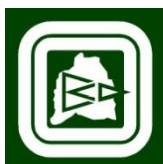


Mr Straw's Conservation Area Appraisal

September 2011



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Document details

Title: Bassetlaw District Council: Mr Straw's Conservation Area Appraisal.

Summary: This document is the Council's appraisal of the special architectural and historic interest of Mr Straws' Conservation Area and a management plan with proposals for enhancement and preservation.

Approved: This document was approved by Planning Committee on the 7th September 2011.

Consultation summary:

The Council undertook public consultation with local residents and property owners, English Heritage, The National Trust, Nottinghamshire County Council and other relevant consultees.

Document availability:

Copies of the appraisal document are available at Bassetlaw District Council Planning Services and on the Council's website:

www.bassetlaw.gov.uk/

A public meeting was held on the 14th June 2011 at North Nottinghamshire College. The outcomes of this meeting (and wider public consultation on the draft appraisal and management plan) is summarised in a consultation report, also presented to Planning Committee on the 7th September 2011. The consultation report is available on the Council's website and from Planning Services by request.

Front page: Photographs of Mr Straw's Conservation Area and its environs (source: Bassetlaw District Council, 2009/2010/2011)

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1. INTRODUCTION

- 1.1 Mr Straw's Conservation Area lies to the north of Worksop Town Centre, situated along the former turnpike road connecting the town with Carlton in Lindrick/Doncaster (Carlton Road) and the historic road to Blyth (Blyth Road). Most buildings within the Mr Straw's Conservation Area were constructed in the Victorian, Edwardian and George V periods, on land at the northern edge of the town. The area is regarded as a suburb, that being an outgrowth of Worksop with a clear relationship to it but with its own distinct character¹.
- 1.2 Whilst not being the oldest or most ornate building, the significance of the Conservation Area is typified by No.7 Blyth Grove, otherwise known as Mr Straw's House, an early 20th century semi-detached villa which, since its redecoration in 1923, remained unaltered (both inside and out) largely as a result of the lifestyle of its chief occupant, Mr William Straw. Similar to Mr Straw's House, many other properties within the Conservation Area have also remained largely unaltered (at least externally) since construction.
- 1.3 To the south of Mr Straw's Conservation Area is the Worksop Conservation Area, which contains a number of nationally significant buildings including the Grade I listed Worksop Priory and Gatehouse, together with the Scheduled Ancient Monument at Castle Hill. For a detailed analysis of the Worksop Conservation Area, please refer to the Worksop Conservation Area Appraisal available on the Conservation and Heritage section of the website: www.bassetlaw.gov.uk.

What is a conservation area?

- 1.4 From time to time, the local planning authority has a duty to designate new conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Unlike listed buildings, which are designated by central government, Councils designate conservation areas locally. Conservation areas were introduced by the Civic Amenities Act 1967. The legislation has since been consolidated under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.5 The Act defines conservation areas as:

"areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (sec. 69 (1))
- 1.6 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.
- 1.7 Designation brings certain duties and controls to the local planning authority:
 - Proposals will need to be formulated from time to time for the preservation and enhancement of conservation areas in the form of a management plan;

¹ From *Suburbs and the Historic Environment* (English Heritage, 2007).

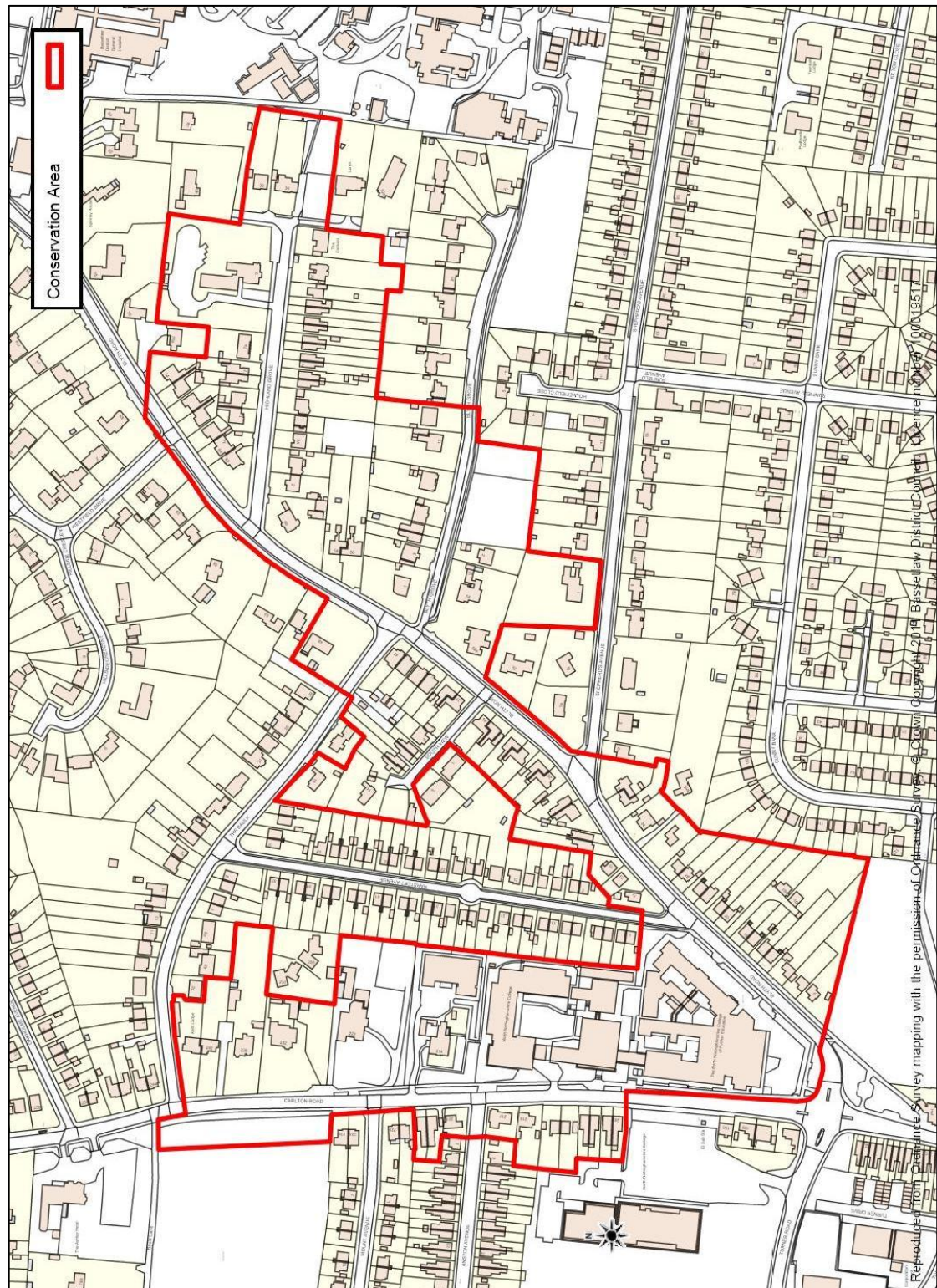
- In exercising their planning powers, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas;
- The local planning authority is able to carry out urgent works to preserve unoccupied unlisted buildings in a conservation area.

What is an appraisal?

- 1.8 This document is an assessment of the character and appearance of the Mr Straw's Conservation Area and surrounding areas. It clearly defines and records the special interest of the area. This will ensure that there is an understanding of what is worthy of preservation. 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.
- 1.9 Conservation Area Appraisals are based upon guidelines set out in English Heritage publications *Guidance on Conservation Area Appraisals* (2006) and *Guidance on the Management of Conservation Areas* (2006).
- 1.10 The following themes have been explored in the preparation of this appraisal:
- Archaeological and historical sites/monuments/buildings
 - Social, economic and demographic background
 - Current and past land use
 - Geological and topographical mapping
 - Building types, groups of buildings, density of buildings
 - Place names and historical references (e.g. road and transport evolution)
 - Aerial photos
 - Important 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
- 1.11 Within the Conservation Area Appraisal, important buildings and topographical features have been identified because they contribute very 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 be noted that all planning proposals will be treated on their own merits.
- 1.12 Determining the merit of unlisted buildings in a Conservation Area requires careful consideration of a number of issues, including architectural merit, usage and relationship to the historic street layout. The methodology for identifying Heritage Assets recommended by English Heritage², together with the Council's own criteria on Non-Designated Heritage Assets, have both been utilised in this appraisal. Details are set out in Appendix B.

² Contained within English Heritage's *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011) and *Good Practice Guidance For Local Listing Consultation Draft* (2011).

Map 1 – Mr Straw's Conservation Area boundary

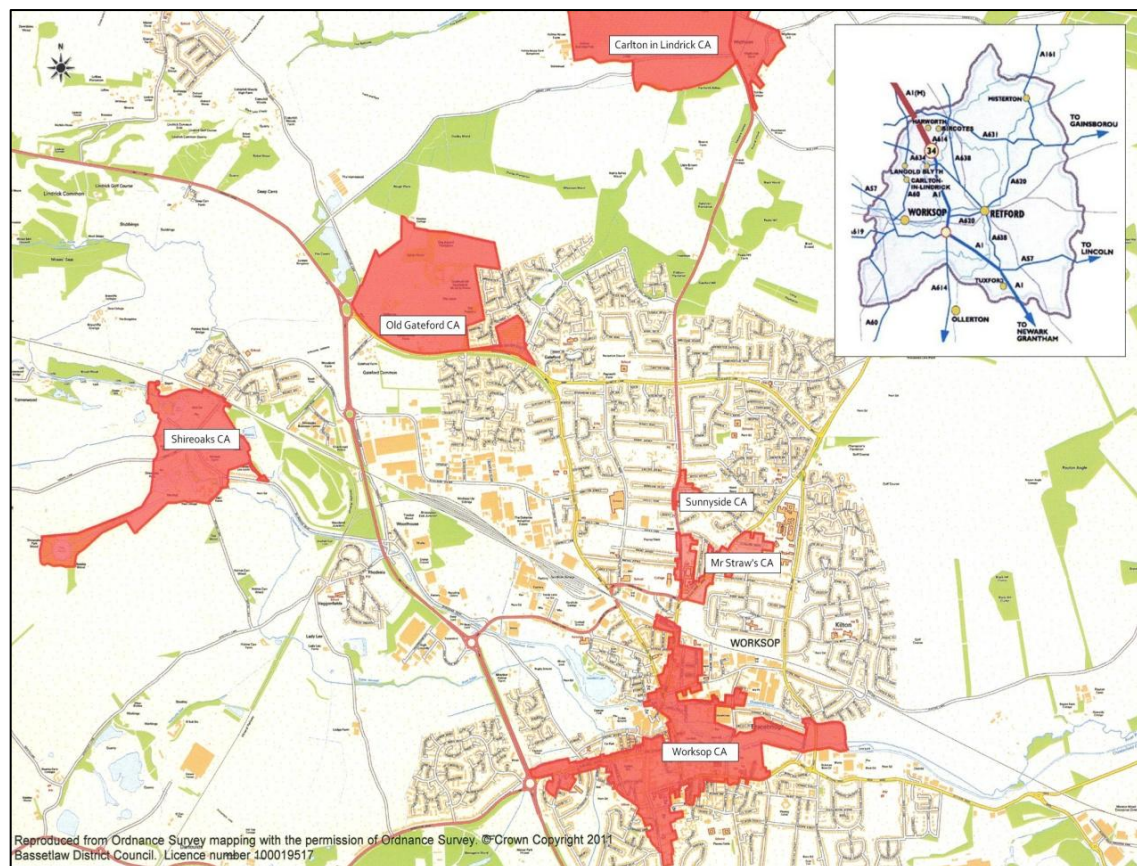


2. GEOGRAPHIC AND HISTORIC CONTEXT

Location and population

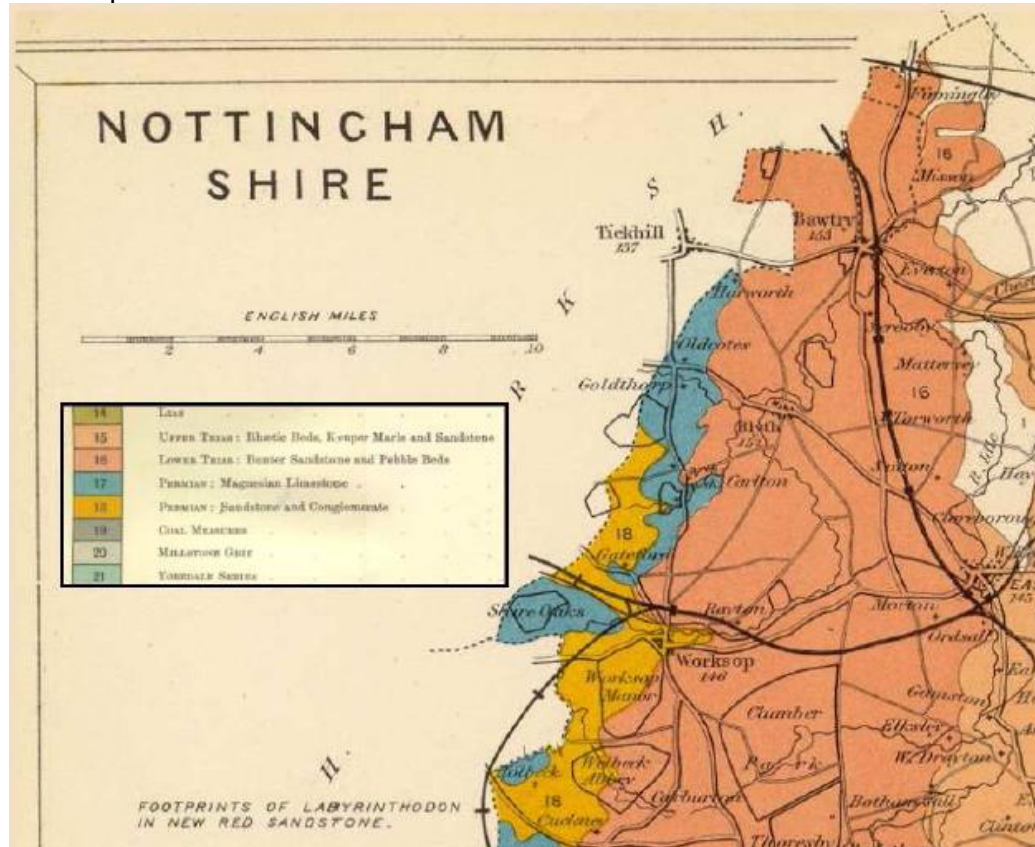
- 2.1 The Mr Straw's Conservation Area is located within Worksop, the largest town in Bassetlaw District, with a population of over 40,000 people³. Compared with the overall size of the town, Mr Straw's Conservation Area is small in area, with around 90 occupied buildings contained within its boundary (excluding ancillary buildings).
- 2.2 The majority of buildings within the Mr Straw's Conservation Area are semi-detached and detached residences. The main exception is the North Nottinghamshire College site, which has been a centre for education since its beginnings in 1930. The Conservation Area covers around 0.13 square kilometres and has a perimeter of approximately 3.23 kilometres.

Map 2 – Mr Straw's Conservation Area in a wider context



Landscape setting and topography

- 2.3 The Conservation Area is situated on an area of land that slopes gently uphill from south to north. This is typical of the rolling landforms of the Bunter/Sherwood Sandstone geological area on which the north east of Worksop is located.



Map 3: Extract from Ian West's Geological Map of Nottinghamshire, 2001 (Based on Woodward's "Stanford's Geological Atlas" (1904) and "Reynold's Geological Atlas" (1860 and 1889). Source: University of Southampton website: (<http://www.soton.ac.uk/~imw/Geology-Britain.htm>), 2011).

Origins and historic development

- 2.4 The majority of the buildings within the Conservation Area were constructed between 1850-1920, on land at the edge of the town during this period. This area was ideal for residential development primarily due to its location, being within walking distance of Worksop Railway Station and therefore taking advantage of the railway connections to Sheffield, Mansfield, Nottingham, Retford and Lincoln. The site is also significantly higher than the River Ryton valley along which much of the existing town was built.



Figure 2.1: Worksop Railway Station, c.1900. Image source: www.worksohistory.org.uk, 2011.

- 2.5 The earliest properties within the Mr Straw's Conservation Area, on the east side of Carlton Road, date to the early-mid Victorian period (1840s/50s onwards) and appear to have been constructed in the same period as the Manchester, Sheffield and Lincolnshire railway line (opened in 1849) to the south. These villas⁴ were sited on elevated ground overlooking Carlton Road, which itself had been turnpiked a century earlier (in 1765). The largest and earliest of these villas was Carlton House (originally the home of industrialist, civic leader and 'gentleman' Joseph Garside⁵), although this was demolished in the late 1950s/early 1960s to make way for extensions to the college. By 1875, the Midland Railway Company had completed the Worksop, Mansfield and Nottingham line.



Map 4: Extract from 1867 'District of St John's Church' Map, showing Carlton House as only building on that part of Carlton Road.



Figure 2.2: View of Carlton House from early 20th century (Source: Victorian Worksop, Jackson, M. 1992).

- 2.6 Other than the early villas on Carlton Road, most of the buildings within the Conservation Area date to the late 19th or early 20th centuries and are located on the west side of Carlton Road, along Blyth Road, Blyth Grove and Highland Grove. As the late 19th century map below shows, very few buildings existed prior to the turn of the century.

⁴ By 1990, there were six villas in total.

⁵ Joseph Garside was the chairman of the Local Board of Health (the precursor to the Council) and also financed the construction of the Railway Inn (now the Carlton Tavern), Carlton Road. Source: www.picturethepast.org.uk, 2011.



Map 5: Extract from 1897-1899 6" County Series Map.

- 2.7 The Blyth Road/Blyth Grove/Highland Grove area was sold off in individual plots, as shown on a plan from the early 1890s (below). This plan also shows a road linking Blyth Grove with Highland Grove, in addition to a further road to the north (neither of which were ever built).

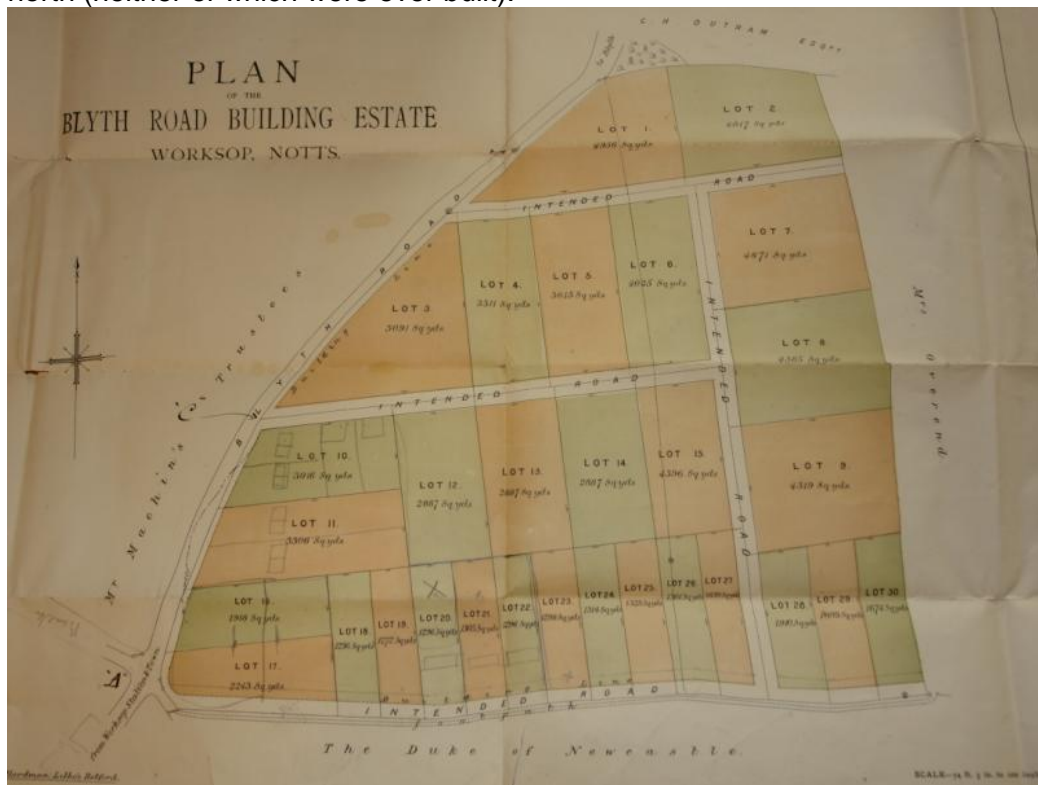


Figure 2.3: Plan of 'Blyth Road Building Estate', from early 1890s. Plan source: Bassetlaw Museum, 2011.

- 2.8 The majority of buildings within the Conservation Area were constructed shortly after the building estate plan was produced, with most built in the Edwardian

period⁶ to designs by local architects such as J.T. Shardlow, H. Webster and A. Edlington.



Map 6: Extract from 1912-1919 County Series 6" Map, showing early 20th century buildings (Source: <http://info.nottinghamcity.gov.uk>, 2011).

- 2.9 During the 1920s, the formerly separate suburb along Blyth Road was joined to the rest of the town by further buildings constructed on the east side of Blyth Road and along Shepherds Avenue. Development continued along Shepherds Avenue into the 1930s.
- 2.10 In 1929, work began on the Worksop County Technical Institute, which finally opened its doors on the 23rd October 1930. The institute/college was constructed within the grounds of Carlton House (now demolished) and was heavily financed by the Worksop Miners' Welfare (who provided £13,800, approximately half the total cost of the build).



Figure 2.4: Former County Technical College building alongside Blyth Road, as viewed from north east.

⁶ King Edward VII reigned from 1902 to 1914.

3. CHARACTER APPRAISAL

- 3.1 The Mr Straw's Conservation Area is situated around two main thoroughfares that radiate from the town centre, heading north (to Carlton in Lindrick, Tickhill and Doncaster) and north east (to Blyth). Buildings date predominantly to the Victorian and Edwardian periods, with most development occurring from 1890 to 1920. The Conservation Area has a mixture of large villas set in spacious grounds, together with more modest detached and semi-detached houses, as well as the large buildings at North Nottinghamshire College.



Figure 3.1: View of Blyth Road, looking northwards from junction with Shepherds Avenue.

- 3.2 The earliest buildings within the Conservation Area are along Carlton Road on its east side, probably dating to the years immediately after the opening of the railway line to the south (1849). Indeed, the construction of the railway is documented as being a catalyst for the Duke of Newcastle's attempts at encouraging more of the upper and middle classes into the town, by selling off land "for the building of larger houses"⁷. Due to its location, away from the Victorian-era industrial town, close to a railway station and with fresh water available from the Water Works at Sunnyside to the north (from 1878 onwards), the suburb grew (primarily with housing) throughout the late 19th century and well into the 20th century.

Layout and plan form

- 3.3 Within the Conservation Area, two different layout forms pervade, these containing either large villas (built for locally-prominent individuals at the time) or the more widespread detached/semi-detached houses. On the east side of Carlton Road, individually-designed large villas, set well back from the highway, are sited within spacious grounds and orientated to take advantage of sunlight to the south/south-west and views to the west. The villas are set within landscaped gardens, containing a variety of outbuildings together with mature trees and stone/brick boundary walls.



Map 7: Extract from 1898 O.S. Map, showing layout of buildings on east side of Carlton Road (Source: <http://www.old-maps.co.uk>, 2011).



Map 8: Extract from 1920 O.S. Map, showing layout of buildings on Blyth Road, Blyth Grove and Highland Grove (Source: <http://www.old-maps.co.uk>, 2011).

⁷ As discussed in *History of Workship with Historical, Descriptive, and Discursive Sketches of Sherwood Forest and the Neighbourhood*, Eddison, E. (1854).

- 3.4 Elsewhere, properties are more modest although still above average for this period. Most are similarly aligned and set close to the highway, with a small garden to the front and larger garden to the rear. A variety of sizes exist, with the smaller semi-detached dwellings along the west side of Blyth Road (including South View) and larger detached and semi-detached along the east side of Blyth Road, Blyth Grove and Highland Grove.
- 3.5 The 19th and 20th century development of the area also appears to have respected earlier field boundaries, apparent when modern and historic maps are compared (see maps 4, 5 and 6, pages 10, 11 and 12).

MS1 Layout and plan form – summary of special interest:

- On the east side of Carlton Road (villa sites):
 - The established layout is characterised by large rectangular plots containing large buildings set back from the highway. Outbuildings are subservient to the main buildings, both in scale and original function. **Any new development, including infill or replacement, should seek to respect this character.**
 - Buildings are at a relatively low density and are set within large mature gardens. **Proposals for the subdivision, reorientation or amalgamation of plots should not be supported. Small scale development to the rear of the main buildings will only be supported where the proposal is subservient to the existing building, is sited to protect the setting of the existing building and is of a design that complements the existing building.**
- On the college site:
 - The established layout is of two storey buildings facing directly onto both Carlton Road and Blyth Road. **Proposals for the preservation of the 1930 building fronting Blyth Road and the redevelopment/replacement of the 1960s buildings should be supported, provided the development contains a built frontage to Carlton Road and contributes positively to the character of the Conservation Area.**
- Elsewhere within the Conservation Area:
 - The predominant layout is characterised by narrow rectangular plots, usually containing buildings sited close to the highway. **Proposals for the subdivision, reorientation or amalgamation of plots should not be supported.**
 - Buildings are at significantly higher densities, with smaller front gardens and larger rear gardens. **Proposals for the subdivision, reorientation or amalgamation of plots should not be supported.**
- The Conservation Area contains numerous ancillary buildings (including former coach houses, workshops and stores). **The re-use of these buildings/outbuildings should be supported only where the proposals retain or enhance the character and significance of the building(s) and wider Conservation Area. The loss of such buildings should not be supported unless the scheme complies with guidance contained in PPS 5.**

Architecture: buildings and materials

- 3.6 Whilst the Mr Straw's Conservation Area does not contain any listed buildings, there are a large number of positive buildings which make a significant contribution to the special character and appearance of the Conservation Area. These are listed in full in Appendix B and are set out on map 9 (page 43). Also shown on the map are buildings outside of the boundary which are regarded as non-designated heritage assets and those which make a positive contribution to the setting of the Conservation Area, although are not considered significant enough to be heritage assets. Buildings not highlighted are considered to be neutral in their character, appearance or significance. Landscape features, such as boundary walls or railings, are discussed in the public realm/landscape section.
- 3.7 The earliest buildings within the Conservation Area are all situated on the east side of Carlton Road. Five villas were constructed in the period immediately following the completion of the Manchester, Sheffield and Lincolnshire Railway line in 1849. A further villa, 242 Carlton Road, was completed in the late 19th century. Although Carlton House was demolished in late 1950s/early 1960s, the remaining five buildings have survived. These villas were all constructed of red brick with ashlar detailing and natural slate roofs. All are set within large gardens in an elevated position overlooking Carlton Road, situated close to the town and station and also taking advantage of the panoramic views to the west. The majority of the original architectural character has survived and in particular, the impressive façades visible from Carlton Road.
- 3.8 The largest of the surviving villas is Highfield House (222 Carlton Road), originally the home of a Mr Goldsborough (according to the 1865 Gas Map) and later the head offices of the Worksop Rural District Council until 1974, being occupied since then by the college. The main aspect faces south, with a hipped slate roof and constructed of four bays, the second of which contains a doric porch over the main entrance. The third bay projects forwards, attached to which is a two-storey bay window of ashlar with brick infill. Decorative ashlar banding runs around the whole of the first floor of the building and original '1 over 1' sliding sash windows and timber doors exist throughout the exterior.



Figure 3.2: View of south elevation of Highfield House from 1970 (left) and present day (right); Source: Bassettlaw Museum, 2011.

- 3.9 Projecting bays are repeated on the west elevation, although forming a symmetrical façade either side of a former secondary entrance (now a window). Again the ashlar banding is particularly prominent, as are the decorative corbels above the first floor windows. Sadly one of the chimney stacks has been lost since 1970, with the existing stack also significantly reduced in height and the pots removed.



Figure 3.3: West elevation of Highfield House.

- 3.10 Other than the external decoration (which also includes Flemish bond brickwork throughout), Highfield House also contains a number of internal features of significance, especially on the ground floor. Stucco moulding is perhaps the most noticeable, with naturalistic flower/leaf designs in several rooms. In addition, a coloured-glass window survives on the north elevation adjacent an ornate staircase.



Figure 3.4: Left: Doric porch on south elevation; Centre: stucco moulding in two ground floor rooms; Right: Coloured-glass window in north elevation.

- 3.11 To the south of Highfield House, The Mount borrows much of its design from its larger neighbour. Again, a Flemish brick bond and ashlar detailing (such as the first floor banding and window surrounds), together with a hipped natural slate roof, moulded cornice with corbels and '1 over 1' sash windows, emphasises a strong visual connection between the two buildings. However, features unique to The Mount include its ashlar quoins, rounded window headers, rounded door pediment and triangular pediment above the central bay on the west elevation. Indeed, the whole emphasis of the building is to the west rather than the south. This may be in part due to the presence of Carlton House (probably the earliest of the villas) and prominence of its chief occupant (Joseph Garside Esq) at the time of The Mount's construction. The Mount was originally occupied by the Ellis family, prominent landowners in 19th century Worksop.



Figure 3.5: Top left: View of west elevation facing Carlton Road; Top right: Porch on north elevation; Left: Tiled flooring inside porch.

- 3.12 A timber porch affords access on the north elevation and contains moulded capitals and a cornice with triangular pediment above, in addition to the original doors/windows and internal flooring. Adjacent the main building is a former coach house and stables, also of red brick with slate roof. The west-facing gable contains a stone-coped pediment (repeated on the east-facing gable) with arched first floor window, cornice moulding and decorative stone banding. On the south and north elevations, dog-tooth dentil stonework adjoins the roof (featuring several repairs with brick replacements). Between the coach house/stables and the main building is a decorative cobbled pavement (probably contemporary with the coach house).



Figure 3.6: Views of former coach house/stables at The Mount from north west (top left), west (top right) and south (bottom left); cobbled pavement between former coach house/stables and main building (bottom right).

- 3.13 To the north of Highfield House, The Old Vicarage sits within spacious grounds and is also elevated from the road. Although no precise date for the building has been found, the building was originally the vicarage to St Johns Church (constructed in 1868) and is therefore likely to date to shortly after the completion of that building. In addition, an article in the London Gazette from the 11th November 1870 reports that in 1869, the Ecclesiastical Commission authorised the payment of £235 for the construction of a vicarage associated with St John's Church:

"We, the Ecclesiastical Commissioners for England, acting in pursuance of the Act of the twenty-ninth and thirtieth years of Her Majesty, chapter one hundred and eleven, sections five and eleven, do hereby, subject as hereinafter mentioned, grant and appropriate out of our common fund to the vicarage of Saint John Worksop, in the county of Nottingham, and in the diocese of Lincoln, one capital sum of two hundred and thirty-five pounds sterling, to be applicable towards defraying the cost of providing a parsonage or house of residence for the said vicarage, according to plans and a specification approved by us...in the year one thousand, eight hundred and sixty-nine."

(From London Gazette, 11th November 1870).

3.14 The Old Vicarage is built in an orange-red brick (Flemish bond) with ashlar detailing and a slate roof with brick chimney stacks. Of particular note are the stone mullion and bay windows (one of which is two-storeys in height and very similar to those on Highfield House to the south). Very few modern alterations appear to have taken place, other than a small timber porch on the south elevation, window replacements to the rear



Figure 3.7: Front of The Old Vicarage, viewed from south west.

and the filling in of the original main entrance on the west elevation. The majority of the original timber '1 over 1' sash windows remain, together with decorative ridge tiles on the front half of the building.



Figure 3.8: Views of The Old Vicarage from west (top left) and east (top right); outbuilding to rear (bottom left) and cobbled surface of stone setts adjacent the outbuilding (bottom right).

3.15 To the north of The Old Vicarage, Oakleigh (236 Carlton Road) exhibits gothic features, including the pointed-arch entrance and projecting gable with decorative bargeboards. Like its neighbouring villas, Oakleigh has Flemish bond brickwork, a natural slate roof, brick chimney stacks (three of the four are complete), ashlar mullion/bay windows, ashlar banding at first floor level and original timber sliding sash windows (although here these are used alongside top-opening casements). The main building has a decoration unique to this part of the Conservation Area: that of its decorative ironwork above the ground floor

bay windows. It is particularly uncommon for these to survive as most were removed during the Second World War to ease the national shortage of iron.



Figure 3.9: Top: Frontage of Oakleigh; centre left: decorative ironwork above bay window; centre right: rear of Oakleigh; Bottom left and right: Views of former coach house.

- 3.16 The rear of the building has been considerably altered since its original construction, with a two storey extension added, probably in the early part of the 20th century. To the rear of Oakleigh is a former coach house which is likely to date to the late 19th century. This is also constructed of red brick with a natural slate roof and decorative ridge tiles, although has engineering brick detailing throughout, including dog-tooth dentil coursing below the eaves on the west and east sides.

- 3.17 The latest villa within this row is No.242 Carlton Road, historically known as Ashville but now split into two semi-detached properties and called 242 and 242a (Kent Lodge). The original building was constructed in 1891 to a plan by George E. Balshaw of Southport, although was considerably altered in 1907 to designs by prominent local architect A.H. Richardson⁸, with a pair of two-storey bay windows, decorative timber work and a two storey side extension added. The building is of red brick, the majority of which is in Flemish bond, with natural slate roof, brick chimney stacks and decorative ridge tiles. However, the most attractive feature of the main building is perhaps the timber decoration to the frontage (part of the 1907 scheme) including a balcony at first floor level.



Figure 3.10: Original plan of 242/242a Carlton Road, by G.E. Balshaw (1891). Plan source: Bassetlaw Museum, 2011.



Figure 3.11: Frontage of 242/242a Carlton Road, as shown on A.H. Richardson's 1907 plan (left) and present day (right). Plan source: Bassetlaw Museum, 2011.

- 3.18 To the rear of Kent Lodge, a former coach house and stables (also designed by A.H. Richardson in 1907) dominates the entrance to The Baulk to the north. The most prominent aspect of this site is the cupola ventilator which sits above the former 'hay chamber' of the two-storey element of the coach house/stables. The English garden wall bond of the building is also notable given that most other historic buildings in the area are faced with Flemish bond.



Figure 3.12: South elevation of former coach house/stables as shown on A.H. Richardson's 1907 plan (top left) and present day (bottom right); Views of north elevation along The Baulk, from north east (top right) and north west (bottom right). Plan source: Bassetlaw Museum, 2011.

⁸ Also the architect of the Worksop War Memorial (Memorial Avenue), the King Edward VII public house (Ryton Street) and 114 Bridge Street.

- 3.19 In the late Victorian period, the development of the Sunnyside Water Works (completed in 1878) provided a nearby supply of clean fresh water a therefore an opportunity for expansion at the northern end of the town. A separate suburb had been developed along Sunnyside from 1878 and the same would occur along Blyth Road from the late 1880s/early 1890s onwards. The earliest buildings constructed were 17-19, 21-23 and 25-27 Blyth Road, completed at the start of this period. However, at this time Blyth Road was considerably narrower than it is today, as it was never a turnpike road. Instead, the road (a route of considerable age) was upgraded significantly in the late 18th century by the Mellish Family (of Blyth Hall and Hodsock Priory).



Figure 3.13: View along Blyth Road looking to the north east, from 1907 (top) and present day (bottom). Source: www.picturethepast.org.uk, 2011.

- 3.20 As with most of the buildings in the eastern part of the Conservation Area, 17-19 and 21-23 Blyth Road are both constructed in red brick with natural slate roofs and brick chimney stacks. Features of note on 17-19 include the bay window, timber porch and decorative barge boards, all of which are on the frontage. Several of the original timber windows also remain on the frontage.



Figure 3.14: Frontage of 17-19 Blyth Road.



Figure 3.15: Frontage of 21-23 Blyth Road.

- 3.21 21-23 Blyth Road has a symmetrical frontage with several later additions visible on the side of No.21. The arched window headers with keystone, together with the transom windows with coloured glass which survive on No.23, are a critical part of the character of this part of the Conservation Area. With regard to No.21, that half of the building was originally the 'manse' (the Methodist version of a vicarage) for the Methodist Church on Newcastle Street (now The Crossing). However, whilst No.23 has retained its original windows and doors, this is not the case for No.21, which has modern UPVC replacements.



Figure 3.16: Transom windows with coloured glass at 23 Blyth Road.

- 3.22 Adjacent to No.23, a group of four pairs of semi-detached houses front the north west side of Blyth Road. All were designed by local architects H. Webster and J.T. Shardlow, constructed around 1896 on land owned by a Mr B Ekin. All are two storeys in height with symmetrical façades and a mix of bay and flush windows (including both casement and sash styles). Again a combination of red brick (Flemish bond) with natural slate roofs and brick chimneys are used. More unusually however, all pairs contain a large central window (with sidelights) on the frontage. These are a unique design feature not visible anywhere else in the town or wider area. Also attached to three of the buildings are narrow and angled bays to the sides (all of which are two storeys in height). One of the pairs also has a central attic window, although this has lost its decorative bargeboards (visible on the original plan below).



Figure 3.17: Views of 25-39 Blyth Road: Original plan for 25-27 (top left); 25-27 present day (top right); 29-31 (centre left); 33-35 (centre right); 37-39 (bottom left and right). Plan source: Bassetlaw Museum, 2011.

- 3.23 Again a significant number of the original timber windows and doors remain, in addition to the majority of the decorative (turned and rounded) timber mullions. However, several chimney stacks have been lost throughout the group.
- 3.24 This period also saw development to the rear of the semi-detached houses on Blyth Road, with a small private road called South View constructed in the late

1890s. Along this road, five houses and a stable building (the earliest structure on South View) were built between 1899 and 1904. The stables and two sets of semi-detached houses were designed by H. Webster and the detached house was by J.T. Shardlow (also locally based). Similar design features to those found on the Blyth Road frontage exist throughout, including bay windows, Flemish bond brickwork and natural slate roofs. The stable also has the majority of its original timber windows/doors although these are in a considerable state of disrepair.



Figure 3.18: Late Victorian/early Edwardian buildings on South View, including: Plan of Stables (dated 1899) and photograph (top); plan of 6-12 South View and photographs (centre); plan of 4 South View (dated 1904) and photograph (bottom). Plan source: Bassetlaw Museum, 2011.

- 3.25 In the north western corner of the South View, two near-identical houses (one of which fronts The Baulk) are situated alongside what was originally proposed to be a roadway connecting South View with The Baulk⁹. Both buildings date to 1923 although the architect is unknown. The buildings are of red brick (stretcher bond) with the first floor painted, with rosemary tiles on the roof, brick chimney stacks and shallow-arched brick window headers. These buildings contain casement windows with external iron brackets, a feature unique to any building in the Conservation Area. The porches are also of particular interest, especially the decorative ironwork visible on the frontage.



Figure 3.19: Views of 1923 houses on South View/The Baulk, including: Plan of houses dated 1923 (top); Frontage of 14 The Baulk (centre and bottom left); 18 The Baulk (bottom right). Plan source: Bassetlaw Museum, 2011.

- 3.26 Completing the row of buildings on the west side of Blyth Road (up to the junction with The Baulk) are two pairs of semi-detached houses dating to 1912, designed in the arts and crafts style by Sheffield architects Gibbs, Flockton and Teather. These houses (41-47 Blyth Road) have significant retention of their

⁹ The roadway was never completed.

original fabric, including the windows, doors, brick detailing, chimney stacks, porches, rainwater goods and boundary treatments.



Figure 3.20: Views of 41-47 Blyth Road, including: Original plans (dated 1912) by Gibbs, Flockton and Teather (top left); frontage of 41-43 Blyth Road (top right); frontage of 45-47 Blyth Road (bottom left); north elevation of 47 Blyth Road (bottom right). Plan source: Bassetlaw Museum, 2011.

- 3.27 These buildings make a considerable contribution to the architectural character of this part of the Conservation Area, especially given the contrast in shapes used across the frontage. Of special interest are the regular ground floor bay and first floor flush-fitting casement windows, the combination of angular, pitched and hipped roofscape and the oval glazing in the front door and first floor opening above. Many of the windows are also leaded and contain coloured glazing (such as those on the sides), adding a further pleasing aspect to the overall appearance of the buildings.



Figure 3.21: Close-up views of oval-shaped window openings (left) and large leaded-windows on the stairway (right).

- 3.28 The late Victorian and Edwardian architecture continues on the east side of Blyth Road, on Blyth Grove and on Highland Grove. One of the most prominent groups of buildings at the entrance to the Conservation Area from the north

east is 62-74 Blyth Road. Along with 1-3 Highland Grove, these buildings are unique within the Conservation Area and wider town with their mock-Tudor timberwork painted a variety of colours across the row (including green, blue and black).



Figure 3.22: Views of 62-74 Blyth Road, including original plan dated 1904, by J.T. Shardlow (top left); 64-66 Blyth Road (top right); 72-74 Blyth Road (bottom left) and whole range as viewed from west (bottom right). Plan source: Bassetlaw Museum, 2011.

- 3.29 Whilst a number of original timber windows have been lost across the range, many still survive, particularly at 1-3 Highland Grove and 66-68 Blyth Road. All the buildings contain two-storey bay windows, feature dormer windows, brick chimney stacks and (unusually for this period within Worksop) are constructed with a stretcher brick bond and not the more popular Flemish bond. Several of the buildings also have two-storey additions forming either a balcony or sun room at first floor level. These are also particularly rare within both the Conservation Area and wider town¹⁰. 66 Blyth Road also has a projecting bay window forming part of a turret facing onto Highland Grove.

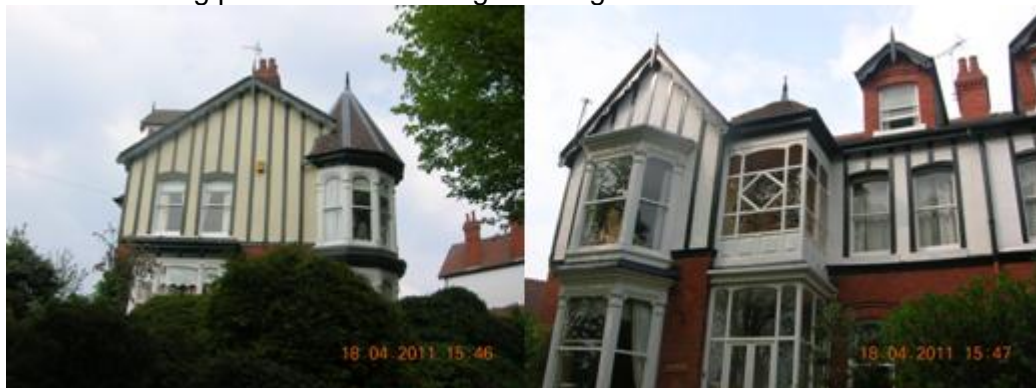


Figure 3.23: Turret at 66 Blyth Road (left) and sun room at 1 Highland Grove (right).

¹⁰ During the late Victorian and Edwardian periods, sun rooms became increasingly fashionable, especially as the health benefits of sunlight were well known and even prescribed by medical professionals.

- 3.30 Further south (between Blyth Grove and Highland Grove) is 56-58 Blyth Road, a pair of semi-detached houses designed by T.E. Smith, 1899. This building is amongst the most complete within the entire Conservation Area, containing most of its original '1 over 1' sliding sash windows and bays, all its chimney stacks (including decorative brickwork and clay pots), doors, porch detailing, dentil coursing, boundary walls and rainwater goods. The only obvious omission (on the frontage) from the original design is a missing dormer window from the roof of No.58.



Figure 3.24: Views of 56-58 Blyth Road, including: Original plan by T.E. Smith, dated 1899 (top left); present day frontage (top right and bottom left); doorway to No.56 (centre); north elevation of No.58, with its distinctly Edwardian-style chimneys, built directly above fireplaces in both front and rear rooms, hence the chimney stacks appear half way down the roof slope (bottom right). Plan source: Bassetlaw Museum, 2011.

- 3.31 The retention of such historic features is also an important part of the character of Blyth Grove. However, unlike the numerous semi-detached houses along Blyth Road, the majority of buildings along Blyth Grove (excluding those outside of the Conservation Area) are detached and are set within larger plots. Most date to between 1890 and 1910, with the latest constructed in 1912.



Figure 3.25: View of Blyth Grove, c1912-20 (image source: www.picturethepast.org.uk, 2011).

- 3.32 The earliest buildings along Blyth Grove are numbers 9, 13 and 15. All are of red brick (Flemish bond) with natural slate roofs and brick chimney stacks and date to the 1890s. All three buildings have the same scale, being two-storeys with full height canted bay windows either side of a central door. The roof plans are also similar, all of which are simple pitches running west to east.



Figure 3.26: Frontages of 9 Blyth Grove (left) and 13 Blyth Grove (right).

- 3.33 Whilst the bay windows to No.9 are somewhat undecorated (other than for smooth-faced stonework) and the timber sash windows have been replaced with modern UPVC, the most impressive feature of the building is the projecting central bay, which contains the front door set into a doric porch with small balcony and balustrade above. Atop the central bay are three ball finials with possible datestone below, although the inscription is no longer visible.
- 3.34 13 Blyth Grove is very similar to No.9, although does not have the decorative central bay. However, it does have terracotta detailing between the first and second floor windows in the left and right hand bays. No.15 also has the same style of canted bay windows, although has feature dormer windows on the frontage containing stone, brick and terracotta detailing (forming Dutch gables),

by prominent Retford-based architects Eyre and Southall. The chimneys are also a feature of this building with brick banding in the top half of each stack.



Figure 3.27: Frontage of 15 Blyth Grove from original plan (dated 1898), showing feature dormer windows (with Dutch gables) and chimney stacks. Plan source: Bassetlaw Museum, 2011.

- 3.35 1 and 3 Blyth Grove (both designed by A. Edlington, 1905) sit at the western end of the street where it joins Blyth Road. 1 Blyth Grove is one of the most visibly striking buildings within the whole of the Conservation Area, with its irregular west elevation (facing Blyth Road) and the highly decorative frontage facing Blyth Grove. This frontage is significant in both its adornments and the fact that it is gable onto the road (one of only a handful of buildings within the Conservation Area constructed in this manner).



Figure 3.28: Views of 1 and 3 Blyth Grove: Original plan for 1 Blyth Grove by A. Edlington, dated 1905 (top left); frontage of 1 Blyth Grove (top right); west elevation of 1 Blyth Grove (bottom left); frontage of 3 Blyth Grove (bottom right). Plan source: Bassetlaw Museum, 2011.

- 3.36 The decoration includes sand-coloured brick banding (horizontal and vertical) between the first floor windows and the roof, carved stone scroll work and '2 over 1' sliding sash windows. The large central doorway and porch is also of a large scale and the level of decoration is considerable. Above the doorway is a stone arch with central keystone, although much of this is currently hidden by vegetation. Many of the features found on 1 Blyth Grove are also present on

No.3, which has a form similar to numbers 9, 13 and 15 (two storey bays either side of a central doorway) although is decorated in the same manner as No.1.

- 3.37 To the east of No.3, 5-7 Blyth Grove is one of the most recognisable buildings within the Conservation Area, wider town and indeed the district. Together, numbers 5 and 7 (the latter of which is known as Mr Straw's House) are run as a museum by The National Trust since their purchase in 1990. The building, a pair of semi-detached villas, was constructed around 1905, probably to designs by T.H. Pennington¹¹. Other than its architectural merits, much of the special interest of the building is internal, related to its previous occupants (the Straw family) and their meticulous preservation of the internal decoration, most of which dates to full internal redecoration in 1923. Following the death of William Straw (senior) in 1932, the family (led by the conservatism of William Straw (junior)) resolved to preserve the house and its contents. Internal decorations including furniture, wallpaper and fixtures and fittings, together with a wide range of consumable goods, all contribute to the sense of the building as a time-capsule, preserving ordinary life from the 1920s. For a more detailed overview of the history of Mr Straw's House, please contact The National Trust.



Figure 3.29: Mr Straw's House, c1950 – Source: www.picturethepast.org.uk, 2011).



Figure 3.30: Frontage of 5-7 Blyth Grove.

- 3.38 Architecturally, the building is typical of the late-Victorian and early-Edwardian era, with a symmetrical frontage containing two storey canted bay windows with pitched roofs (finished with attic windows and ball finials), adjacent doorways

¹¹ Several other local architects also produced designs in this style, including H.O.O. Pepper, A.H. Richardson, F. Hopkinson and J. Allsopp (particularly buildings within the Watson Road and Sherwood Road areas).

within decorated porches and chimney stacks at each end of the pitched roof. Limestone detailing surrounds the porch, first floor central windows and second floor/attic windows. Dog-tooth dentil coursing also marks the division between wall and roof, although this is limited to the frontage only.

- 3.39 The doorways and canted bay windows are perhaps the most impressive architectural elements to the building. The doorways are set within recessed porches containing tiled floors. The tiles form a symmetrical, geometric pattern using a mixture of white, blue, brown, burgundy, black and orange tiles (both plain and patterned). The doors themselves contain naturalistic designs in coloured glass, both within the top half of the door and in the surround.



Figure 3.31: 5-7 Blyth Grove: Feature doors/porches (top and centre left); bay windows (centre right and bottom left); less decorative aspect to rear of building (bottom right).

- 3.40 All timber joinery on the building frontage (together with doors leading onto the rear gardens) is finished with a wood-grain effect, which reached the height of sophistication in the late-Victorian and early-Edwardian periods. The bay windows contain decorative corbels and the largest windows have sliding sashes with margin lights. All other windows on the building are '1 over 1' sliding sashes.
- 3.41 The latest building on Blyth Grove (within the Conservation Area) is No.11, constructed in 1912 to designs by A.H. Richardson. Although of the same scale as its neighbours, No.11 has a more modern appearance than those adjacent, particularly with its square bays rather than canted. The most prominent features on the building are indeed the squared two-storey bay windows, prominent gables, decorative bargeboards and fleur-de-lis feature in the apex of the gable.
- 3.42 The square bays with triangular pediment above are a particular feature of Richardson's work around the town, with similar forms visible on the King's Head (Carlton Road) and Norfolk Arms (Norfolk Street). The vibrant green colour of the pediments, fleur-de-lis features, window cills and rainwater goods are also an important (and attractive) contributor to the character of Blyth Grove. Although UPVC windows have been installed in recent years, the original transom windows still exist above the front door, which itself is within a porch (connecting the square bays) and contains a decorative timber arch.



Figure 3.32: 11 Blyth Grove: Original plan of frontage, dated 1912 (top left); frontage, present day (top right); transom casement windows on first floor (bottom left). Plan source: Bassetlaw Museum, 2011.

- 3.43 As is the case with Blyth Grove, Highland Grove is also comprised of early-20th century, individually-designed buildings/groups of buildings, which collectively encompass what is special about the character of this part of the Conservation Area. Buildings are either detached or semi-detached, and all are of red brick and natural slate, with render, stone and timber detailing also common. The earliest buildings along Highland Grove are to the west, including 1-3 (discussed on page 26).

- 3.44 On the south side, a group of three buildings, all by architect A. Edlington, form an impressive entrance into the street. 60 Blyth Road (dating to 1904 and which is accessed from Highland Grove) and 2 & 4 Highland Grove (dating to 1903) all share the same overall design, with projecting gables, segmented and splayed window headers, ground floor canted bay windows and timber '1 over 1' sliding sash windows. Whilst 2 & 4 Highland Grove are essentially identical (other than for later alterations and porch features), 60 Blyth Road has a wider projecting bay although the same number and style of windows. The majority of the original sliding sash windows also appear to have been retained although chimney stacks/pots have been lost.



Figure 3.33: Original plans and photographs of 4 Highland Grove (left); 2 Highland Grove (centre); 60 Blyth Road (right). Plan source: Bassetlaw Museum, 2011.

- 3.45 To the east, a row of semi-detached houses form one of the more identifiable views of the Conservation Area. 14-28 Highland Grove (all designed by Sheffield architects W.H. Lancashire & Son in 1909) have two-storey canted bay windows (containing casements), with Tudor-style timber/render panels at first floor level and a timber arch spanning the distance between the two bays. The central shared chimney stack (and natural slate roof) is also a key feature of these buildings.



Figure 3.34: Views of 14-28 Highland Grove, from north east (left) and north west (right).

- 3.46 10-12 Highland Grove were originally incorporated into the adjacent W.H. Lancashire & Son scheme. However, they were subsequently re-designed by J. Riveley (also in 1909), who kept the overall proportions of the building, but added single storey bay windows rather than two-storey. He also brought the main entrance doors to the front rather than round the sides as they were on Lancashire's plan. At the first floor, pairs of '1 over 1' sash windows are

completed with small gables containing timber decoration and scroll-end finials. A central date stone confirms the 1909 construction date.



Figure 3.35: Views of 10-12 Highland Grove, from north (left) and north west (right).

- 3.47 Other differences include the separate chimneys at each gable and stone corbels below the eaves. Similar to Lancashire's designs, Riveley paid significant attention to the frontage although left the sides and rear somewhat free of decoration.
- 3.48 At the eastern end of Highland Grove, four detached houses (also designed by W.H. Lancashire & Son in 1909) share a number of design elements with 14-28, including the use of mock-Tudor timber/render on the projecting bays. However, all are half rendered and (other than No.30) still retain rosemary roof tiles, a material seldom found on pre-WW1 buildings in the Conservation Area. 30 and 32 Highland Grove were designed as identical buildings, with the projecting gables on opposite sides.



Figure 3.36: Frontages of 30-32 Highland Grove (left) and 34-36 Highland Grove (below).



- 3.49 34 and 36 Highland Grove are also mirror images of each other, although No.36 contains a small dormer window (with timber decoration above) whereas

the dormer was never added to No.34. A two-storey side extension was added to No.34 in 1913, designed by B.D. Thompson.

- 3.50 The largest building on Highland Grove (and possibly the earliest) is No.9 (Barrowby House). This dates to 1905 and was designed by H.O.O. Pepper for his father and prominent local developer/builder Thomas J. Pepper. Similar to 30-32 and 34-36 Highland Grove, No.9 is half rendered, although has a natural slate roof with terracotta decorative ridge tiles and an off-centre brick chimney stack. On the frontage, a projecting porch contains a Palladian-style doorway with rounded arch and sidelights. The ground floor square bay windows appear to have replaced earlier bays (possibly canted and decorated). It is unclear as to whether the ground floor bays extended to the first floor, or what the original style of windows were on the frontage, due to the installation of UPVC casements and application of modern render. However, decorative bargeboards and moulded corbels are still attached at/below the eaves.



Figure 3.37: Views of frontage from present day (left) and on original 1905 drawing (right). Plan source: Bassetlaw Museum, 2011.

- 3.51 Other buildings of significance on Highland Grove include 5-7, a pair of semi-detached houses built for G.G. Middleton, 1901. This is one of the earliest buildings on Highland Grove and contains projecting bays on the frontage. However, the replacement of original roofing materials (probably slate) with modern concrete tiles, together with the installation of UPVC windows, has been to the detriment of the building's historic/architectural character.



Figure 3.38: Frontage of 5-7 Highland Grove, including origin plan dated 1901 (left). Plan source: Bassetlaw Museum, 2011.

- 3.52 One of the largest houses in the Conservation Area is 1 Shepherds Avenue, a detached building dating to 1926 by B.D. Thompson. The house is constructed

of red brick (stretcher bond, which became popular in the 1920s) with a rosemary tile roof and ashlar dressings¹². This building has a number of architectural features which make it distinctive from the rest in the Conservation Area, including its stone-coped gables and parapets, its mullion and casement windows, its complex roof shapes and most identifiable are its tall and square brick and ashlar chimney stacks with copings.



Figure 3.39: Various views of 1 Shepherds Avenue, including: Watercolour of completed building frontage, also by B.D. Thompson, c.1926, with present day photograph below (top left); west elevation (top right); original plan of rear of building (centre left); rear of building, present day (centre right and bottom left); feature chimneys (bottom right). Watercolour and plan source: Building owner, 2011.

- 3.53 Whilst many of the original windows have been replaced, these closely match the original Crittall windows shown on the drawings and water colour above. The only significant alteration is the infilling of the former porch at the south western corner of the building, although fortunately this was carried out using timber joinery which does not detract from the attractive overall style and appearance.

¹² The building is very similar in design/materials to the Riddell Arms, Doncaster Road, Carlton in Lindrick (also a B.D. Thompson design from the 1920s).

- 3.54 The largest single building of note within the Conservation Area is the former County Technical College (now North Nottinghamshire College) on Blyth Road, built in the grounds of Carlton House (later demolished). Work began in 1929 with the official opening on the 23rd October 1930. The main building is in the neo-Georgian style and was designed by Nottinghamshire County Council architect L.E. Maggs¹³. The building is two storeys in height, the majority of which is constructed in dark red brick, with lighter red/orange bricks used for the segmented and splayed window headers. One of the more prominent features of the building are its sash windows, which appear as tripartite sashes although the top third is an inward-opening bottom-hung overlight, with the lower two thirds being double-hung sliding sashes.



Figure 3.40: Frontage of former County Technical College, from south in 1930 (top) and north, present day (bottom). Image source: “The County Technical Institute Worksop” (official opening handbook), 23rd October 1930 (property of North Nottinghamshire College).

- 3.55 The frontage is symmetrical, with projecting elements at both ends and in the centre over the former main entrance. Each of the projecting portions at the ends of the building are constructed with full-height ashlar facing, containing three windows at both ground and first floor levels. The central projection is

¹³ L.E. Maggs also designed the Mansfield Technical College (now West Nottinghamshire College) and schools at Langold, Worksop (both Ryton Park and Manton) and Bircotes, all in the 1920s-30s.

similarly constructed, although is completed by a triangular pediment containing the crest of the Nottinghamshire Education Committee.



Figure 3.41: Views of former County Technical College including: Central projection and entrance (top left); right hand projection and full-height ashlar facing (top right); decorated hopper on frontage (bottom left); hopper on rear of building dated 1929 - construction date (bottom right).

- 3.56 Several decorative hoppers (see figure 3.41 above) and a moulded stone cornice are also noticeable on the front and sides of the building. On the north eastern elevation (facing Harstoft Avenue), features including in-filled window openings (probably a deliberate design feature, to resemble tax relief windows), a rear extension with parapet and a sash window with rounded overlight all add to the Georgian-inspired style of the 1929-30 design.
- 3.57 To the rear of the main building, the gymnasium (also designed by L.E. Maggs) is single-storey, with the western half approximately twice as tall as the east. Again large tripartite-style windows are used (although originally these were intended to be half-rounded), although these consist of three sets of bottom-hung inward-opening transom casements rather than sashes found on the main building. Whilst not being sashes, the large rectangular windows with small panes (different to the originally planned half-rounds) add to the classical feel of this part of the site.



Figure 3.42: Gymnasium: L.E. Maggs' plan showing originally-intended half-round windows (top); south elevation (bottom left); north elevation (bottom centre and right). Plan source: North Nottinghamshire College, 2011.

- 3.58 Apart from those buildings already discussed in this chapter, several others are also of historic or architectural interest or have group value in association with

neighbouring buildings. Examples include buildings along the west side of Carlton Road, namely 203-205, 207-209, 215, 221 and 223-225. All are of red brick with natural slate roof, although of a variety of styles.



Figure 3.43: Frontage of 203-209 Carlton Road, including original plan by J. Whittelle, dated 1909. Plan source: Bassetlaw Museum, 2011.



Figure 3.44: 215 Carlton Road, from east (left) and north east (right).



Figure 3.45: Frontage of 221 Carlton Road, including original plan by F. Pressley, dated 1909. Plan source: Bassetlaw Museum, 2011.



Figure 3.46: 223-225 Carlton Road. The design appears consistent with many located elsewhere in Worksop, by both T.H. Pennington and J. Allsopp.

3.59 Other buildings of historic and architectural interest include 54 Blyth Road and 8 Highland Grove. 54 Blyth Road is a 1920s brick-built house with mock-Tudor

timberwork which decorates a projecting gable. Adjacent to this, 52a Blyth Road is a 1990s building of modern design, although has architectural merit with its 'cat-slide' roof on its frontage. 8 Highland Grove also dates to the 1920s and was probably designed by B.D. Thompson, being similar to others associated with him in the vicinity (including 10 & 12 Shepherds Avenue).



Figure 3.47: Above: Numbers 54 (left) and 52a (right) Blyth Road; Left: B.D. Thompson-designed 8 Highland Grove.

3.60 49 Blyth Road is a 1930s two-storey detached house of a symmetrical design, in red brick with a rosemary tile roof. Although the architect is unknown, the hipped roof (with rosemary tiles) and tall, squared and prominent chimneys suggest that B.D. Thompson may be responsible for the design. Apart from the tall chimneys, the most significant elements of the building are the porch on the frontage with its Romanesque colonnade and arches, together with the Palladian-style doorway on the side (south) elevation.



Figure 3.48: Frontage of 49 Blyth Road.



Figure 3.49: 49 Blyth Road as viewed from south, including Palladian-style doorway on side elevation (right).

3.61 Numbers 6-38 Blyth Road are predominantly late-1920s/early-1930s houses of both semi-detached and detached types. Most are of a similar style, being of red brick (some rendered) with two storeys and a rosemary tile roof, many of which are by B.D. Thompson. All the buildings make a positive contribution to

the character of the Conservation Area, although 28-30 Blyth Road is amongst the more complete within this part of the street.



Figure 3.50: Frontage of 28-30 Blyth Road, including original plan by B.D. Thompson (left). Plan source: Bassetlaw Museum, 2011.

3.62 Outside of the Conservation Area boundary, a number of buildings contribute positively to the setting of both the Conservation Area and the heritage assets within it. Along Shepherds Avenue, the majority of buildings date to the 1920s and 1930s, including several detached houses by B.D. Thompson. Later 1950s buildings were also designed with a similar style and layout, although the external materials included mass-produced dark red/brown brick and imitation stone/concrete.



Figure 3.51: Frontages of houses along Shepherds Avenue, including (from top left to bottom right): Numbers 2, 4, 6, 10, 12, 14, 16, 18, 11 & 13, 7 & 9, 5 and 3.

3.63 Similarly, the former Kilton Infirmary (now part of Bassetlaw Hospital) also contributes to the setting of the Conservation Area. This building (by

Lincolnshire-based architect H.C. Scaping and opened in 1903) is particularly prominent when viewed from Blyth Grove, from a point to the south of No.15.

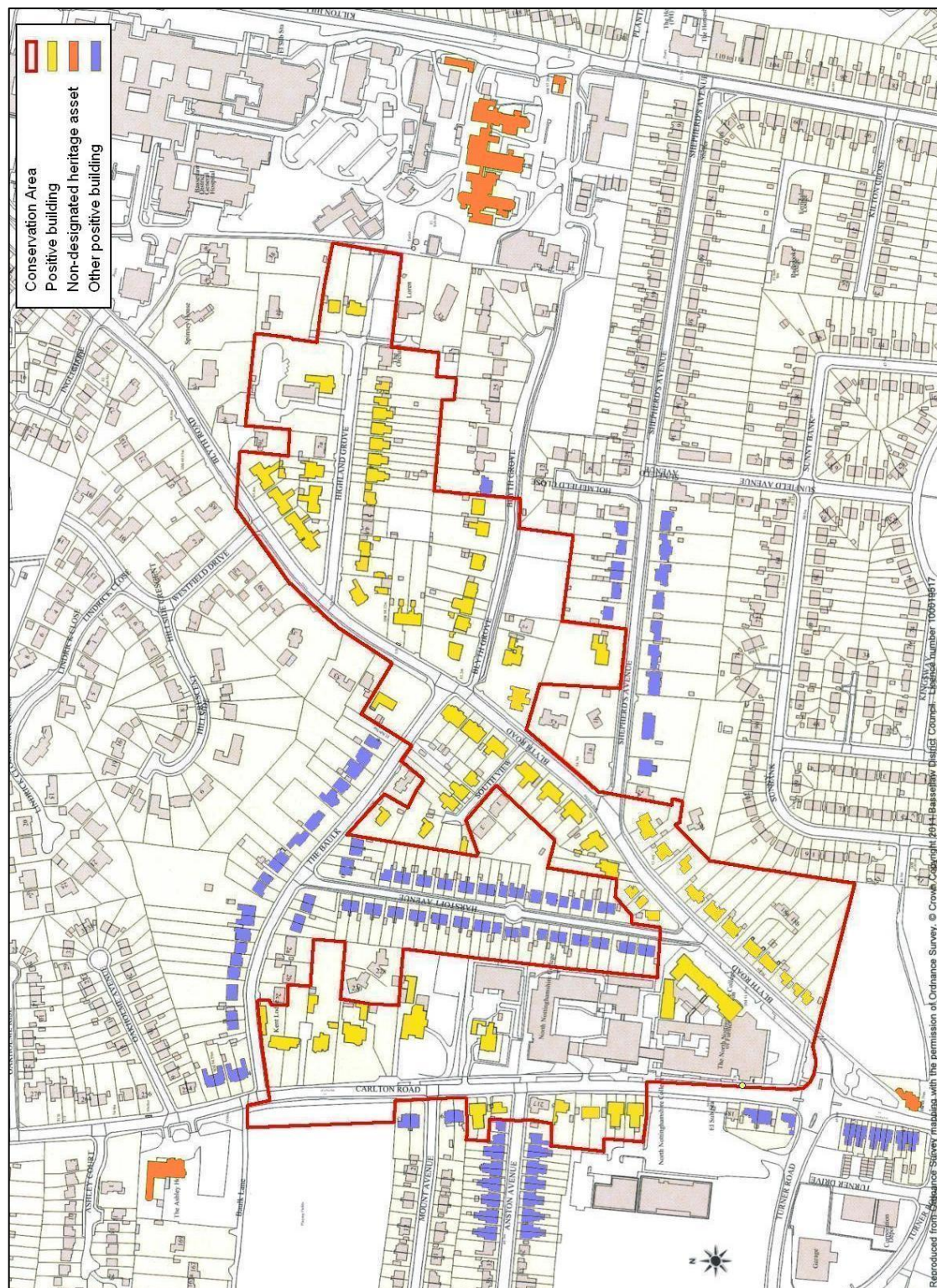


Figure 3.52: Former Kilton Infirmary from the 1980s (left) and present day as viewed from Blyth Grove (right). Image source: www.picturethepast.org.uk, 2011.

MS2 Architecture: buildings and materials – summary of special interest:

- The Mr Straw's Conservation Area contains numerous unlisted buildings that contribute positively to the special interest of the Conservation Area. The most significant of these are regarded as heritage assets and are marked out on map 8. **There should be a presumption against the demolition or unsympathetic alteration of any building considered to contribute positively to the character and appearance of the Conservation Area. Such development should only be supported if it complies with guidance contained in national policy, local policy and within this appraisal.**
- Buildings are generally two or two and a half storeys. Most have rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by brick chimneys, often with stone or brick detailing. **New development should be well designed and complement the form and mass of the historic buildings within the Conservation Area.**
- Facing materials for buildings within the Conservation Area are predominantly red brick and natural slate, with rosemary tiles also common to inter-war period buildings. A painted render finish is also common, particularly in association with mock-Tudor style timber detailing at first floor level. Magnesian Limestone detailing is also present throughout the Conservation Area. **New development should use materials that reflect or complement the traditional materials of the Conservation Area, such as appropriate timber joinery, particularly on building frontages.**
- Period architectural features such as window headers/cills, door surrounds, leaded/coloured glazing and chimney stacks/pots form an essential part of the special interest of the Conservation Area. **Proposals for the preservation and enhancement of such features will be supported. The unsympathetic alteration to/removal of such features will not be supported.**
- Street elevations are well fenestrated and often retain their original timber/metal-framed windows. **Proposals for the preservation and enhancement of original windows should be supported, especially on elevations that are visible from public vantage points. Where non-traditional windows (such as UPVC) have been installed, the reinstallation of appropriate timber/metal-framed windows should also be supported. The loss of original timber/metal-framed windows that are visible from public vantage points should not be supported, unless their replacement is also of a traditional design and appropriate to the building and its setting.**

Map 9: Mr Straw's Conservation Area – buildings



Disclaimer: The identification of positive buildings and heritage assets (as shown on the above map and as discussed in the appendix) is by no means exhaustive and the 'list' of buildings identified may change at a later date. The absence of any building on this list does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area or its setting. Advice should always be sought from the Conservation Team at the District Council.

Public realm, amenity spaces, landscaping and boundary treatments

- 3.64 Mature trees, particularly within and adjacent the highway, are a distinctive feature of the Mr Straw's Conservation Area. However, due to the suburban nature of the Conservation Area, there are relatively few areas of open space other than private gardens. The former kitchen garden and orchard on the south side of Blyth Grove is one exception. This area contains large areas of lawn, together with numerous trees (mostly fruit) and structures (such as cold frames, bee hives, etc). This garden and orchard was owned by the Straw family and supplied both the Straw household and (from the 1910s onwards) the grocery shop located on Bridge Street.



Figure 3.53: Former kitchen garden, as viewed from the entrance at the north west of the site. Mature hedges are visible around much of the boundary, together with fruit trees in the orchard (centre and left).

- 3.65 The most notable features on the kitchen garden site are the trees within the orchard, including several apple and pear, the fruits of which were often sold in the family shop. Also within the garden are bee hives and several brick-built cold frames, which again satisfied the family's needs together with the grocery shop. In addition, the large expanse of lawn provides a valuable open space in an otherwise suburban landscape. Mature hedges screen much of the site from the outside. The north western part of the garden (adjacent the entrance) is currently used as a visitor car park for the Mr Straw's House museum.



Figure 3.54: Mature hedge on northern boundary of former kitchen garden, adjacent footpath.

- 3.66 Along Blyth Road, long grass verges stretch along much of the length of the road, particularly on the west side opposite numbers 56-66. The verges contribute to the somewhat green entrance into the Conservation Area from the north east, particularly when viewed in association with a number of mature trees on both sides of the road. On a small scale, grass verges also contribute to the suburban character of Shepherds Avenue.



Figure 3.55: Grass verges (left) on west side of Blyth Road as viewed from south, with 60 Blyth Road (right) opposite. Image source: Google Maps, 2011.

- 3.67 On the east side of the road fronting 62-74 Blyth Road (and 1-3 Highland Grove), architecturally-impressive brick boundary walls with terracotta copings and brick/stone piers provide a sympathetic contrast to the verges and the large number of surrounding trees. Mature hedges also exist alongside several of the walls, which again contribute to the setting of the houses enclosed by them.



Figure 3.56: Brick boundary walls fronting 62-74 Blyth Road (left) and 1-3 Highland Grove (right).

- 3.68 Open space also forms an important part of the character of the north western part of the Conservation Area, especially within the grounds of the large villas on the east side of Carlton Road. The front gardens of The Mount, Highfield House and The Old Vicarage all contain large areas of elevated lawn, supported by (predominantly) limestone walls, many of which are contemporary with the construction of the villas. A section of 19th century stone wall also exists to the north of the 1930 college building, a remnant of the landscaping around Carlton House.



Figure 3.57: Open space and limestone walls at The Mount (top left); Highfield House (top right); The Old Vicarage (bottom left); and between the 1930 college (main building) and 1 Harstoft Avenue (bottom right).

- 3.69 All the villas also have a number of mature trees in their grounds, including oak, lime, chestnut (such as those at 242a Carlton Road), scots pine, birch and

sycamore. These are an important contributor to the character of the Conservation Area and to the settings of the adjacent buildings. On the west side of Carlton Road, numerous large trees (including several chestnut) provide a green boundary to that part of the Conservation Area. In addition, the open space that surrounds these trees (including the grass verge and adjacent playing field) also provides an open aspect to an otherwise suburban built form.



Figure 3.58: View of mature trees at The Old Vicarage (top left); the Mount (top right); chestnut trees and rusticated stone wall in grounds of 242a Carlton Road (centre left); mature trees (including several chestnut and lime) on west side of Carlton Road (centre right and bottom).

- 3.70 As this appraisal has alluded to, trees play a crucially important part in the character of the area and the sense of place and difference between the Mr straw's area and the rest of the town. Particularly along Blyth Road and Highland Grove, the trees are arguably as important as the buildings in this respect. No more is this the case than around the junctions of Blyth Road with The Baulk and Blyth Grove. A large number of mature specimen trees, including the row of limes adjacent 52a Blyth Road, the chestnut adjacent 1 Blyth Grove and the limes in the grounds of 49 Blyth Road, all help add significant shape and character to the streetscene and contribute to the setting of the surrounding historic architecture.

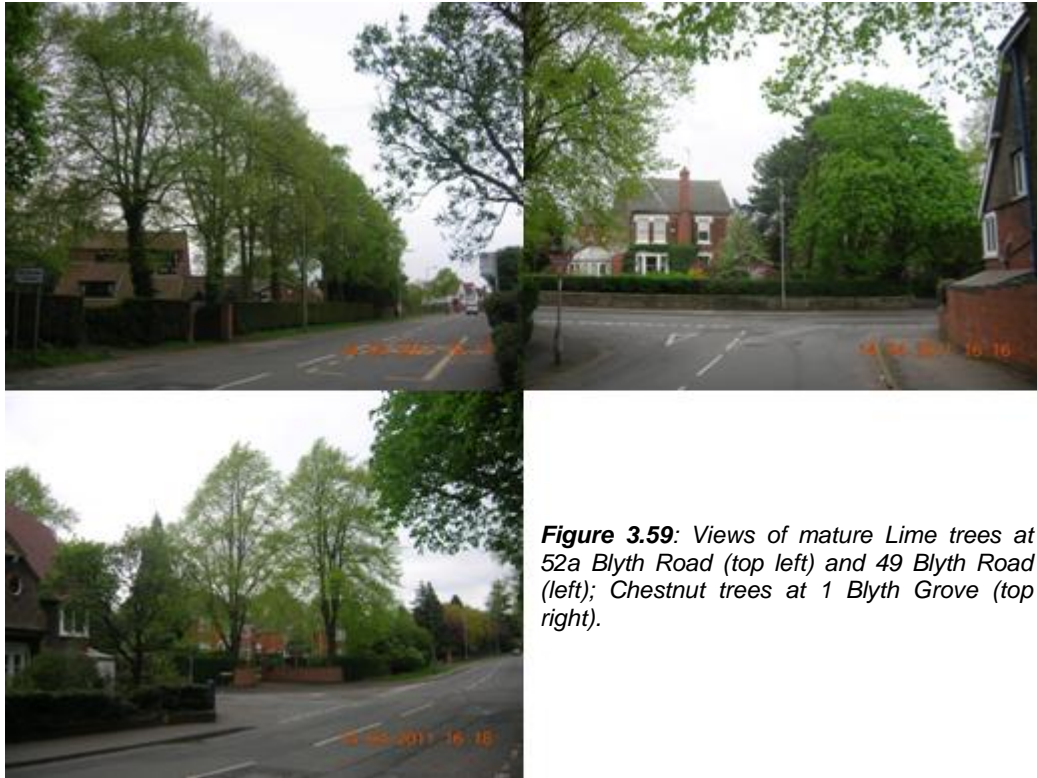


Figure 3.59: Views of mature Lime trees at 52a Blyth Road (top left) and 49 Blyth Road (left); Chestnut trees at 1 Blyth Grove (top right).

- 3.71 This is also the case along the length of Highland Grove, where rows of mature lime trees line both sides of the entire length of the road. This is an especially impressive sight when viewed from the junction with Blyth Road and certainly enhances the setting of the early 20th century architecture. Again, the boundary walls along Highland Grove (mostly brick with stone/terracotta copings) also contribute to the overall character of this part of the Conservation Area.



Figure 3.60: Views of lime trees either side of Highland Grove, from junction with Blyth Road looking eastwards (left) and from east half of road, looking westwards (right). The mix of brick/rusticated stone walls with terracotta/stone copings can also be seen on both images.

- 3.72 At the eastern end of Highland Grove (north side), the row of lime trees runs through a raised and lawned verge, which itself slopes gently towards 9 Highland Grove (Barrowby House). This verge forms an important part of the setting of that building and of other buildings in the vicinity. All around Barrowby House, a large number of mature trees sit within the spacious grounds. To the west of the building, a group of four beech and four horse chestnut trees create a focal point at that end of the road.



Figure 3.61: Mature lime trees and grass verge adjacent to Barrowby House (top); specimen scots pine (bottom left) and beech (bottom right) to west of Barrowby House.

3.73 The combination of trees and rusticated limestone walls form an important part of the character of Shepherds Avenue. The walls, all part of the overall landscape design by B.D. Thompson in the 1920s (see Thompson's watercolour in figure 3.39, page 36), contrast well with the number of mature trees, particularly in the grounds of 1 Shepherds Avenue and the smaller trees located on the highway verge. Although narrow, the verge also contributes to the open feel and pleasant appearance of the Avenue, especially when viewed from the junction with Blyth Road.



Figure 3.62: Rusticated stone wall and mature trees along Shepherds Avenue (left); mature beech in grounds of 1 Shepherds Avenue (right).

3.74 Specimen trees also play a large part in local character, especially where they are surrounded by urban development. This is true of the evergreen oak on the east side of Carlton Road adjacent to the college. This is perhaps the most impressive tree within the entire Conservation Area and undoubtedly one of the most memorable in Worksop. The scale of the canopy and width of the trunk help to deflect attention from the unsympathetic 1950s/60s extensions to the college. The southern and eastern boundaries of the college site also contain trees which contribute to the setting of the college building and wider Conservation Area. Of particular note are the horse chestnut at the south eastern corner of the site, the plane trees on the western boundary of the car park and the row of sycamore, horse chestnut, lime, beech and maple on the eastern boundary.



Figure 3.63: Mature beech adjacent to the 1930 college building, Blyth Road.



Figure 3.64: Large evergreen oak adjacent modern college extensions, Carlton Road (top); mature trees of a variety of species at southern end of college site (bottom).

3.75 Together with trees and open spaces, boundary treatments (including walls, railings, gates and hedges) also provide significant character to the streetscapes of the Conservation Area. Arguably the most characterful walls and railings are those on the frontage of 5-7 Blyth Grove (Mr Straw's House). Here, brick walls are finished with stone copings and cast iron railings decorated with symmetrical patterns and fleur-de-lis at regular intervals¹⁴. These railings were added in the early 1990s by the National Trust, although were copied from sketch designs (of the original pre-WW2 railings) drawn by William Straw. The walls are separated by limestone piers with ball finials. The

¹⁴ These patterns were often found in foundry pattern books.

piers contain the names 'Warwick Villa' (at No.5) and 'Endcliffe Villa' (at No.7) and are sited either side of a similarly-decorated wrought iron gate affording access into the two former residences. Other impressive walls and railings can be found throughout the Conservation Area, including in the grounds of 11 Blyth Grove and 62 Blyth Road.



Figure 3.65: Brick walls, stone copings, decorative iron railings/gates and stone pillars at 5-7 Blyth Grove (top and bottom left); brick wall with terracotta copings at 11 Blyth Grove (bottom right).

- 3.76 On the eastern boundary of the college, rusticated limestone walls with ashlar copings surround that part of the site. At the front of the former main doorway, squared ashlar piers form an impressive pedestrian entrance into the building and wider site. Similar piers also exist at the vehicular entrances to the left and right of the pedestrian entrance. This length of limestone walling/piers reflects both the use of stone on the façade of the main building and also the historic stone walls (remnants of the gardens to Carlton House) which continues to the north and south.



Figure 3.66: Mid-19th century stone wall to south of college (left) and rusticated stone wall and ashlar pillars (1929/30) adjacent to original college building, Blyth Road.

- 3.77 Other features of interest within the public realm include the wall-mounted post box in the boundary wall of 58 Blyth Road. This has a recognisable cast iron frontage (painted red) with the inscription on the official supplier: "W.T. Allen &

Co. London". Although W.T. Allen & Co supplied the boxes, it was the James Maude Sherwood Foundry in Mansfield who supplied the castings to W.T. Allen & Co between 1881-1965¹⁵. The Blyth Road box displays the letters "GR" and "VI" (manufactured in the reign of King George VI). Therefore, its installation can be dated to between 1936 and 1952¹⁶. Unfortunately however, modern timber fencing between the boundary wall and hedge detracts from the setting of the post box and the wider streetscene. A free-standing pillar box also exists on the east side of Carlton Road adjacent to the college, although this probably dates to the 1960s-70s.



Figure 3.67: Views of King George VI post box dating to between 1936-1952, set within boundary wall to 58 Blyth Road.

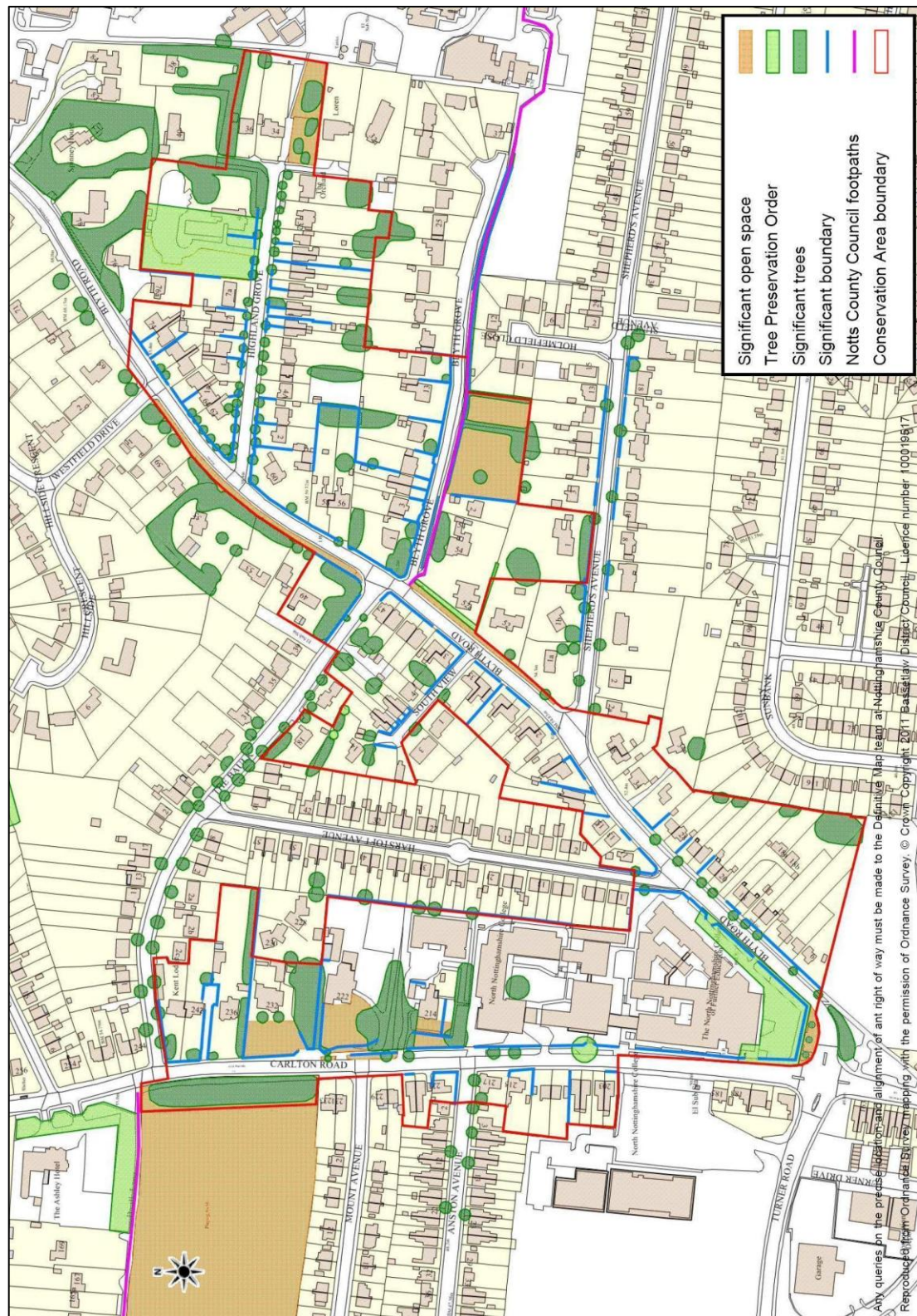
MS3 Public realm, amenity spaces, landscaping and boundary treatments – Summary of special interest:

- The Conservation Area contains a wide variety of landscape features including boundary treatments, verges, open space and trees (as indicated on map 9). Of particular note are the stone and red brick walls along Blyth Road, Blyth Grove, Highland Grove and Carlton Road. **Every effort should be made to retain these features within the Conservation Area where they contribute positively to the special interest of the Conservation Area. Loss of features that contribute positively to the special interest of the Conservation Area should not be supported.**
- Boundary walls are generally red brick, local Magnesian Limestone, or a combination of the two. Rusticated stone is also popular throughout the Conservation Area. A mixture of coping styles exists, with stone or brick/clay/terracotta copings the most common. **New development should take account of traditional boundary treatments. Proposed boundary treatments that are contrary to the local character should not be supported.**
- The Conservation Area contains a large number of mature trees which contribute significantly to the character and appearance of the Conservation Area. **Proposals for their on-going preservation and maintenance (including where appropriate, replacement and replanting) should be supported. Schemes for appropriate tree planting in the Conservation Area and wider setting should also be supported.**

¹⁵ As discussed on http://www.ourmansfieldandarea.org.uk/page_id_19_path_0p38p.aspx (accessed 2011).

¹⁶ Although this box (or its façade) appears to have replaced an earlier box in the same location, visible on the 1922-3 Ordnance Survey map.

Map 10: Mr Straw's Conservation Area – landscape features



Disclaimer: The identification of significant landscapes and boundary features including historic walls, railings, etc (as shown on the map above) is by no means exhaustive. The absence of any feature from the above map does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. Advice should always be sought from the Conservation Team at the District Council.

Key views and vistas

- 3.78 A number of significant views exist within, into and out of the Conservation Area, focusing on the most important buildings and landscape features. Perhaps the most memorable view into the Conservation Area is along the northern part of Blyth Road when approaching from the north east. Views from this point are drawn to the south and south west towards the J.T. Shardlow-designed mock-Tudor houses, 62-74 Blyth Road. The combination of the red brick and brightly-coloured timber frames of the buildings, together with their brick chimneys, associated boundary walls, trees and the grass verges opposite, all contribute significantly to the character of this part of the Conservation Area. These buildings are also the focus of views from Westfield Drive to the north west.



Figure 3.68: View from northern part of Blyth Road looking to south west towards 62-74 Blyth Road (left); view to south east along Westfield Drive towards 68-70 Blyth Road (right).

- 3.79 In addition to the above views, 62-74 Blyth Road form part of a panoramic view at the junction of Blyth Road with Highland Grove. Views are drawn to the north east towards 62-74 Blyth Road, eastwards along Highland Grove and southwards to 56-58 and 60 Blyth Road. The view into Highland Grove is especially significant, with the lime trees either side of the road framing the view, with buildings of various styles also visible along its length. From the opposite end of Highland Grove, similar views westwards are also enhanced by the rows of mature lime trees alongside the road.



Figure 3.69: Panoramic view from junction of Blyth Road (left to right) with Highland Grove (centre).

- 3.80 Another important view is that from the southern part of the Conservation Area looking to the north east along Blyth Road, towards the 1930 former technical college. Again the adjacent trees, verges and boundary walls enhance the setting of the building and the views towards it. The symmetry and scale of the

building itself also provides an impressive built frontage along a large part of Blyth Road, especially when viewed from this point and also from a point to the north east.



Figure 3.70: Views along Blyth Road towards former technical college, from south (left) and north east (right).

- 3.81 At the north western corner of the Conservation Area, several vistas radiate from the junction of Carlton Road with The Baulk. To the south, a key view into the Conservation Area is formed by the large villas and trees on the east side of the road, together with the trees and verge to the west. From the same point, the former stables at 242a Carlton Road (and in particular the cupola ventilator upon its roof) are also prominent. To the north/north west, views of the Ashley Hotel (a heritage asset) and the trees adjacent to it are also significant. To the east of this location, from a point to the north of 2a The Baulk (which sits much higher), the cupola ventilator is also very noticeable, especially taking into account the difference in land levels along this part of The Baulk.



Figure 3.71: Views from junction of Carlton Road with The Baulk, looking south (top left), east along The Baulk towards outbuilding at 242a Carlton Road (top right); north west towards the Ashley Hotel (bottom left); west over playing field (bottom right). Image source: Google Maps, 2011.

- 3.82 Further south, three main views westwards (along Anston Avenue, Mount Avenue and the playing field south of Baulk Lane) all contribute significantly to

the character and setting of the Conservation Area. To the west of Worksop, the landscape of South Yorkshire and North East Derbyshire, including the ridge of higher ground at Harthill, is particularly prominent beyond/above the roofscape of the western part of the town (Gateford Road and Rhodesia especially). This view is likely to have been one of the main attractions of this location for the first residents of the mid-19th century villas.



Figure 3.72: Views westwards from Carlton Road, from junctions with Anston Avenue (left) and Mount Avenue (centre); view westwards over playing field (right).

- 3.83 Several important views also exist along Blyth Grove, including those which take in the row of late Victorian/Edwardian buildings from both the west and east. In addition, from a point to the south of No.15, longer views are drawn eastwards towards the former Kilton Infirmary, again a heritage asset which, given its scale and design, contributes to the setting of the Mr Straw's Conservation Area.



Figure 3.73: Views along Blyth Grove from west (left) and east (right). Image source: Google Maps, 2011.

- 3.84 From the kitchen garden on the south side of Blyth Grove, the rear elevation of 1 Shepherds Avenue is prominent. Of particular note from this aspect is the height and design of its chimney stacks. 1 Shepherds Avenue is also the focus of views along Shepherds Avenue from both the west and east of the site. Again its chimneys from the most memorable part of both vistas.



Figure 3.74: Views of 1 Shepherds Avenue from former kitchen garden on Blyth Grove, to north east (left) and from Shepherds Avenue, to south east (right).

3.85 Other key views that can be identified include those looking eastwards towards Carlton Road from Mount Avenue (towards Highfield House) and from Anston Avenue (towards The Mount). Added to this, views from The Baulk towards 1 Blyth Grove and from Shepherds Avenue towards 17-27 Blyth Road are also significant.



Figure 3.75: Other significant views, including: from Mount Avenue towards Highfield House (top left); from Anston Avenue towards The Mount (top right); from The Baulk towards 1 Blyth Grove (bottom left); from Shepherds Avenue towards 17-27 Blyth Road (bottom right). Image source: Google Maps, 2011.

MS4 Key views and vistas – Summary of special interest:

- There are a number of important views within, into and out of the Conservation Area. **New development that harms any view or vista that is of acknowledged importance into, out of, or within the Conservation Area should not be supported. Proposals that enhance views into, out of, or within the Conservation Area should be supported.**

This map illustrates the Conservation Area boundary, which is outlined in red. The area is densely built-up, with numerous buildings and streets. A legend in the top right corner identifies the symbols used: a red outline for the Conservation Area boundary, a blue star for focal buildings, and a black arrow for indicative key views. A north arrow is located in the bottom left corner. The map shows the area around the City of York, including the River Ouse and the City Wall. The map is titled 'Conservation Area boundary' and 'Focal buildings'.

4. MANAGEMENT PLAN

- 4.1 As well as defining the character and appearance of the conservation area and what makes it special, it is important to develop proposals for the future management of the conservation area. This is called the Management Plan. It relates the designation and management of a conservation area to the principles of historic environment planning. The Management Plan will be reviewed every five years and updated or modified where appropriate.
- 4.2 There are several mechanisms through which the Council can manage the future of the Conservation Area:
- Application of policy
 - Policy and design guidance
 - Development briefs
 - Application of an Article 4 Direction
 - Monitoring change
 - Boundary changes
 - Appraising the condition of significant buildings that contribute positively to the conservation area and developing a strategy for repair
 - Enforcement proceedings
 - Proposed enhancement schemes
 - Proposals for economic development and regeneration (including grants)
 - Identification and designation of Heritage Assets

Application of policy

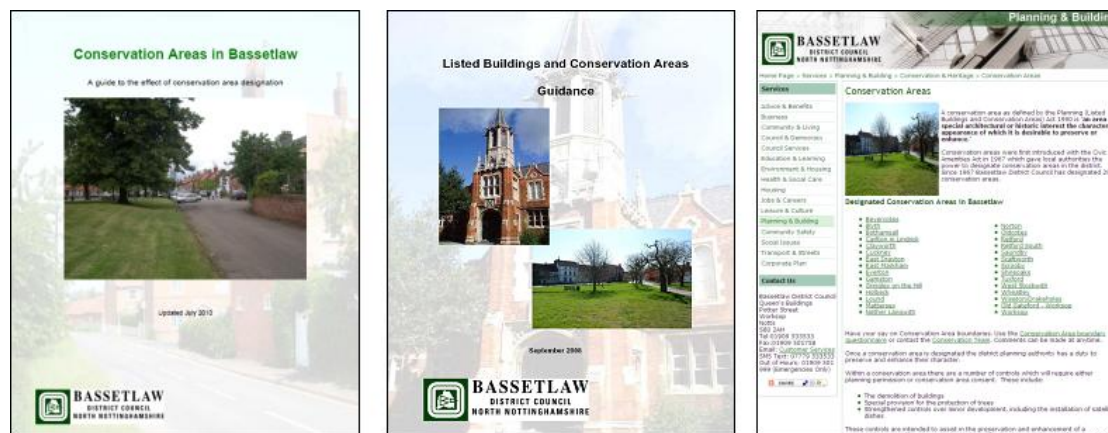
- 4.3 Recent changes in national planning policy regarding the historic environment, in the form of Planning Policy Statement 5 (*Planning For The Historic Environment*), place renewed emphasis on “*conserving and sustaining the significance of heritage assets and their settings*”. This includes designated heritage assets (such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, etc) and non-designated heritage assets (including local interest buildings, unregistered parks & gardens or areas of archaeological interest). Guidance on the identification of non-designated heritage assets can be obtained from the Council’s Conservation Team.
- 4.4 At a local level, Bassetlaw Local Plan policy 6/11 refers specifically to Conservation Areas. A historic environment policy will be included in the emerging Local Development Framework, which will replace the existing Bassetlaw Local Plan. This is discussed further in Appendix A.
- 4.5 This final version of the Conservation Area Appraisal is an approved Council document and is, therefore, a material consideration in any planning decision. It is anticipated that the Conservation Area Appraisal will help inform and strengthen decisions made in line with this policy framework, which will be one of the most direct and effective means of managing the Conservation Area in the long term. For example, the Appraisal helps define the plan form of the area, the typical scale, form, massing and materials of buildings, traditional detailing, important views, significant trees, etc. These elements should be

considered when looking at any development proposal. The Appraisal also sets out key buildings and features that contribute positively to the character and appearance of the Mr Straw's Conservation Area. As such, there should be a preference against the demolition or loss of any building or feature identified as meeting these criteria. As stated on page 43, please note that 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. Further advice on this should be sought from the Conservation Team.

- 4.6 The Conservation Area Appraisal can also be used to inform decision-makers about other local or national conservation policy considerations. For example, development that might affect natural features within the Conservation Area. By defining and identifying significant buildings, areas of open space, trees, boundary treatments and views, the Conservation Area Appraisal provides information that will inform planning decisions on the merits of development proposals.

Policy and design guidance

- 4.7 The Council has produced several relevant guidance documents on development in Conservation Areas, including *Conservation Areas in Bassetlaw: a guide to the effect of conservation area designation (updated July 2010)* and *Listed Building and Conservation Areas Guidance*. Further advice is contained on the Council's website: www.bassetlaw.gov.uk.



- 4.8 These guidance sources are relevant to anyone thinking of undertaking development within Conservation Areas. It is hoped that this advice will help stakeholders of the historic environment make informed decisions and therefore, contribute positively to the management of Conservation Areas. In addition to policy guidance, local generic guidance will be produced from time to time with specific advice on topics relevant to Conservation Areas e.g. window replacement.
- 4.9 If you would like a copy of these guidance documents, they can be accessed via the Council website. Alternatively, please contact a member of the Conservation Team (please use the contact details at the rear of this document).

Development briefs

- 4.10 The Management Plan can be used to identify any sites that would benefit from a development brief. A development brief is an outline of what might be expected or acceptable in principle on an identified development site prior to a formal development proposal. For example, this might be a gap site, or a site under pressure for demolition and re-development, or perhaps areas that have a neutral impact on the Conservation Area where redevelopment might readily be accommodated. The definition and characterisation of the Conservation Area can be expanded to form a detailed design brief in order to help promote an appropriate form of development on the site.
- 4.11 At the time of writing this appraisal, there are no such sites formally identified by the Council within the Mr Straw's Conservation Area boundary. However, as part of the site allocations process of the emerging Local Development Framework, it is possible that development briefs may be published for sites either within or in the setting of the Mr Straw's Conservation Area at that stage.
- 4.12 Where development is proposed on garden sites or infill plots and the Council considers the principle of development in this location acceptable, the Council may take the opportunity to produce development briefs to inform developers or applicants as to what may be appropriate in terms of design and layout for the site.

Application of an Article 4 Direction

- 4.13 Many historic environments suffer from the cumulative effect of piecemeal erosion and unsympathetic alterations, often to important architectural features of properties that contribute positively to the character of a Conservation Area. Some of these alterations do not require planning permission and are regarded as permitted development. A good example of this is when traditional timber windows on unlisted buildings are replaced with UPVC, in a different style and profile. Alterations like this can be very harmful to the character and appearance of a Conservation Area. It is possible to bring such alterations under planning control with the implementation of an Article 4 Direction, which would require an application for planning permission for alterations that otherwise fall outside normal planning control (as set out in Appendix A, page 65).
- 4.14 Policy HE4 of PPS 5 states that Local Planning Authorities should consider whether the exercise of permitted development rights would undermine the aims for the historic environment. If so, Local Planning Authorities should consider the use of an Article 4 Direction to restrict permitted development.



Figure 4.1: The insertion of unsympathetic windows (left) has undermined the architectural and historic significance of this building.

- 4.15 An Article 4 Direction can provide a positive framework for helping manage the character and appearance of a conservation area. The implementation of an Article 4 Direction requires a strong justification for proposing the Direction as well as appropriate stakeholder support. There are significant resource implications in the implementation of an Article 4 Direction, particularly for the planning authority, which has to effectively manage additional planning applications and enforce the Article 4 Direction. The Council will consider this option further by carrying out a full Article 4 Direction survey in line with government guidance. The Council will consult affected residents and property owners after this survey has been carried out.



Figure 4.1: Here the windows (including stained & leaded glazing) and chimneys are important features on these buildings and in their wider setting. The character of the Conservation Area would be detrimentally affected if UPVC windows were installed or if chimney stacks were removed.

- 4.16 The Mr Straw's Conservation Area is an area characterised by a large number of historic and architecturally-significant buildings, where features such as chimney stacks or timber windows are an important facet of the overall special interest. The Council has, therefore, given serious consideration to the implementation of an Article 4 Direction, particularly in relation to those parts of historic buildings visible from public vantage points.
- 4.17 Following positive comments during public consultation in September-October 2009¹⁷, May 2010¹⁸, January-February 2011¹⁹ and May-July 2011²⁰, the Council proposes to consider Article 4 Directions in a number of Conservation Areas across the District. The Conservation Team will carry out a detailed survey and

¹⁷ On the Issues and Options Core Strategy and Development Management Policies document.

¹⁸ On the Preferred Options document.

¹⁹ On the Draft Workstop Conservation Area Appraisal and Management Plan.

²⁰ On the Draft Mr Straw's Conservation Area Appraisal and management Plan.

justification for any proposed Article 4 Direction in the Mr Straw's Conservation Area, which will be submitted to Planning Committee for discussion.

- 4.18 The Council can progress the Direction after it has been advertised locally and notice has been served on residents.
- 4.19 The Council must consult affected residents and property owners for a period of at least 21 days (in which period comments can be submitted) and must have regard for public views.
- 4.20 The notice will specify the date in which the Direction will come into force. It is proposed that the survey and justification will be prepared in late-2011.

Application of Section 215 Notices

- 4.21 The Local Planning Authority may use its general planning powers to serve a Section 215 Notice²¹ on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of a Conservation Area. Such a notice requires the person responsible to clean up the site or building, or the authority can carry out the work itself and reclaim the cost from the owner. Section 215 is a relatively straightforward power that can deliver important, tangible and lasting improvements to the amenity of a Conservation Area²².

Litter Abatement Notices

- 4.22 Under Section 91 of the *Environmental Protection Act 1990*, anyone concerned with litter on road verges or public amenity land can apply to the Magistrate's Court for a Litter Abatement Notice. Local amenity groups may find this a useful tool for encouraging landowners to clean up neglected roadsides where litter has become a damaging eyesore.

Monitoring change

- 4.23 Monitoring change, both positive and negative, is very important for the long-term management of a Conservation Area. For example, it can help highlight problems that can be best tackled through an Article 4 Direction (see above) or show how effective policies have been. Monitoring change can assist in identifying where more resources are required and in modifying priorities or policies.
- 4.24 A conservation area is thoroughly surveyed and described when first designated or when modified. Local Planning Authorities should seek to review Conservation Areas from time to time and update appraisals and management plans. The Council will review all Conservation Areas on a rolling basis, ideally within five-year cycles. The review process for Mr Straw's Conservation Area began in April 2011. It is, therefore, envisaged that a further review will take place five years after the formal adoption of the final version of this Appraisal.

²¹ S.215 of the *Town and Country Planning Act 1990*.

²² *Town and Country Planning Act 1990, Section 215: Best Practice Guidance* (ODPM, 2005).

Boundary changes

- 4.25 An important function of this Conservation Area Appraisal is to assess whether the boundary of the Conservation Area is appropriate. Boundary changes might include reduction or extension to an area. Specific justification should be given for proposed changes. For example, an extension to the boundary might be proposed to incorporate the wider setting of a Conservation Area. Thought should be given to the appropriateness of the boundary.
- 4.26 Public consultation on the Draft Mr Straw's Conservation Area Appraisal resulted in strong support for the current boundary, with 26 respondents in support and only 4 respondents suggesting boundary changes. However, the boundary will be reviewed again in August 2016.

Appraising the condition of heritage assets

- 4.27 A survey is carried out from time to time at both a national and local level to assess the condition of heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as 'Buildings at Risk'. This survey can provide a useful means of monitoring many significant historic buildings within conservation areas. *Historic Buildings at Risk in Nottinghamshire* covers grade II²³ and significant local interest buildings at risk. It is available online through www.nottinghamshire.gov.uk. The national *Heritage at Risk Register* covers grade I and II* buildings at risk and is available through www.english-heritage.org.uk.
- 4.28 *Historic Buildings at Risk in Nottinghamshire* was produced and completed in 2004 although is currently being updated by the Council. This document (including the ongoing updated version) provides a baseline for monitoring change in our buildings at risk within Conservation Areas. It can be used to identify specific problems or issues that may benefit from targeted resources. These resources could be streamed through the grant aiding of target buildings, or through the use of legislation such as Repairs Notices or Urgent Works Notices, to bring about works to a building to either repair it or make it secure or weather tight.
- 4.29 At the time of publishing, there are no buildings at risk within the Mr Straw's Conservation Area. However, this may change at a later date.

Enforcement proceedings

- 4.30 Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a Conservation Area. An obvious example of this sort of damage could be the unauthorised demolition of a building. These types of alterations can all erode the special character of a Conservation Area. The use of non-approved materials, for example, can also be particularly harmful (e.g. modern cement rendering, inappropriate 'ribbon' pointing style, plastic rainwater goods, etc).

²³ Currently there are no listed buildings within the Mr Straw's Conservation Area.

- 4.31 It is important, therefore, that the Council investigates breaches of planning law within Conservation Areas, as this can help preserve the quality of the historic environment. The survey process utilised in the production of an Appraisal may highlight planning breaches to buildings within the Conservation Area. In response to this survey, the Council will take appropriate action with owners on an individual basis. Anyone can report a suspected planning breach by contacting the Council's Enforcement Team. The District Council investigates all reports of unauthorised work and may take enforcement action if necessary.

Proposed enhancement schemes

- 4.32 There are currently no enhancement schemes within the Mr Straw's Conservation Area. However, in general terms the key areas for enhancement identified by the Council are:

MS5 Mr Straw's Conservation Area Appraisal management plan – Areas for enhancement:

- The retention and enhancement of historic buildings and their historic architectural features, including traditional timber/metal-framed windows, timber bargeboards, chimney stacks, etc;
- The reintroduction of appropriate historic or architectural features into the Conservation Area's buildings and public realm, such as timber-framed sash windows, natural slate roof tiles, cast iron street lamps, etc.
- The on-going preservation and maintenance of significant trees (especially along the highway), including where appropriate, replacement and replanting;
- The rationalisation of street furniture, including signage;
- The enhancement of the appearance and setting of the North Nottinghamshire College site, including the retention of the 1930 building fronting Blyth Road; and
- The preservation and enhancement of 9, 34 and 36 Highland Grove, unless any proposed redevelopment complies with the policies contained in PPS 5 and the guidance contained in the character appraisal section of this document.

Proposals for economic development and regeneration (including grants)

- 4.33 The District Council has managed various conservation grant schemes in the recent past and these often target buildings within Conservation Areas. The Appraisal can be used to help identify a list of properties that would benefit from repair, reinstatement of traditional features or improvements required to bring the building back into use, for example.
- 4.34 Information on current grant schemes is available on the relevant part of the Council's website. Should there be a grant scheme proposed that is specific to the Mr Straw's Conservation Area, details of this will also be advertised on the website and relevant local stakeholders will be notified.

APPENDIX A: CONSERVATION POLICY FRAMEWORK

Legal framework

The legal basis for Conservation Areas is the *Planning (Listed Buildings and Conservation Areas) Act 1990*. National policy guidance is provided by *Planning Policy Statement 5 (PPS5): Planning for the Historic Environment*. Further policy is contained within the Bassetlaw Local Plan.

The Local Development Framework

The existing Bassetlaw Local Plan is due to be replaced by a new Local Development Framework (LDF). This Conservation Area Appraisal will be used to support the conservation/heritage Development Management policy that will form part of the LDF Core Strategy. In the interim period the Conservation Area Appraisal will assist in the interpretation and implementation of Local Plan Policy 6/11 (which seeks to preserve or enhance the character and appearance of the districts' Conservation Areas) along with Planning Policy Statement 5.

Planning controls in Conservation Areas

In addition to the above, there are a number of planning controls that relate specifically to Conservation Areas²⁴:

- *Extensions to dwelling houses*

Planning permission is required for any extension that would extend beyond a wall forming a side elevation of the original house, or if the extension would have more than one storey and extend beyond the rear wall of the original house;

- *Cladding or rendering the exterior of a house*

No part of the exterior of a dwelling house can be clad in stone, artificial stone, pebble dash, render, timber, plastic or tiles without planning permission from the District Planning Authority;

- *Alterations to the roof of a dwelling house*

Planning permission must be obtained for any enlargement of the house, which would consist of alterations to the roof (i.e. loft conversion). Any alterations that would protrude more than 150mm beyond the plane of the original roof, or would result in part of the roof being higher than the highest part of the original roof, will require planning permission;

- *Erecting new outbuildings in the grounds of dwelling houses*

The provision within the curtilage (grounds) of any building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the house, or the maintenance, improvement or alterations of such buildings or enclosures, will require planning permission if the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the house and the boundary of the curtilage of the house;

²⁴ Please note: these are in addition to the general restrictions to permitted development for householders.

- *Installing, replacing or altering chimneys, flues and soil vents on dwelling houses*

The installation, alteration or replacement of a chimney, flue (including flues for biomass or combined heat and power systems) or soil vent pipe on the wall or roof slope which fronts a highway and forms either the principal elevation or side elevation of the house will require planning permission;

- *Satellite dishes on dwelling houses*

Subject to certain limitations, the installation of one satellite dish is permitted development on any unlisted dwelling within a Conservation Area. Its size must not exceed 100cm or a cubic capacity of 35 litres. It must not be on a wall, roof slope or chimney facing the highway and must not be visible from a highway. It must not project above the highest part of the roof. It must not be placed on any building over 15 metres high. If any of the above criteria are not met then planning permission may be required.

- *Installing, replacing or altering solar photovoltaic or solar thermal equipment on a dwelling house*

If the solar photovoltaic or solar thermal equipment on the roof of a house or a building within the curtilage (grounds) of the house will protrude more than 200mm beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof, or would be higher than the highest part of the roof excluding the chimney, planning permission will be required. Permission will also be required if it is to be installed on the wall forming the principal elevation of the house and is visible from the highway.

- *Installing, replacing or altering stand-alone solar within the curtilage (grounds) of a dwelling house*

Planning permission will be required for any stand-alone solar within the grounds of a dwelling house if it is visible from the highway or if more than one is installed; permission will also be required if the solar will: be higher than 4 metres above the ground; be situated within 5 metres of the boundary of the curtilage; be within the curtilage of a listed building; or have a surface area exceeding 9 square metres or any other dimension including housing exceeding 3 square metres.

- *Installing, altering or replacing a ground or water source heat pump within the curtilage (grounds) of a dwelling house*

Installing, altering or replacing a ground or water source heat pump within the curtilage (grounds) of a dwelling house is permitted development and planning permission is therefore not normally required.

- *Display of advertisements*

Advertisements are regulated by controls set out in the *Town and Country Planning (Control of Advertisements) (England) Regulations 2007*. The display of advertisements in Conservation Areas is subject to additional restrictions. External illumination, for example, generally requires advertisement consent. Tethered balloons, illuminated signs in retail parks and business premises, flags displayed by house builders and advert hoardings around building sites may also require Advertisement Consent.

- *Demolition*

A listed building will always require Listed Building Consent for demolition. However, the total or substantial demolition of unlisted buildings within the Conservation Area that are over 115 cubic metres (in volume) requires Conservation Area Consent. The

demolition of any wall over 1 metre high facing a highway, waterway or open space, or any wall over 2 metres high elsewhere, will also require Conservation Area Consent. Demolition may also require planning permission. The advice of the District Planning Authority should always be sought prior to any demolition works commencing.

- *Works to trees*

In most cases, six weeks' notice must be given to the District Planning Authority for any cutting down, topping, lopping or uprooting of trees in a Conservation Area. There are however exceptions to this: Where a tree is covered by a Tree Preservation Order (TPO), for example, a formal application seeking approval to carry out works to trees protected by a TPO must be made to the District Planning Authority. Alternatively, where works to trees have been approved by planning permission in conjunction with development proposals, additional applications are not required. Again the advice of the District Planning Authority's Tree Office should always be sought prior to any works commencing.

Special planning controls

Planning authorities have the power to introduce stricter planning controls in Conservation Areas by means of an Article 4 Direction. An Article 4 Direction further removes permitted development rights where it is considered that such rights would have a damaging effect on the character of an area. They can ensure that traditional details such as sash windows, timber doors, chimneys, etc are not removed or altered without planning permission.

Currently, there is no Article 4 Direction in place within the Mr Straw's Conservation Area, although this situation is likely to change in the future (see pages 60-62 of this appraisal).

Other statutory designations

Listed Buildings

Listed buildings are recognised in statute as being of special architectural or historic interest. Under the *Planning (Listed Buildings and Conservation Areas) Act 1990*, it is a criminal offence to demolish or alter the special architectural or historic interest of a listed building without approval from the District Planning Authority. There are currently no listed buildings in the Mr Straw's Conservation Area, although this may change in the future.

Scheduled Ancient Monuments

Certain important archaeological sites and monuments enjoy special protection under the *Scheduled Ancient Monuments and Archaeological Areas Act 1979*. However, there are no Scheduled Ancient Monuments in the Mr Straw's Conservation Area.

Tree Preservation Orders

A Tree Preservation Order (referred to as a TPO) is an order made by a Local Planning Authority in respect of trees or woodlands, the principal effect of which is to prohibit the cutting down, uprooting, topping, lopping or damaging of those trees without District Planning Authority approval.

There are a number of TPOs within the Mr Straw's Conservation Area. These are marked out on map 10, page 52 (landscape features). It is worth noting that regardless of whether a tree is covered by a TPO or not, it is likely to be protected if it lies within the Conservation Area boundary. Advice should always be sought from the District Planning Authority prior to any works commencing.

The consent process

Where permission is required for development within the Conservation Area, details will need to be submitted to the Council for consideration. For certain works in a Conservation Area you may only require planning permission. Where demolition is involved, however, you may also require Conservation Area Consent.

If your building is listed, works to it including extensions or the installation of accretions (such as satellite dishes, alarm boxes, etc.) will require a separate application for Listed Building Consent. However, there are currently no listed buildings within the Mr Straw's Conservation Area although this may change in the future.

If you have any doubts as to whether or not your building is listed or in a Conservation Area, or would like to know whether specific works require planning permission or other consents, please seek advice from the District Planning Authority. Contact details are given at the back of this document.

New development in Conservation Areas and the importance of design

The purpose of Conservation Area designation is not to prevent development but to ensure that new development does not adversely affect the special character of the Conservation Area. New development should be sympathetic or innovative in its approach to design and use appropriate materials of high quality. Design briefs should seek to complement established patterns and strengthen local distinctiveness, but not necessarily imitate existing buildings. Before applying for planning permission, it is advisable to contact the Council's Development Control and Conservation Teams to discuss your proposals. The value of employing a suitably qualified architect/designer with a track record of conservation projects to draw up your proposals cannot be stressed highly enough.

Enforcement of unauthorised works

Where work has been carried out without planning permission and it is considered that such works are harmful to the character of the Conservation Area, an Enforcement Notice may be served requiring remedial measures to be taken.

Disclaimer

This advice is intended to be a general guide and does not purport to be a definitive guide to the legislation covering Conservation Areas. For specific proposals you should seek advice from the District Planning Authority.

APPENDIX B: POSITIVE BUILDINGS WITHIN THE MR STRAW'S CONSERVATION AREA AND ITS SETTING

Currently there are no listed buildings within the Mr Straw's Conservation Area. When assessing the contribution made by unlisted buildings and structures, consideration is given to the impact on the special architectural or historic significance of a Conservation Area made by the building/structure. For example, if a building is the work of a particular noteworthy local architect or builder, it may carry historic significance. Other reasons to consider the significance of unlisted buildings might include:

- Qualities of age, style, materials or other characteristics that reflect those of a substantial number of the buildings in the Conservation Area;
- Age, materials or other historic characteristics that relate strongly to adjacent listed buildings;
- Group value of buildings;
- Relationship to historic roads and layouts;
- Landmark qualities or contribution to recognised spaces and amenity;
- Usage where this reflects the historic nature of an area;
- Association with past events or people;
- Artistic significance.

The overarching question is whether or not the building in question contributes to the character and appearance of the Conservation Area and whether the loss or substantial alteration of it would be harmful to the intrinsic special interest of the Conservation Area.

Within the Conservation Area boundary, buildings that meet any of the above criteria should be regarded as positive buildings (and thus designated heritage assets for the purpose of implementing planning policies). These are coloured yellow on map **9** and listed on pages 70-72. Outside of the boundary, Bassetlaw's own criteria document for non-designated heritage assets (adopted January 2011) has been used to identify such buildings (coloured orange). Buildings outside of the boundary that are considered to have a positive impact on the setting of the Conservation Area, but which don't meet the criteria to be regarded as heritage assets, are also shown on the map (coloured purple). Significant boundary features such as stone and brick walls may also be regarded as heritage assets. The most significant of these are highlighted on map **10**.

The identification of positive buildings and heritage assets is by no means exhaustive and the 'list' of buildings identified may change at a later date. The absence of any building on this list does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area or its setting. Advice should always be sought from the Conservation Team at the District Council.

Building	Date	Current Use	Architect	Builders	Source	Other Associations
Carlton Tavern, Carlton Road, Worksop	Mid-19th (pre-1865)	Bathroom Showroom	-	-	-	Paid for by Joseph Garside, timber merchant, civic leader and land owner
Type B Pillar Box (adjacent North Nottinghamshire College), Carlton Road, Worksop	Post-1952	Letter box	-	-	-	-
203 & 205 Carlton Road, Worksop	1909	Residential	J.F. Whittle	-	Bassetlaw Museum	-
207 & 209 Carlton Road, Worksop	1909	Residential	J.F. Whittle	-	Bassetlaw Museum	-
Riseholme, 215 Carlton Road, Worksop	Late 19th	Residential/Guest House	-	-	-	-
Hill Crest, 221 Carlton Road, Worksop	1909	Residential	Francis Pressley	-	Bassetlaw Museum	Designed for Mr A. Chadwick
223 (Egremont) & 225 (Netherfield) Carlton Road, Worksop	1890s	Residential	-	-	-	-
The Ashley Hotel, Carlton Road, Worksop	Mid-19th	Pub/restaurant	-	-	Local historian	Formerly a maternity hospital
The Mount, 214 Carlton Road, Worksop	Mid-19th (pre-1865)	Education	-	-	Worksop Gas Maps, 1865	Originally owned by a Ms Ellis
Outbuilding at The Mount, 214 Carlton Road, Worksop	Mid-19th	Education	-	-	-	-
Highfield House, 222 Carlton Road, Worksop	Mid-19th (pre-1865)	Education	-	-	-	Formerly the head offices of the Worksop Rural District Council, pre-1974
Outbuilding at Highfield House, 222 Carlton Road, Worksop	Mid-19th (pre-1865)	Education	-	-	-	-
232 Carlton Road (The Old Vicarage), Worksop	c1870	Residential	-	-	London Gazette	Former vicarage to St John's Church
Outbuilding at 232 Carlton Road (The Old Vicarage), Worksop	c1870	Residential (curtilage)	-	-	London Gazette	-
Oakleigh, 236 Carlton Road, Worksop	Mid-19th	Residential	-	-	-	-
Former Coach House at 236 Carlton Road, Worksop	Late-19th	Residential	-	-	-	-
242 & 242a (Kent Lodge), Carlton Road, Worksop	1891	Residential	G.E. Balshaw (Southport)	-	Bassetlaw Museum	Alterations/extension by AH Richardson, 1907
Outbuilding at Kent Lodge, 242a Carlton Road, Worksop	1907	Residential (curtilage)	A.H. Richardson	-	Bassetlaw Museum	Designed for Mr T.J. Green
North Nottinghamshire College (Former County Technical College), Blyth Road, Worksop	23rd October 1930	Education	L.E. Maggs (NCC Architect)	-	NCC Archives & North Notts College	Paid for by NCC and Miners' Welfare
17 & 19 Blyth Road, Worksop	1885-1895	Residential & Flats	-	-	-	-

21 & 23 Blyth Road, Workshop	1890	Residential	-	-	-	21 Blyth Road was originally the 'manse' (methodist version of a vicarage) to Newcastle Street Methodist Church
Outbuilding at 21-23 Blyth Road, Workshop	1890	Residential (curtilage)	-	-	-	-
25 & 27 Blyth Road, Workshop	1896	Residential	H. Webster	-	Bassetlaw Museum	Designed for Mr B. Ekin
29 & 31 Blyth Road, Workshop	1896	Residential	H. Webster	-	Bassetlaw Museum	Designed for Mr B. Ekin
33 & 35 Blyth Road, Workshop	1896	Residential	H. Webster	-	Bassetlaw Museum	Designed for Mr B. Ekin
37 & 39 Blyth Road, Workshop	1899	Residential	H. Webster	-	Bassetlaw Museum	Designed for Mr B. Ekin
41 & 43 Blyth Road, Workshop	1912	Residential	Gibbs, Flockton & Teather	-	Bassetlaw Museum	-
45 & 47 Blyth Road, Workshop	1912	Residential	Gibbs, Flockton & Teather	-	Bassetlaw Museum	-
49 Blyth Road, Workshop	1930s	Residential	-	-	-	-
54 Blyth Road, Workshop	1920s	Residential	-	-	-	-
56 & 58 Blyth Road, Workshop	1899	Residential	T.E. Smith	-	Bassetlaw Museum	Designed for Mr P. Martin
Wall Box (George VI), adjacent 58 Blyth Road, Workshop	1936-1952	Letter box	W.T. Allen & Co Ltd (London)	James Maude Sherwood Foundry, Mansfield	-	-
60 Blyth Road, Workshop	1904	Residential	A. Edlington	-	Bassetlaw Museum	-
Outbuilding at 60 Blyth Road, Workshop	1904	Residential (curtilage)	A. Edlington	-	Bassetlaw Museum	-
62, 64, 66, 68, 70, 72 & 74 Blyth Road, Workshop	1904	Residential	J.T. Shardlow	-	Bassetlaw Museum	Designed for Mr S. Taylor
4 South View, Workshop	1904	Residential	J.T. Shardlow	-	Bassetlaw Museum	Designed for Mr S.W. Pennington
6 & 8 South View, Workshop	1900	Residential	H. Webster	-	Bassetlaw Museum	Designed for Mr B. Ekin
10 & 12 South View, Workshop	1900	Residential	H. Webster	-	Bassetlaw Museum	Designed for Mr B. Ekin
14 South View, Workshop	1923	Residential	-	-	Bassetlaw Museum	Designed for W.H. Parry
18 The Baulk, Workshop	1923	Residential	-	-	Bassetlaw Museum	Designed for W.H. Parry
Outbuilding off South View, Workshop	1899	Residential (curtilage)	H. Webster	-	Bassetlaw Museum	Former stables
1 Blyth Grove, Workshop	1905	Residential	A. Edlington	-	Bassetlaw Museum	-
Outbuilding at 1 Blyth Grove, Workshop	1905	Residential	A. Edlington	-	Bassetlaw Museum	-
3 Blyth Grove, Workshop	1905	Residential	A. Edlington	-	Bassetlaw Museum	-
Outbuilding at 3 Blyth Grove, Workshop	1905	Residential (curtilage)	A. Edlington	-	Bassetlaw Museum	-
5 & 7 Blyth Grove, Workshop	1900-1907	Mr Straw's House (Museum)	T.H. Pennington	-	Bassetlaw Museum	-
9 Blyth Grove, Workshop	1898	Residential	-	-	-	-
11 Blyth Grove, Workshop	1912	Residential	A. H. Richardson	-	Bassetlaw Museum	Designed for Mr A. Chadwick
13 Blyth Grove, Workshop	c1898	Residential	-	-	-	-
15 Blyth Grove, Workshop	1898	Residential	Eyre & Southall (Retford)	-	Bassetlaw Museum	Designed for Mr R. Fletcher
1 & 3 Highland Grove, Workshop	1904	Residential	J.T. Shardlow	-	Bassetlaw Museum	Designed for Mr S. Taylor
5 & 7 Highland Grove, Workshop	1907	Residential	-	-	Bassetlaw Museum	Designed for Mr G.G. Middleton

Outbuilding to 5 Highland Grove, Workshop	1901-1910	Residential (curtilage)	-	-	Bassetlaw Museum	-
Outbuilding to 7 Highland Grove, Workshop	1901-1910	Residential (curtilage)	-	-	Bassetlaw Museum	-
Barrowby House, 9 Highland Grove, Workshop	1905	Bassetlaw Hospital	H.O.O. Pepper	-	Bassetlaw Museum	-
2 Highland Grove, Workshop	1903	Residential	A. Edlington	-	Bassetlaw Museum	-
Outbuilding to 2 Highland Grove, Workshop	1903	Residential (curtilage)	A. Edlington	-	Bassetlaw Museum	-
4 Highland Grove, Workshop	1903	Residential	A. Edlington	-	Bassetlaw Museum	-
Outbuilding to 4 Highland Grove, Workshop	1903	Residential (curtilage)	A. Edlington	-	Bassetlaw Museum	-
8 Highland Grove, Workshop	1904-1910	Residential	-	-	-	-
Outbuilding to 8 Highland Grove, Workshop	1904-1910	Residential (curtilage)	-	-	-	-
10 & 12 Highland Grove, Workshop	1909	Residential	J. Riveley	-	Bassetlaw Museum	Designed for Mr Simons & Mr Chadwick
14 & 16 Highland Grove, Workshop	1909	Residential	W.H. Lancashire &	-	Bassetlaw Museum	Designed for Mr J.E. Lobley
18 & 20 Highland Grove, Workshop	1909	Residential	W.H. Lancashire &	-	Bassetlaw Museum	Designed for Mr J.E. Lobley
22 & 24 Highland Grove, Workshop	1909	Residential	W.H. Lancashire &	-	Bassetlaw Museum	Designed for Mr J.E. Lobley
26 & 28 Highland Grove, Workshop	1909	Residential	W.H. Lancashire &	-	Bassetlaw Museum	Designed for Mr J.E. Lobley
30 Highland Grove, Workshop	1909	Residential	W.H. Lancashire &	-	Bassetlaw Museum	Designed for Mr J.E. Lobley
32 Highland Grove, Workshop	1909	Residential	W.H. Lancashire &	-	Bassetlaw Museum	Designed for Mr J.E. Lobley
34 Highland Grove, Workshop	1909	Bassetlaw Hospital	W.H. Lancashire & Son	-	Bassetlaw Museum	Designed for Mr J.E. Lobley; Extension designed by BD Thompson, 1913.
36 Highland Grove, Workshop	1909	Bassetlaw Hospital	W.H. Lancashire & Son	-	Bassetlaw Museum	Designed for Mr J.E. Lobley
1 Shepherds Avenue, Workshop	1926	Residential	B.D. Thompson	-	Owner	Designed for Mr G.H.M. Turner
Kilton Hill Infirmary Building, Bassetlaw Hospital, Kilton Hill, Workshop	1903	Bassetlaw Hospital	H.C. Scaping	J.H. Vickers Ltd (Nottingham)	Workshop Guardian, 2nd January 1903	-
Lodge at Bassetlaw Hospital, Workshop	1903	Bassetlaw Hospital	H.C. Scaping	J.H. Vickers Ltd (Nottingham)	Workshop Guardian, 2nd January 1903	-
Workshop at Bassetlaw Hospital, Workshop	1903	Bassetlaw Hospital	H.C. Scaping	J.H. Vickers Ltd (Nottingham)	Workshop Guardian, 2nd January 1903	-

Contact us

For further advice on issues relating to conservation areas:

Conservation Officer
Planning Policy and Conservation
Bassetlaw District Council
Queen's Buildings
Potter Street
Worksop
Nottinghamshire
S80 2AH

Tel: 01909 533427 or 533191

For help and advice on submitting planning application, conservation area consent or listed building consent applications:

Planning Administration
Tel: 01909 533264 or 01909 533149

If you need any help communicating with us or understanding any of our documents, we can arrange for a copy of this document in large print or arrange for a Language Line interpreter or translator to help you. Please contact us on 01909 533427.

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Urdu	اگر آپ کو ہمارے ساتھ بات کرنے میں یا ہماری فراہم کردہ کسی دستاویز کو سمجھنے میں مدد کی ضرورت ہو تو ہم آپ کی مدد کے لئے لینگویج لائن کے ایک انٹرپرائز (مترجم) یا ترجمہ کرنے والے کا اہتمام کر سکتے ہیں۔ 01909 533427 پر رابطہ کر کے اپنی زبان اور اپنا ٹیلیفون نمبر بتائیں۔
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