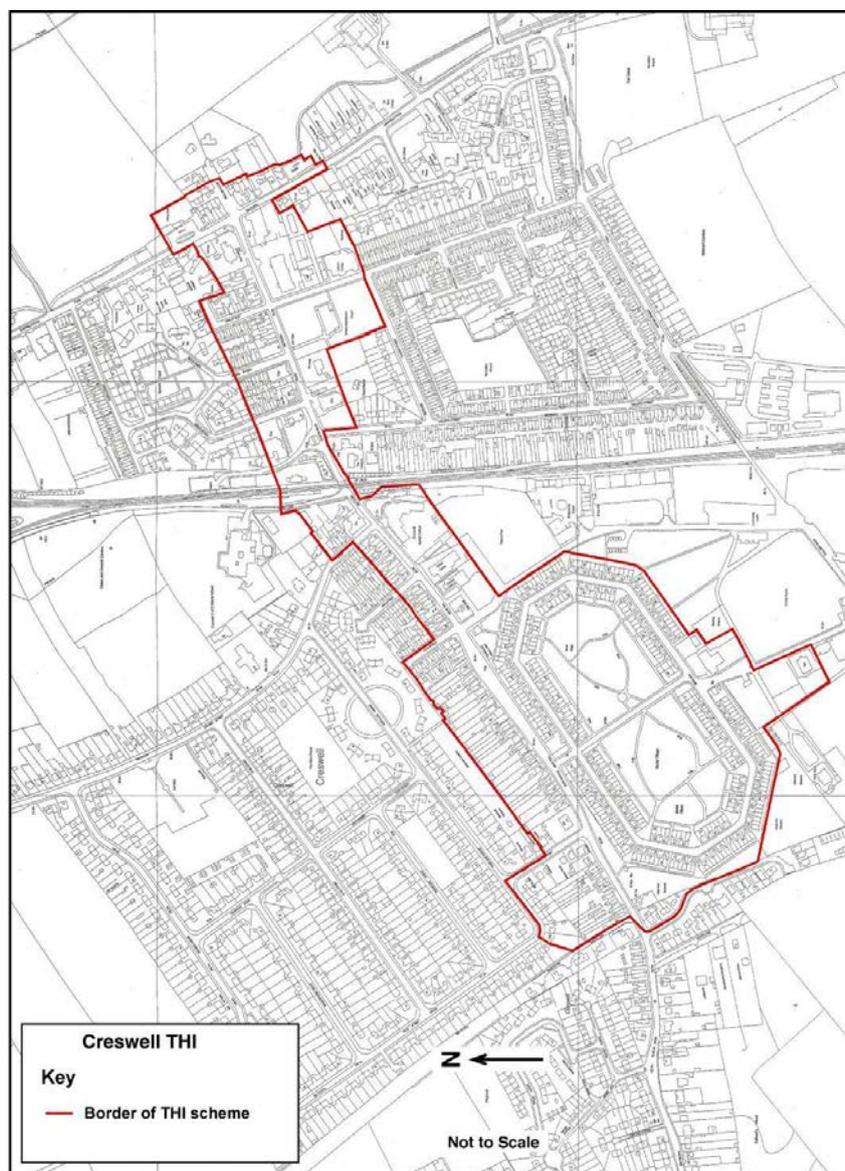
This will be dependent on the willingness of owners to invest, and for the town centre to be kept as the civic focus (there is concern over a proposed Tesco development outside of the town centre). Recommendations:

- The work of the THI is included within future strategies for the town.
- Relationships formed with project partners should be maintained.

## 6.2 Creswell, Derbyshire<sup>3</sup>

### Background

The decline of the local coal industry in Creswell, and the subsequent closure of the colliery, had a severe impact both economically and physically on the village. The project saw three investment phases. Creswell was awarded a THI grant of £1,400,000 in 1999 as part of the first phase, totalling £3,426,000. The second and third phases were effectively combined, with 'a completely different and more complex funding mechanism'. The THI grant for this combined phase was £3,210,000, with a total investment of £10,000,000. Map 3 highlights the area covered under the THI scheme.



Map 3 Boundary of Creswell THI, taken from 'Creswell, 2007'

<sup>3</sup> See *Creswell, 2007*.

The 4 main objectives of the scheme were:

- Quality of life enhancement
- Townscape improvement
- Economic regeneration
- Confidence building

While the project covered a wider area, three projects were identified as 'critical' for the THI scheme: the Model Village, the Green, and the redundant grade II listed former Church of England schools. Phase one focused on the repair of 90 properties in the Model Village, while the last combined phase focused on the remaining Model Village properties, as well as the Green and general environment.

### **Management**

A project officer was assigned to provide overall project management, and Bolsover District Council provided additional financial and HR support. The project was overseen by a partnership committee consisting of:

- Bolsover DC (Members & Officers)
- Derbyshire County Council (Members & Officers)
- Creswell Heritage Trust
- Elmtun and Creswell Parish Council
- Villagate Properties (private landowner)
- Creswell Regeneration Trust
- Representatives of the Creswell Model Village Residents Association
- Groundwork Creswell
- Meden Valley Making Places
- Elmtun and Creswell Local History Group
- Derbyshire Historic Buildings Trust
- Creswell Village Company

If not involved through the partnership committee, the community also had direct involvement with the project through training initiatives.

### **Achievements**

The evaluation report conducted in 2007 highlighted a number of key achievements for the project. In general the report ascertained that there was a positive attitude for the future of Creswell. It particularly highlighted that the specific nature of the THI funding encouraged 'very positive' outcomes, which may not have been achieved otherwise. The evaluation report holds the belief that the Creswell THI was 'very good value for money'. Key achievements, centred on the four project aims, include:

- General optimism about the village's future and prospects.
- Change of opinion on the Council: indication that a 'far greater proportion' of residents now felt the Council was invested in the wellbeing of the village.
- Improvement in the reduction of serious crimes.
- 'Dramatic improvements' to the townscape of the Model Village.
- Fewer derelict and vacant properties: 90 houses restored, and a further 185 from through further investment in the area.
- The creation of a visitor and heritage centre for the village.
- 70% of the employed workforce was drawn from the immediate community.



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- The diverse range of funding sought, resulted in a 'very substantial investment'.

## **Arising issues**

While the project produced successful and instilled optimism for the local area, there were a number of issues with the project programme and objectives.

### *Timescale*

While the project was intended to last five years, work had to be extended to 2009 due to delays with the Model Village, funding, and the acquisition of the former Church of England schools.

### *Funding*

Funding difficulties led to the creation of the combined phase after delays. There had been failure at the start of the project to secure partnership funding for the Model Village regeneration, forcing works to halt. It is noted that this caused a large degree of unrest and criticism locally with regards to the scheme.

### *Former Church of England Schools redevelopment*

Issues with the owners delayed works and the Council repeatedly served urgent work notices. It is acknowledged that the owners had 'unrealistic expectations' with regards to the value of the properties, which then caused programme delays.

## **7.0 Masterplanning Case Study: Lincoln**

It has been recommended throughout this report that BDC consider developing a Masterplan for Worksop. PRT suggests that BDC looks into the ongoing Masterplan for Lincoln city centre as this would be a useful case study.

Below is an overview of Lincoln's current Masterplan. It has pulled together relevant information relating to the Masterplan's background and management, as well as key aspects of the plan relating to regeneration, heritage, and the historic environment of Lincoln. The information has been gathered from both the Masterplan itself and publically available information from the City of Lincoln Council (CLC).<sup>4</sup>

### **Background and Evolution**

In 2005 the Prince's Foundation for Building Community (PFBC) was commissioned by CLC in partnership with Lincolnshire County Council (LCC) and Lincolnshire Enterprise to facilitate an 'Enquiry by Design' Workshop.

This workshop was attended by all the city centre's stakeholders, such as public interest groups, commercial stakeholders and statutory organisations, to help formulate a vision and Masterplan for the city. It was this process which informed the creation of Lincoln's current city centre Masterplan, entitled 'Linking Lincoln' (2012). This revised version took into account the change the city had seen since the original enquiry by PFBC. It is hoped that the Masterplan will allow for:

- A strong and vibrant city centre
- A well connected city centre
- A well-managed city centre
- A mixed use city centre

The masterplanning process identified 'walkable neighbourhoods' as the best means of developing, enriching and sustaining the city centre for both communities and commerce. The idea behind these 'walkable neighbourhoods' is that people should be able to access the products and facilities needed for everyday life. Linking Lincoln is a 25 year vision.

### **Management**

The Lincoln Local Strategic Partnership (LSP) is responsible for overseeing the Masterplan. In turn, LSP created two groups to manage its delivery:

- An advisory trust responsible for delivering the Masterplan pre-planning application stage; and
- A project management team formed of representatives from partners, such as CLC, Lincoln BIG, and LCC, to ensure development and completion of sites.

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<sup>4</sup> See City of Lincoln Council, *Linking Lincoln: City Centre Masterplan, 2012*, and City of Lincoln Council, 'City Centre Masterplan', <http://www.lincoln.gov.uk/business/City-Centre-Masterplan/115805.article>.

The Trust meets quarterly, and the project management team every six to eight weeks. Moreover regular conferences and stakeholder meetings are held to ensure the project keeps on track and continues to follow both its founding vision and principles.

### **Heritage and Regeneration**

Lincoln's Masterplan is tackling regeneration and development of the historic environment of the city centre in a number of ways as part of its wider Cultural Strategy. Key features include:

#### *Carrying out a Townscape Assessment*

- In April 2012, prior to the updated Masterplan, EH and CLC produced the Lincoln Townscape Assessment. This drew attention to Lincoln's sense of place and character and emphasised these features as assets to the City, but which could be further utilised.

#### *Developing a Heritage Strategy*

- The Masterplan scheduled a new Heritage Strategy to be produced in early 2013. The Heritage Strategy is being undertaken by CLC and key stakeholders, and will build on the Lincoln Townscape Assessment in an effort to assess and utilise the historic environment. The Historic Environment Advisory Panel are part of this scheme.

#### *Lincoln Castle Revealed*

- This is a multimillion pound project supported by the HLF, ERDF and other funders. It is undertaking restoration work of the castle exterior, creating more visitor services and making the site more public friendly, including free entry and grounds maintenance.

#### *Lincoln Cathedral Connected*

- This is a scheme that will start within the next few years. Its aim to improve the cathedrals setting by carrying out conservation work of the building and immediate surrounding area; and creating altogether a more engaging experience for the public by developing access and learning opportunities.

## **8.0 Workshop Conclusion**

The Regeneration Workshop confirmed that the town offers significant development opportunities that could be brought forward together as part of a heritage-led regeneration programme. It confirmed that some areas of the town are in need of economic and social regeneration and that the development opportunities offer a means of assisting the improvement in the well-being of the town.

BDC should give consideration to attaching a design brief to the sites which reflects the character of the area, with appropriate materials, scale and uses. This would assist with steering potential development partners to an acceptable solution. The sites a design brief are recommended for are:

- Sibichi Warehouse
- Chemodex
- Kilton Terrace
- Smith Flour Mill Land
- Gasworks Site
- Hawks Motor Factors

### **8.1 Chesterfield Canal**

There are some isolated key buildings and some isolated abandoned former industrial sites and the Chesterfield Canal connects many of these. It was agreed that the canal should be a major element of any regeneration programme and that it offers the opportunity for the town to turn to face this key artery and to derive benefit from it. At present it largely turns its back on the canal.

Successful delivery of this requires a Masterplan to ensure that there is synergy between the developments, that they meet the current and projected future needs of the town and that they follow a united design code.

### **8.2 Masterplanning**

*This is the process which future uses, community development and community goals are encapsulated into an overarching physical and regeneration plan for the area.*

Good quality new development for the town would add value to the townscape and the Conservation Area. As well as benefitting the built environment it would benefit social cohesion through encouraging the community to work together and providing employment and training opportunities. On the other hand if the development opportunities are not proactively led by the local authorities under the steer of a Masterplan there is a high risk that the success of the regeneration will be undermined and the socially and economically deprived areas of Worksop will remain separated.

A key output from this workshop is that BDC needs to work together with the relevant private landowners for the sites identified in this report. It also needs to work with principal partners such as NCC and the CRT.

PRT is willing to support BDC on the detailed work of producing a Masterplan. It is recommended that the key stakeholders meet again in three months to review how

to take forward the Masterplan and how to prioritise funding for the potential short-term improvements identified in this report.

### 8.3 Case Studies

The case studies included in this report have all tackled, or are tackling, similar issues with town centre regeneration in a likeminded way to BDC. If required, PRT would be happy to put BDC in touch with the authors.

### 8.4 Table of Recommendations

Below is a table of the recommendations made throughout this report. These have been organised into short term, medium term and long term and have all been given a priority level of either low, medium or high.

Need/Site	Recommendation	Priority Level
<b>Short Term Actions</b>		
Reduce anti-social behaviour under Bridge Place at town centre	Install lighting under the bridge.	MEDIUM
Improve pedestrian access along the tow-path (including provision of litter bins)	Install upgraded pathway which is shared space. To be maintained by local community groups i.e. opportunities for skills training for young people.	MEDIUM
Secure opportunities and activities for NEETS and long-term unemployed to reduce anti-social behaviour and encourage routes back into employment	Volunteering in landscaping and grounds maintenance through the Priory Church, promote leisure activities on the canal e.g. canoeing and angling.	HIGH
Improved leisure facilities.	Re-open the local pub perhaps as a community pub?	LOW
<b>Priory Crossing</b>	The aesthetic appearance of this crossing could be improved to increase footfall from Manton through the Gatehouse and into the town. The area around the crossing needs to be de-cluttered.	MEDIUM
<b>Canal Depository</b>	Rec for the re-use of the building.	HIGH
<b>Library</b>	Currently occupied by <i>Aurora</i> , the building has the potential to grow services.	HIGH
<b>Smith Flour Mill land</b> (Short term for moorings, long term for marina)	Faces onto the canal so prime opportunity for regeneration. Has the potential to create moorings as currently there is nowhere to moor in Worksop; and potentially even a marina.	MEDIUM



# THE PRINCE'S REGENERATION TRUST

<p><b>Gasworks Site</b> (short term for parking and highway issues, medium term for redevelopment)</p>	<p>The site has new land owners and is at the core of an area in need of regeneration as part of a holistic plan.</p> <p>The site is surrounded by historic buildings and could offer an opportunity for car parking and/or for restaurants, cafes, bars. Parking and highway issues do need to be addressed.</p>	<p>HIGH</p>
<p><b>Medium Term Actions</b></p>		
<p><b>Chemodex</b></p>	<p>This site detracts from the appearance and character of the area and is a priority for regeneration. Requires substantial regeneration funding and a private scheme could bring this site forward in reasonably short-term timescales.</p>	<p>HIGH</p>
<p><b>Gasworks Site</b> (short term for parking and highway issues, medium term for redevelopment)</p>	<p>The site has new land owners and is at the core of an area in need of regeneration as part of a holistic plan.</p> <p>The site is surrounded by historic buildings and could offer an opportunity for car parking and/or for restaurants, cafes, bars. Parking and highway issues do need to be addressed.</p>	<p>HIGH</p>
<p><b>Priory Gatehouse</b></p>	<p>This is a major historic building in an especially important setting. Its preservation and viable reuse is of paramount importance and also offers opportunity to enhance the setting of the Priory.</p>	<p>MEDIUM</p>
<p><b>Vacant site near War Memorial</b></p>	<p>This site is judged suitable for retail units – it has good access and can provide sufficient parking.</p>	<p>MEDIUM – LOW</p>
<p><b>Long Term Actions</b></p>		
<p>To increase the use of the canal corridor into the town centre, reduce key traffic bottlenecks and reduce anti-social behaviour</p>	<p>Develop a Masterplan for main canal front, develop residential, commercial and leisure opportunities (e.g. indoor playbarn or city farm), identify how sites can be integrated, road layout improved, long-term residential moorings provided (will encourage day boaters to</p>	<p>MEDIUM</p>



# THE PRINCE'S REGENERATION TRUST

	stop) and pedestrian access increased.	
To improve type and number of job opportunities	Start-up / hot desk spaces in commercial developments. Build phase apprenticeships / jobs in construction.	HIGH
<b>Former Gas Works Office</b>	The uncertainty of its current use needs to be resolved. It could be converted to upgraded residential or employment use	MEDIUM
<b>Sibichi Warehouse</b>	Remove the building which significantly detracts from the appearance and character of the town. The owners may be willing to Relocate. This site is the key to the regeneration of the whole area and so is a major opportunity site.	HIGH
<b>Brewery Yard</b>	Retain the historic buildings and grow the business use on this site.	HIGH
<b>Kilton Terrace</b>	The opportunity is to maximise the potential of the canal. Appropriate for employment use or residential housing.	MEDIUM
<b>Smith Flour Mill land</b> (Short term for moorings, long term for marina)	Faces onto the canal so prime opportunity for regeneration. Has the potential to create moorings as currently there is nowhere to moor in Worksop; and potentially even a marina.	MEDIUM
<b>Hawks Motor Factors</b>	While the business is most likely keen to remain onsite, there is also the opportunity to create a row of terraced houses.	MEDIUM



# Workshop

COMMUNITY PLANNING WORKSHOP - DECEMBER 2011



*The Prince's Foundation*  
FOR THE BUILT ENVIRONMENT

The Prince's Foundation for the Built Environment transforms lives by making great places.

We aim to help create attractive sustainable neighbourhoods through community engagement; by teaching, practising and research.

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The Prince's Foundation for the Built Environment seeks to improve the quality of people's lives by helping to build and improve communities that are beautiful, long lasting and healthy for people and the planet.

We believe that if we can understand and apply time-tested principles, building once more in a sustainable way, we will reap improvements in public health, in livelier and safer streets and in a more affordable lifestyle for families and individuals. The Prince's Foundation for the Built Environment believes that building in a sustainable way will reap benefits for communities and result in neighbourhoods that accrue higher value over time.



The Prince's Regeneration Trust is one of The Prince's Charities. The Trust works with communities throughout the United Kingdom to ensure that important buildings at risk of demolition or decay are preserved, regenerated and re-used. Our ethos leads us to socially and economically deprived areas; places that will benefit most from the regeneration of the wider community. We champion the value of partnerships and work closely with building owners, developers, community groups, local authorities and other public bodies to find sensitive and sustainable new uses for buildings at risk.

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# 1. Introduction

The historic Worksop Priory and Gatehouse stand at the eastern entrance to the town of Worksop. A site of religious significance since the 12th century, the Priory and Gatehouse were a powerful signifier of Worksop's importance and their revival and rediscovery in the present day provide the opportunity to reposition the town locally, regionally and nationally within this remarkable past.

Whilst the wider setting of the Priory and Gatehouse has undergone substantial change over the centuries, the water meadow to the north of the Priory, grounds to the east and south and the historic relationship with the Gatehouse remain largely unchanged and as such their enhancement would be of tangible benefit to the area and buildings. The first phases of Bassetlaw District Council's planned works to the Canch Park to the west of the Priory have been implemented, improving recreational facilities, accessibility and the general appearance. Tree thinning has been carried out to improve views and improve the perception of safety within the Canch.

As part of the process of developing their vision for the future use of the Gatehouse and area surrounding the Priory and Gatehouse, the Worksop Priory Gatehouse and Community Trust (WPGCT) invited the Prince's Foundation for the Built Environment, in conjunction with The Prince's Regeneration Trust who have been working for five years with the Parochial Church Council (PCC) and the WPGCT, to facilitate a two-day community planning workshop to identify issues and discover interventions that would help to strengthen the area's character and appearance.

This report is a summary of the work carried out by the Prince's Foundation's team in collaboration with the Prince's Regeneration Trust and the local community in December 2011.



*12th Century archaeological mapping of Worksop Priory and Market Square. Much of the open space remains in the form of The Canch, Watermeadows and churchyard.*

## 2. Summary of Process

Public Session December 7th Priorswell Centre, Worksop

The community were asked to describe their thoughts on the future use of the area surrounding Priory and Gatehouse.

The community mapped existing road, cycle and pedestrian networks, areas of employment and key housing and retail sites across Worksop generally.

Workshop December 8th Priorswell Centre, Worksop

Local stakeholders were invited to an all day workshop in The Priorswell Centre. A full list of these stakeholders can be found in Appendix A.

A series of technical presentations on planning and conservation and the history of the area briefed all stakeholders on the key issues, followed by a walking tour taking in the water meadow, Priory, Gatehouse and cemetery as well as The Canch, Old Library, war memorial, former Gas Office site, old Fire Station and Chesterfield Canal.

Two groups then mapped current issues with a focus on:

- Historic Buildings and wider Built Environment
- Landscape, Townscape and Connectivity

Workshop December 9th Priorswell Centre, Worksop

The design team worked on summarising the outputs of the previous day and preparing for a final presentation back to the community.

Public Session Dec. 9th Priorswell Centre, Worksop

The Prince's Foundation reported back to the community on the findings from the workshop.

The following pages highlight the key findings of the workshop.



*Community mapping exercises during the workshop focused on identifying patterns of movement and community facilities. By looking at the surrounding context the design team were able to focus in on Worksop Priory and the surrounding open spaces*

### 3. Problems, Issues and Opportunities



*Important views of historic buildings have been improved by removal of a considerable number of large trees within the Canch. However, a number of key views remain obscured by inappropriate planting. Additional thinning and felling will reopen important views and highlight the significance of Worksop's heritage.*

*Parking around The Priory now dominates key views. This car park on Priorswell road also visually severs two key green spaces (The Canch and the watermeadows). Residents and users of the Priory and other local buildings park on grass verges and the within the churchyard contributing to erosion, the degradation of the historic landscape and damage of mature trees.*



*The Chesterfield Canal is an important recreational resource but is poorly linked to the open spaces around the Priory to the South. A number of brownfield sites along the canal could be utilised for housing which promotes pedestrian movement between open spaces.*



*Closure of pedestrian routes into the churchyard and the underuse of buildings such as the Priory Gatehouse have contributed to a rise in anti-social behaviour. Historically, as each area is improved the problems just shift to another part of the open space. By increasing activity in and around the churchyard the Priory Trust aim to reduce antisocial behaviour whilst also providing an opportunity to enjoy this important historical asset.*



*Whilst the Watermeadows are an important local open space they provide little ecological interest. The character has been eroded by inappropriate planting that limits views to the Bracebridge Pumping Station whilst movement across the meadows north-south is blocked by a series of canal feeder streams*



*The sale of Ryton Park Primary School offers an opportunity to frame the Priory buildings with a sympathetic housing scheme that preserves this important local building and increase activity around The Canch and churchyard.*



# 4. Connectivity

The plan for the Priory Precincts and surrounding landscape focus on improving connectivity, both physical permeability and views to buildings of significant heritage.

## Key Views

Bassetlaw District Council's Conservation Area Appraisal sets out some of the key views in the area but these are often blighted by inappropriate planting and the informal growth of scrub around watercourses and boundaries.

The landscape strategy and re-development of key opportunity

sites aims to re-establish these long distance views that provide a sense of place and highlight the importance of Worksop's primary assets.

## Movement and connectivity

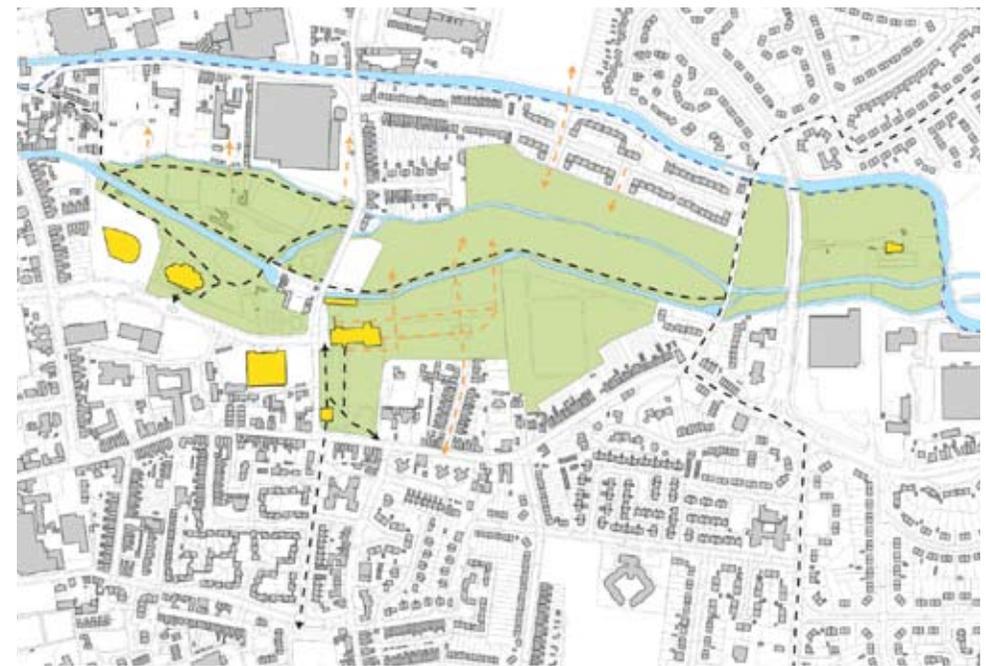
The green corridor that leads from urban edge to town centre (east to west) is a valuable town wide resource both for recreation and as a means to get from home to community facilities/ retail. At times this is disrupted by key north-south highways that are not pedestrian or cycle friendly.

The plan helps to reconnect these spaces whilst also providing opportunities for north-south pedestrian movement. This will depend largely on the provision of a series of bridges and informal crossings over stepping stones to cross both the canal feeders within the water meadows (shown on Landscape Structure Plan, Page 13). As opportunity sites are developed to the north they should aim to promote pedestrian connectivity to The Canch through a series of small bridges.

The recommendations made throughout this report support these aims.



*Key views to historic buildings within the wider landscape corridor*



*Formal footpaths (black) with informal routes to be introduced (orange) to improve north-south movement*

# 5. Lighting and Interpretation

The intensity of both functional and architectural lighting should diminish from the western end (Canch) to the eastern end Bracebridge, in order to reflecting the hierarchy of intensively managed, medium managed and semi wild landscapes. Recommendations include:

- West front of Priory Church lit at high-level from existing street lighting columns in Priorswell road
- Priory Gatehouse archway - wall-mounted up-lighters to archway - lit to moderate intensity to avoid creating nearby 'dark spots'
- Priory Gatehouse and Cross - lit from high level using existing street lighting columns.
- Functional Lighting to the paths in the churchyard and Canch should be at the minimum intensity viable for safety, in order to avoid the creation of adjacent 'dark spots' adjacent and light pollution
- Functional lighting should be on plain black columns of modern design, painted black to give minimum visual intrusion

Interpretation should be layered to address those who know the area well and those who are first time visitors; there should be something for all types of visitor. Interpretation should cover the earliest history of the area up to the twentieth century and works best on the site at a good viewpoint.

Online and web applications are increasingly used by visitors and residents alike and open opportunities for community participation in the creation of interpretation and recording

Visual imagery, recordings (oral history) and text all play their part

The natural heritage as well as the built heritage is important to the open spaces and their curtilage; these come together in a cultural landscape

## Interpretation Opportunities

- Install Worksop Trail board by Priory Gatehouse
- Use 'HistoryPin' phone app to upload historic images of open spaces and buildings in the area - to encourage community engagement with the area.
- Support moves by the PCC to recruit volunteers to open the Priory church to visitors, especially in summer months.
- better signage to/from National Cycle Route no 6 and Robin Hood Way long distance path.
- Install additional Worksop trail board in the south churchyard near the Gatehouse

# 6. Significant Buildings

The Priory Church (listed G I) was built from 1103 and survived the Dissolution of the monasteries because the people of the town purchased the nave for use as their church. The remainder was demolished for its building stone. The Priory pre-dates the secular town of Worksop which grew up half a mile east of the Priory around the market place when a market was licensed in 1296. The nave is little altered and one of the most important Norman churches in the country. The crossing and Lady Chapel were rebuilt in stages from the late c19 to the 1970s. The Priory remains a parish church in the Church of England.

The Priory Gatehouse (listed G I) was built in the 1320s and replaced an earlier gate. It stood at the entrance to the walled enclosure of the Priory. It is one of the largest and most complete of all medieval monastic gatehouses in England. The delicately decorated shrine chapel for travelers was added slightly later in the fourteenth century. After the Dissolution of the monasteries the gatehouse survived in the hands of several local landowners when all the other buildings were demolished or altered out of all recognition. In 1928 the Gatehouse became the home of the first elementary school in England and remained in various educational uses until the 1970s since when it has a variety of short term uses. The WPGCT, set up specially to restore the buildings and find a new use for it.

In front of the Gatehouse stands the Medieval Cross (listed G I). Moved a few yards westwards to its present location in 1896 it may also have previously moved from the Market place at the top of Bridge Street.

The Abbey Girl's School (listed G II) on Priorswell Road was the first offshoot of the Gatehouse School, built in 1841. Later a church hall it now houses offices and meeting space for local community organisations.

The Abbey Infant School (listed G II) in Cheapside was an offshoot

of the Gatehouse school built in 1859 in a neo-Jacobean style. Now listed it has been converted to office use.

The Bracewell Water Pumping Station (listed G II) at the east end of the water meadows was built in 1881, its tall chimney stack venting the boilers used to drive the pumps. Now redundant, it is a listed building and after emergency repairs in 2007 remains empty and in search of a new use. Finding a new use for it is complicated by the fact that it stands in a flood risk area.

The former Worksop Public Library & Museum (listed G II) was built in 1938 in a mixture of classical modern Swedish styles, in 1938, as part of a formal composition with the towns War Memorial in Memorial Avenue (listed G II). It has a glazed concrete dome in the central space. Closed as a library in 2011, it is changing use to a cancer care centre.

## Setting of the Priory Church Recommendations

- Maintain or create better 'window views' of the Priory church through trees and planting from Cheapside, Priorswell Road, The Canch, Water Meadows and from the roads to Sherwood Forest (the last the historic route to Worksop from Nottingham)
- Ensure paths around the Priory church and churchyard reflect pedestrian desire lines
- Address anti-social behaviour in the churchyard by encouraging wider access to the spaces by all sections of the community reducing cul-de-sacs and improving pathways, including mown green paths.
- Open up the churchyard to walkers and create new through route from Cemetery Road across a new bridge to the water

meadows.

- Maintain views under the tree canopy of the churchyard for visibility.
- Simplify landscape surfaces to make them safer and more inclusive, for example for users of child buggies.
- Keep unauthorised parking off green spaces.
- Remove redundant lighting boxes
- Install architectural lighting - see recommendations (page 9)
- Encourage greater bio-diversity by installing bat and bird boxes in the churchyard and reviewing the mowing and management regime.
- Encourage the PCC to continue with its policy of opening the church to the public, using volunteers, in order to alter perceptions of the area as a mostly-closed building in a deserted churchyard

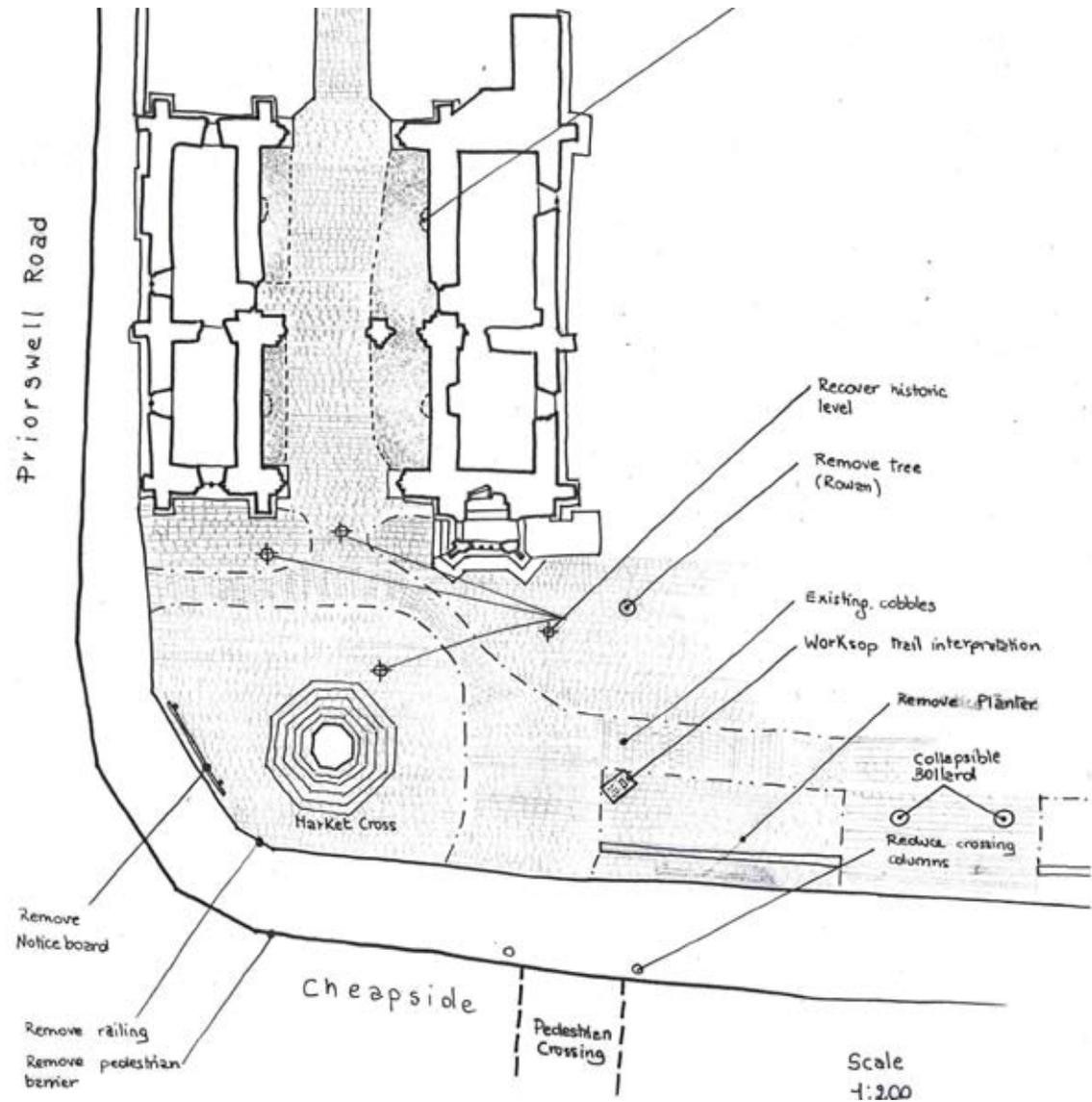
## Setting of Gatehouse recommendations

- Remove raised beds (2no) and raised areas of crazy paving around S front of gatehouse and cross.
- Remove Rowan tree at south west corner that obstructs and damages stonework
- Flush paving in natural stone setts to area in front to gatehouse
- Remove railings to curtilage

- Remove pedestrian barriers to Cheapside pedestrian crossing
- Remove raised planters (2no) south east of gatehouse leaving low boundary walls from planters and lay bedding area to turf. Longer term: new curtilage to Council and Priory land on Cheapside.
- Install collapsible bollards to cross-over of pavement from Cheapside to prevent unauthorized parking on grass (bollards to be collapsible to allow grass mowers access)
- Remove redundant noticeboard
- Install Worksop Trail interpretation board south east of Gatehouse, clear of crossing
- Simplify pedestrian crossing columns from 4 to 2.

#### Setting of the Bracebridge Pumping Station

- Develop landscape management plan for the common land surrounding the curtilage (which is in private ownership)
- Reflect the hierarchy of intensity of management from west to east: Canch, highly managed; water meadows less intensively managed, Bracebridge, management for semi-wild species rich landscape.
- Maintain views of the pumping station from Priorswell Road



Plan showing Gatehouse Public Realm Improvements

# 7. Landscape

Numbers within the text refer to the outline landscape plan on page 15.

## Church Yard and canal feeder

The Churchyard occupies part of the Abbey enclosure and was used as a graveyard after the dissolution but is now closed for burials. It has been maintained by the Borough council since 1962. There are many memorials, some of historic note, though the area of the oldest memorials South of the churchyard has been cleared with the headstones collected around the edge and used for paving.

The churchyard is effectively a cul-de-sac although informally used. There are problems in terms of anti-social behaviour and the following recommendations are aimed at opening up the space and increasing usage:

- Reconnect the meadows and church yard to reduce opportunities for antisocial behavior and improve connections across the river valley to public open spaces. Achieved through the following interventions:
- Removal of self set scrub, fallen trees and poorly managed vegetation from both sides of the canal feeder banks.
- Retain mature willow trees to visually emphasise the water character.
- Provide a variety of crossing points between the church yard and meadow such as stepping stones or simple bridges to promote free movement and increased use.
- Reopen pedestrian access along Cemetery Road and locate footpaths along natural desire lines and historic avenues of trees.

- Create a stronger pedestrian link between the Priory and church yard with a safe peripheral route around both the landscape and Priory.
- Introduce lighting along the proposed pedestrian footpaths and around the Priory to reduce opportunities for antisocial behavior and promote safe walking routes.
- Extend the Blue Butterfly planting zone along the canal feeder banks to promote potential habitats and local biodiversity.
- Provide a safer and more accessible point of access through the informal gravestone wall.

## Gatehouse and lime tree avenue to the west of the Priory

- Create an appropriate setting to the Gatehouse and Priory by improving pedestrian access and restricting aspects which compromise the setting.
- Remove the redundant low metal fence in line with the Gatehouse to allow unrestricted pedestrian access and avoid pinch points created by natural desire lines.
- Develop natural desire lines into footpaths to prevent mud tracks and landscape erosion.
- Remedial tree works to the lime avenues to improve form, visibility and promote long term health and structure.
- Restrict vehicles from parking on the grassed areas, pedestrian routes and hardstanding in front of the Gatehouse
- Remove the Rowan tree to the front of the Gatehouse to improve the setting.

- Rationalize the paving, railings, raised planters and signage to promote fluid movement between Cheapside, Priorswell Road and the Gatehouse.

- Introduce lighting to the main pedestrian routes.

## The Canch

The Canch takes its name from the mill pond of the Priory Mill, vestiges of which still survive, although the mill finally demolished in the 1920s. It was laid out as park in the 1920s on common ground. The landscape has evolved since then, most recently with a programme of landscaping and playgrounds in 2010.

## The library setting

The library is set within the Canch located between the canal feeder and Memorial Avenue. Current incremental development and planting has reduced the prominence of this building within the immediate landscape and weakened the visual connection with the context. To improve the setting and value of the library and Canch the following is recommended:

- Thinning of the younger infill ornamental tree planting to promote the long term development, health and form of the mature specimen trees.
- Removal and reduction of the evergreen understory surrounding the library to open the landscape improving both visual connectivity and permeability across the Canch whilst reducing opportunities for antisocial behavior.
- Return evergreen understory beds to mown lawns to simplify maintenance regimes and open the landscape.

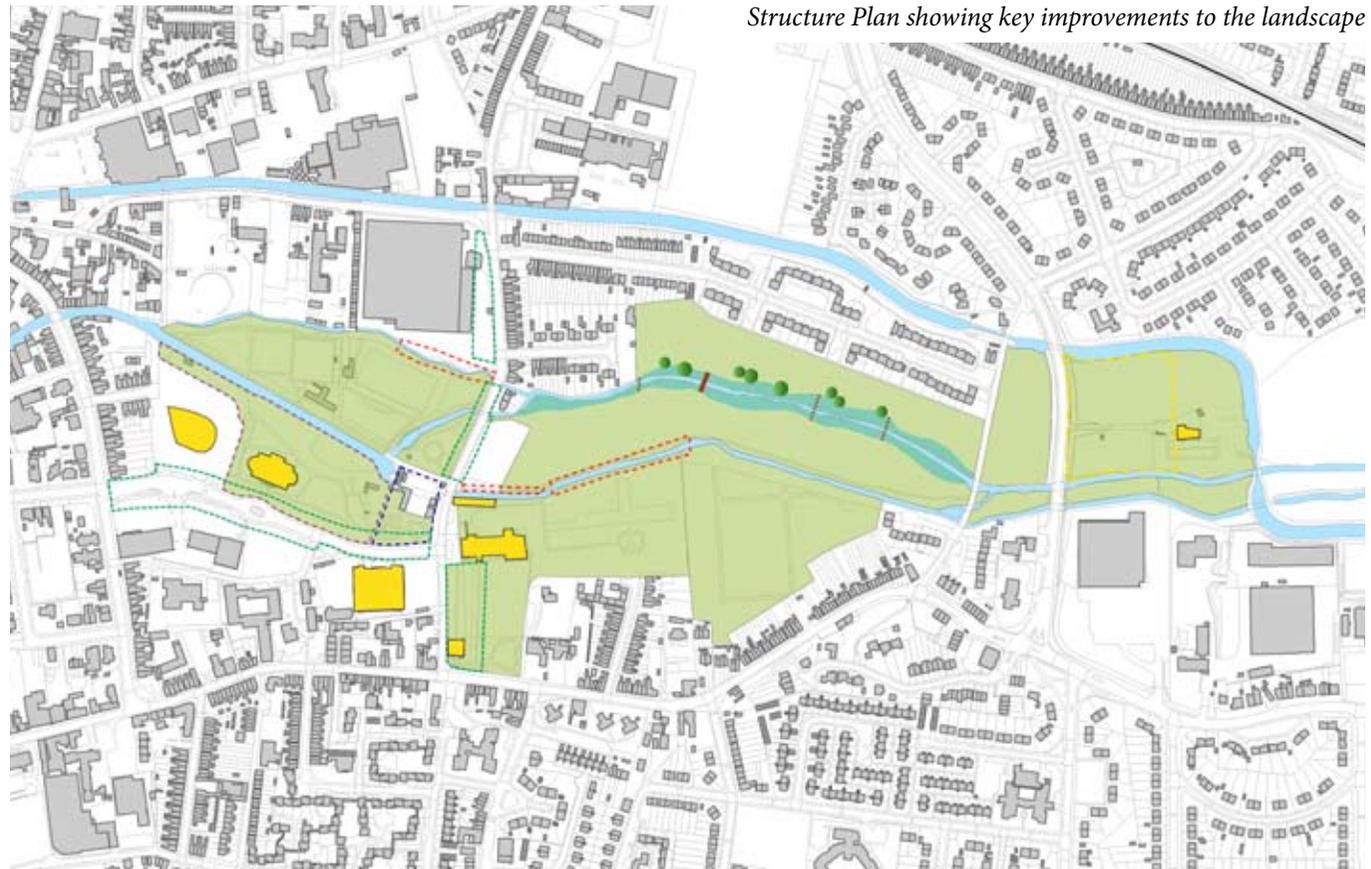
- Simplify planting and ornamental civic planting to the immediate library setting and frontage to allow clear views of the structure.
- Strengthen the relationship between the library, war memorial and Memorial Avenue.

#### Memorial Avenue

The main processional route linking the town centre and Priory has reduced impact and civic character as a result of uncomplementary development and limited management of soft landscape. To increase the prominence and amenity of this route the following is recommended:

- Additional complementary tree planting to redefine the avenue.
- Remedial tree works to existing trees to improve the form and long term value.
- Removal of trees in poor condition or not in character with the avenue species. These trees to be replaced with a complementary avenue species.
- Canopy raising of mature specimens to increase visual permeability and reconnect views of the Priory along this route.
- Thinning and reduction in height of the evergreen shrub planting around the Rose Garden to recreate a visual connection with the Priory.
- Removal of tired trees and shrubs of poor form at the library entrance to open clear views between the memorial and library.

Structure Plan showing key improvements to the landscape



<i>Remedial works to trees to improve form and long term health of mature specimens. Supplement gaps with additional tree planting to strengthen the avenue</i>		<i>Stream Crossings</i>	
<i>Scrub/ Tree removal from stream banks</i>		<i>Wild Meadow</i>	
<i>Undergrowth removal from parkland</i>		<i>Excavation to create flood water attenuation valley</i>	
<i>Creation of garden rooms and continued thinning of trees</i>		<i>Tree Planting</i>	
		<i>Key Buildings</i>	

### The former Priory Mill and Rose Garden

This area contains several disjointed ages and characters of more intimate and human scale spaces. The recently upgraded pedestrian route and access point promotes greater use, activity and surveillance within this area. Opportunity exists to create a greater depth of experience and complementary setting to the Priory. Recommendations include:

- Simplification of boundary planting to allow visual connections with the context.
- Greater depth and variety of planting to encourage and longer visits and increased visits.
- Rationalise planting to provide depth, detail and maintenance efficient spaces.

### The Water Meadow and Stream

The water meadows remain as common ground but were not landscaped when the Canch was laid out as a civic park and they retain their water meadow character. As Common land, there is a statutory presumption against any building. The water meadows were probably grazed for most of the last 800 years. Though grazing has ceased the open land stretches from Priorswell Road to High Hoe Road and beyond around Bracebridge Pumping Station. Much of the area is subject to flooding.

The Water Meadow represents one of the largest areas of public open and amenity space within the urban centre of Worksop. As an open space access is limited and constrained by the numerous water courses, natural boundaries, surrounding development and traffic infrastructure. The central location of this space, potential distant views, proximity to the town centre, Priory, Canch and

library present many opportunities to build upon. Recommendations for this area include:

- Improve visual connections between the Water Meadow, Priory, church spire and Pumping station through selective tree and shrub felling to reopen the visual corridors.
- Remove trees and scrub along the canal feeder banks between the Church Yard and Water Meadow.
- Provide a mixture of formal bridges and informal stepping stone crossing over the canal feeder to integrate the Church Yard and Water Meadow and encourage greater use of these spaces as a whole.
- Widen the base of the water channel within the centre of the Water Meadow to create a low level plateau and opportunity to interact with the water.
- The wide plateau base allows opportunities for marginal habitats and extended butterfly meadows which run the length of the meadow. In periods of high water flow the plateau can accommodate greater water quantities reducing the potential of flooding and damage to adjacent properties.
- Provide a variety of crossing points between over the water course through stepping stones or simple bridges to promote free movement and increased use of the entire meadow.
- Promote organic footpaths to develop along natural desire lines allowing the local community to personalize the space to develop appropriate meaning and patterns of use.
- Introduce complimentary marginal planting and trees to accentuate the waterside character and increase depth of experience.

- Soften the impact of the car park by providing a larger green buffer between parking and the Priorswell Centre, provide a clear pedestrian path through to the Watermeadows beyond and provide a more sensitive surfacing treatment. Any loss of parking space could be offset by a more efficient parking layout

### Abbey Grove

This historic route through to the Priory has been blocked by inappropriate tree planting and should be used to reduce the impact of cars parking on the church yard. Recommendations include:

- Remove central tree from Abbey Grove to open up views to the Priory
- Provide shared surface and parking bays to rear of housing

### The Bracebridge Pumping Mill

The non-private common land around the mill is currently a wild landscape area. This character should be maintained with minimal landscaping and the immediate removal of fly tipping and greater surveillance through improved public access.

### Opportunity Sites

Section 8 of this report proposes the re-development of a series of sites to the north of the Canch for housing-led re-development. These sites currently feel disconnected, but could play an important role in the quality of the open space with houses fronting onto the Canch and connected by a series of small footbridges. This is especially important to the north west of the Canch. This is an under-used part of the Canch and therefore any development of the former Gas Works site must promote pedestrian movement and use of the open space.



Outline landscape plan showing footpaths, crossings and desired tree layout. New housing is suggested for key opportunity sites

# 8. Opportunity Sites

There are a number of brownfield sites across Worksop that can contribute both to the long-term sustainable growth of the town whilst helping to improve the neighbourhood around the Priory and The Canch.

Bassetlaw District Council has identified sites within their ownership for the development of heritage based live/ work communities or a 'creative village'. In addition a number of private developments may come forward that can make a positive contribution to the area and build on the council's strong long-term vision for creative businesses and a quality housing offer.

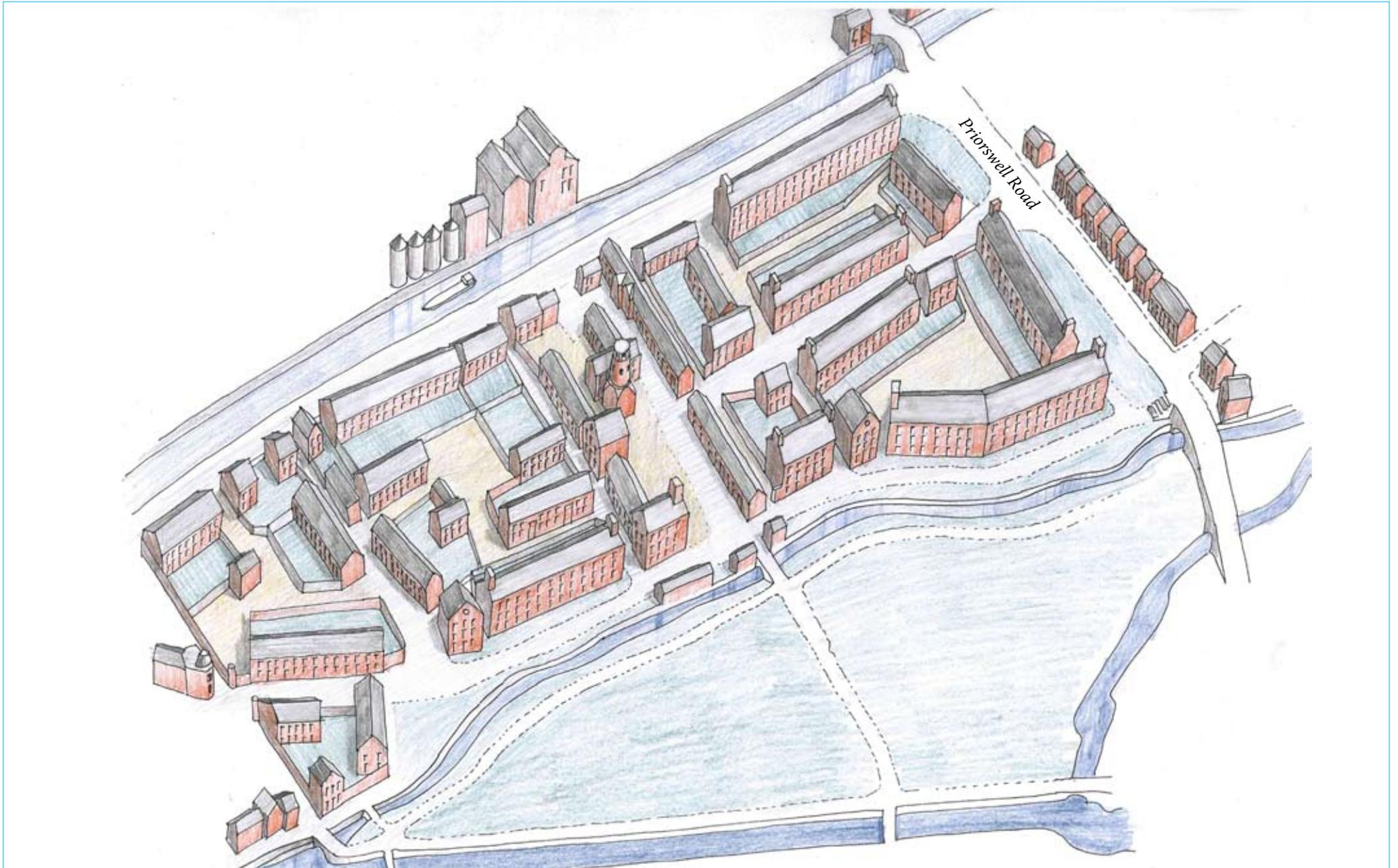
These key sites enable Bassetlaw District Council to move towards their core strategy housing growth figures (1700 houses are needed in the next 15 years) whilst focusing development on the town centre in order to contribute to the regeneration of the Worksop. The District Council should prioritise brownfield town centre sites within their core strategy for the delivery of housing. It is expected that these sites could deliver between 150 and 200 dwellings towards the councils targets.

A number of the sites are locally significant as they offer opportunities to increase natural surveillance of open spaces, architecturally frame parks and key historic buildings. Many are within the conservation area and will therefore need to demonstrate high quality design and consideration of the local context in terms of both building materials and architectural style.

Within the workshop these sites were examined in order to support both the aims of the Community Trust and the Local Authority. Whilst this document is not statutory it is felt that a number of principles should be followed to ensure that future development, as it comes forward, creates a balanced and cohesive community around the Priory.



*Major opportunity sites in central Worksop*



*View of potential new housing looking north across the Canch to the Chesterfield Canal*

## Principles

- Predominantly housing but with the opportunity for some mixed use where possible including small work units
- Active frontages onto all streets
- Parking generally kept to streets and within back courtyards
- All housing to front onto both The Canch where appropriate and the Chesterfield Canal
- Building heights could reach 3 storeys overlooking the park and canal lower buildings set back within the sites
- All sites should promote connectivity between The Canch and the Chesterfield Canal
- Key views of the Priory and other significant historic buildings should be preserved and new buildings used to frame those views. This is especially important both on Memorial Avenue and Prior-swell Lane



*The former Gas Works between the Canch and the Chesterfield Canal offers an opportunity to create a community living around the Priory once more. With adjacent sites the area to the north of the Canch offers one of the most significant sites for housing development in central Worksop. This view is looking east towards the Priory along the canal feeder.*



*Views looking along Memorial Avenue towards the Priory (left) and from the gatehouse towards the Priory (below) with new buildings on the corner to better frame the school frontage and Priory west front*



*The former school site on the corner of Memorial Avenue and Priorswell Lane has been sold at auction and provides an important opportunity to develop town centre housing. Sensitive development fronting onto Priorswell Lane should frame views of the Priory and provide natural surveillance of the churchyard and gatehouse as well as contributing structure to the townscape. Its design quality should reflect its prominent setting*



# 9. Next Steps

The suggestions set out in this report look at short, medium and long term opportunities for improving the open spaces and listed buildings within this important area of Worksop.

The report is intended to set out the vision of the Worksop Priory Gatehouse and Community Trust, enabling them to communicate their priorities for management and investment to Bassetlaw District Council, Nottinghamshire County Council, landowners and local residents.

The report has also been produced with the newly formed Civic Society in mind and a number of projects should be taken forward by this group including opportunities for improved interpretation of the town's historical assets.

The report also sets out clear guidance on the future of a number of sites around the Priory. These sites can play an important role in the future of the area and the town itself and it is important that WPGCT and the Civic Society submit responses to the District Councils current consultation on housing sites for the Local Development Framework (LDF). The LDF will guide housing development in the District up to 2026 and by prioritising town centre sites the council can contribute significantly to the future regeneration of Worksop.

Ongoing discussions about management of the open spaces should also be seen as a priority with the opportunity to make savings whilst improving the overall nature of the Priory church yard and adjacent spaces. This report can guide these discussions and offer a shared framework for future management and maintenance.



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