

Everton Conservation Area Appraisal

Consultation Report

Prepared by the Conservation Team
February 2013



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Document details

Title: Everton Conservation Area Appraisal Consultation Report.

Summary: This document discusses the public consultation undertaken by the Council on the Everton Conservation Area Appraisal and Management Plan between 4th May 2012 and 15th June 2012.

Consultation summary:

The Council has undertaken public consultation with local residents and property owners, English Heritage, Nottinghamshire County Council and other relevant consultees.

Document availability:

Copies of this document are available from Bassetlaw District Council Planning Services.

1. Introduction

- 1.1 This report reviews the Council's engagement with the local community on the Everton Conservation Area Appraisal and Management Plan between May and June 2012¹.
- 1.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 ('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" (section 69 (1) a). Conservation area appraisals seek to identify the special architectural and historic interest of a conservation area, and thus provide a robust basis for development control decisions relating to those areas. This report considers the public response to a draft appraisal of Everton Conservation Area.
- 1.3 Section 71 of the Act requires the Council to publish proposals for the preservation or enhancement of the conservation area at a public meeting. A meeting was duly held on the 16th May 2012 at Everton Village Hall. This report also considers responses from attendees of that meeting.
- 1.4 Section 69 (2) of the Act requires local planning authorities to review whether any parts or further parts of the conservation area should be designated. A review of the Everton Conservation Area boundary has been carried out by officers with regard to public comments and will be discussed in this report.
- 1.5 This report has been prepared in line with advice set out in national guidance².

2. Everton Conservation Area

- 2.1 Everton Conservation Area was originally designated in July 1973. The boundary was extended in June 2010.
- 2.2 Everton Conservation Area can be divided into two character areas:
 - Church of Holy Trinity: This area is focussed on the Church of Holy Trinity, which stands at the north end of the village and dates back to the eleventh century. The churchyard is an important space and the church is a significant landmark in the surrounding area. Historic buildings in the character area predominantly date from the eighteenth century onwards (although older buildings are evident) and are mainly of traditional red brick construction with natural red clay pantile roofs. Buildings are mostly sited within the historic grid pattern of streets which provide an attractive series of views;
 - Gainsborough Road: This is a distinct character area focussed on the Roman road (now the Gainsborough/Bawtry Road, the A631). The roadway dominates, but is interspersed with clusters of close-knit

¹ The report should be read in conjunction with the *Everton Conservation Area Appraisal & Management Plan* document.

² English Heritage (2011) *Understanding Place: Conservation Area Designation, Appraisal and Management*.

farmsteads, houses and cottages with positive spaces between them, which retain a close relationship with the rural setting. The historic buildings date predominantly to the eighteenth and nineteenth century period, usually in red brick with natural clay pantile roofs.

- 2.3 The Conservation Area contains a variety of important historic structures, including a number of listed buildings. The area also contains trees, verges and hedges that all make a positive contribution to the character and appearance of the Conservation Area.

3. Consultation strategy

- 3.1 Government guidance advises that public participation should be an integral part of the appraisal process. It is recommended that the appraisal should be issued for public comment as soon as a draft is completed. A consultation exercise offers the opportunity for officers to be proactive and positive, raising the profile of heritage conservation practice. Public engagement with conservation issues, for example, has the potential to bring valuable understanding and ownership of management proposals for the area. As suggested in national guidance, heritage is what people value³. It is important, therefore, that the Council puts an appropriate consultation strategy forward.

- 3.2 The aims of the Everton Conservation Area Appraisal consultation strategy were as follows:

- To inform members of the public about the appraisal document and how they could comment on it;
- To seek public views on the Council's characterisation of the Conservation Area;
- To consider views on proposals for the preservation and enhancement of the area;
- To review the Conservation Area boundary and whether it should be amended;
- To facilitate a public meeting to discuss the appraisal and management proposals;
- To raise the profile of conservation-led management of the historic environment and provide useful advice and guidance to affected property owners.

- 3.3 To achieve these aims, the following strategy was employed:

- A **public meeting** was arranged for the **16th May 2012**. The Council's Conservation Team would attend;
- The draft appraisal would be made widely available for public comment. A consultation period was set at 6 weeks, starting on the **4th May 2012** and finishing on **15th June 2012**. However, further comments were received after this deadline, which were also taken into account;
- An **electronic** copy of the draft appraisal and a were made available on the Council's website with clear signposts at www.bassetlaw.gov.uk;
- Hard copies of the appraisal and questionnaire were made available at:

³ English Heritage (2011) *Understanding Place: Conservation Area Designation, Appraisal and Management*.

- the ground floor reception at **Queen's Buildings**;
 - at **Bassetlaw Museum** (Amcott House, Grove Street, Retford);
 - at **Retford Denman Library** (Churchgate, Retford);
 - at **Worksop Library** (Memorial Avenue, Worksop);
 - at **The Sun Inn** (Gainsborough Road, Everton);
 - via **Everton Parish Council**; and
 - Hard copies were also available on request.
- **Site notices** were placed on lamp posts within the Conservation Area and its vicinity. The site notice advertised the appraisal, the public meeting and the consultation end date (see appendix for example site notice);
 - **Email letters** were sent to **external consultees including English Heritage, Nottinghamshire County Council and Everton Parish Council** with attached electronic copies of the Draft Appraisal and questionnaire. Details of the public meeting were outlined in the email, as well as the consultation end date;
 - **Elected Members** (including relevant District and County Councillors) were informed of the Draft Conservation Area Appraisal by email/letter;
 - In addition to the above, **Everton Parish Council** kindly advertised the Appraisal through their local newsletter 'HEDS Together' which was widely distributed throughout the Parish; and
 - An advertisement was placed in the 17th May 2012 edition of the **Retford Times**.

The draft appraisal document

- 3.5 The draft appraisal document is 108 pages on A4 in colour. It contains four key sections: introduction, geographic and historic context, character areas and management plan, together with associated appendices.
- 3.6 The appraisal contains extensive photographic material and colour maps to illustrate the character appraisal of the Conservation Area.
- 3.7 The draft appraisal was printed in a limited number, but was made available electronically on the Council's website.

The questionnaire

- 3.8 The questionnaire contains 5 questions, 4 of which had both a tick-box element and a space for further comments (see appendix for example questionnaire). Space for the respondent's name, address, telephone number and email address was also provided for. The deadline for comments (23rd March 2012) and the Council's address were included, as was a map of the Conservation Area boundary. Question 5 also included maps of several other areas outside of the Conservation Area boundary which were considered to be of interest. The 5 questions were as follows:

- Question 1:
What is important to you about the Everton Conservation Area?
- Question 2:
What do you think are the most important issues facing Everton Conservation Area?

- Question 3:
Do you feel that the following proposals will help to preserve or enhance the special character of Everton Conservation Area?
- Question 4:
 - a) What improvements could be made to enhance the special character or appearance of the Everton Conservation Area (such as lighting, street furniture, trees/landscaping, etc)? Are there any particular buildings or sites that you feel should be the focus of change?
 - b) Are there any further areas which you consider to be significant but are not listed above?
- Question 5:
What areas outside of the current Conservation Area boundary might also be considered to be of architectural or historic significance? Should any of these sites/places be included within the Conservation Area/designated as separate Conservation Areas?

Public meeting

- 3.10 Section 71 of the Act requires public meetings on Conservation Area management proposals to be undertaken within the area affected. A public meeting was held at Everton Village Hall on the 16th February 2012 between 3pm and 6pm. This was attended by 2 Conservation Officers from the Planning Policy and Conservation Team, Bassetlaw District Council.
- 3.11 Hard copies of the appraisal, the appraisal questionnaire and Conservation Area boundary maps were provided for people to consider. Other material provided included historic maps and a range of historic/modern photographs of sites within the Conservation Area. The officers made themselves available for any questions throughout the meeting.
- 3.12 An additional meeting was held at Everton Parish Council (at the Recreation Tea Rooms) on the 11th June 2012 (at 7.15pm). This was attended by 1 Conservation Officer.

4. Consultation outcomes

Questionnaire

- 4.1 The Council received 2 completed questionnaires. The responses are looked at in more detail below.
- 4.2 Question 1 – What is important to you about Everton Conservation Area?
Both respondents were positive. One responder agreed strongly with all of the character elements, the other agreed or strongly agreed with all except the first character element (quality of historic environment) to which they replied don't know. Respondents made additional comments:
 - Careful control of development within the village needed, including prevention of new build in front of old buildings;
 - Support for “the timely renovation of the more dilapidated buildings”;

- Concern about loss of character through the replacement/loss of traditional details/materials (noting roof tile replacement, loss of lead and PVC window installation);
- Loss of character through bungalow development in the centre of the village;
- Positive about green spaces in the village, including the Metcalfe Ground, Church Yard, Gordon House & the Corner Farm Paddock (“good for nature”).

4.3 Question 2 – What do you think are the most important issue facing Everton Conservation Area?

As with question 1, both respondents replied positively, ticking agree or strongly agree on all of the issues with two exceptions (one on each questionnaire):

- One respondent strongly disagreed with the loss of traditional materials issue, clarifying in the box below that timber rot in windows and heat loss were problematic, and that small velux roof lights led to “constant use of electric light”;
- The other respondent disagreed with the street furniture issue, stating in the box below that the condition of pavements was the “real problem”. Further issues raised included concern about further subsidence from Harworth mining operations and a lack of conservation advice in the village.

4.4 Question 3 – Do you feel that the following proposals will help to preserve or enhance the special character of the Everton Conservation Area?

One respondent strongly agreed with all of the management proposals. The other agreed strongly with the first three, but ticked don’t know to Article 4 Directions and monitoring. Additional comments included:

- Discourage inappropriate colours/finishes to the external envelope of buildings;
- Tackle dilapidated buildings (notably on High Street).

4.5 Question 4 – What improvements could be made to enhance the special character or appearance of the Everton Conservation Area? Are there any particular buildings or sites that you feel should be the focus of change?

Both respondents offered suggestions, including:

- Help conserve the chapel;
- Tackle untidiness/dilapidation on High Street at Gainsborough Road junction;
- Tidy up entrance to Metcalfe Field;
- Increase tree coverage on Gainsborough Road;
- Discourage development proposals that are too dense for plot/character of area;
- Improve/maintain pavements;
- Tidy up Corner Farm (between Chapel Lane and High Street);
- Maintain/improve lamp posts;
- Positively manage green infrastructure in village (notably trees and Church Yard).

4.6 Question 5 – Are there further areas outside of the current Conservation Area boundary that are considered to be of architectural or historic significance? Should any of these sites be included within the Conservation Area/designated as separate Conservation Areas?

Both respondents offered suggestions, including:

- The windmill on Mattersey Road;

- The wider setting of the village, including Long Meadow, Mattersey Road, Everton Sluice Lane, Mount Prospect, Roe Lane and Windy Ridge.

In addition to the above, one respondent marked on the attached boundary map that the Police House on Roe Lane was now in private ownership.

Other consultation responses

4.7 In addition to the questionnaire responses, letters, emails and verbal comments were also received.

4.8 Detailed comments were made in one letter from a local land owner. These have been generally summarised as:

- Positive about the quality of the Appraisal document, but critical that the “local enthusiasts can perform the ‘local historian’ role without recourse to public funds”. The author is concerned that the Council has spent too much money on creating the document;
- The author believes that Conservation Areas are a “blunt tool” and suggests that the sub-regional Design Quality Supplementary Planning Document (SPD) is an alternate way of ensuring design quality, to be delivered by upskilling all planners to accredited Building for Life Assessors;
- Critical of the designation of Gainsborough Road. This criticism centres on both the physical characteristics of the area (as described/illustrated in the Appraisal) and the impact the designation has on the viability of potential development sites (notably the author’s site).

4.9 Everton Parish Council also responded:

- They supported the adoption of the Appraisal;
- They want to see Bassetlaw District Council seriously consider the implementation of an Article 4 Direction;
- They liked the inclusion of listed buildings within the Appendix, but suggested that all listed buildings within the Parish be included, even those outside of the Conservation Area;
- The Parish Council want to see positive buildings/local interest buildings listed by address to compliment the maps;
- Consider adding the windmill buildings into the CA or as a separate CA;
- Clarification of the terminology (e.g. positive buildings, local listings, non-designated heritage assets);
- Spotted a typing error in caption 2.14;
- Confirmation that Everton residents might wish to obtain copies of the final document.

4.10 A number of verbal comments were received. Generally, these were positive.

Public meeting

4.11 **29** people attended the public meeting held at Everton Village Hall on the 16th May 2012. The Village Hall is in a central position. The weather was good. Tables were set out in an open plan with display boards.

4.12 Officers talked to most attendees in some depth about a number of issues, including:

- The historical development of Everton;
- The implications of living within a Conservation Area;
- The purpose of the appraisal and consultation;
- The detail of the management proposals.

4.13 In addition to the above, a number of specific issues were raised at the public meeting, including:

- Concerns raised by a number of people about the potential impact of housing development on Corner Farm and more generally on the Gainsborough/Bawtry Road. Concerns included “impact on local character”, “inappropriate housing density”, and the creation of “gated communities” or housing estates;
- **17** people raised specific concerns about the impact of building on Corner Farm and loss of the paddock. A number of these respondents didn’t want to see any development on the site other than for tidying up and/or green infrastructure improvements, whilst others suggested that if development was undertaken, it should be low-density/high quality design. One respondent was critical of the site owner’s public consultation exercise, suggesting that alternate options for development comprising 1-2 units would have been better than options comprising 9,10 or 12;
- A number of residents attributed importance to the historic commercial development of Gainsborough Road and the setting of rural countryside. Significance was also attributed to farmsteads and cottages on Gainsborough Road and open fields between them;
- Positive about the character appraisal, with several people complimenting the quality and content of the document;
- Impressed with the historic section of the document;
- Significance attributed to a walnut tree east of North Field Farm;
- Would like to see enhancements to roadside boundaries, notably to Gainsborough Road;
- Importance of the historic environment;
- Significance given to trees throughout the CA;
- Concern about the impact of solar panels on the CA;
- Found the additional information at the back of the Appraisal useful, including web links and contacts.

4.14 Comments were also made about specific sites/issues not related to the Everton Conservation Area boundary. These include:

- Planning enforcement concerns raised about a nearby farm (not in CA);
- Concerns about transport infrastructure and the lack of buses;
- Everton Primary School “over-subscribed”;

- Concerns raised about the appearance of 80s, 90s and more recent development in the wider setting of the village and large “executive” homes not in scale with historic buildings.

4.15 A meeting was also attended by the Conservation Team on the 11th June at Everton Parish Council. The attending officer gave advice on the purpose and role of the Appraisal, as well as on the processes involved in monitoring and reviewing the conservation area.

5. Officer responses

5.1 The response from the Conservation Team to issues raised in the previous section is outlined below. Where appropriate, the final Appraisal document has been amended and updated. Where requested, furthermore, individual replies or telephone calls have been made to consultees.

Questionnaire

5.2 The officer responses to the questionnaire are summarised in this section.

5.3 Question 1 - Character: The first question asked consultees to confirm which, if any, of the character elements listed were most important to them with respect to the Everton Conservation Area. Conservation welcomes the support given to the character elements.

5.4 In response to the additional comments, the Conservation Team fully agrees that careful management of the historic environment is needed, noting respondent concerns over the management of the Conservation Area such as inappropriate citing of buildings, loss of historic materials/features and the importance of new buildings making a positive contribution to local distinctiveness. It should be noted that the policies contained within the Bassetlaw Core Strategy and Development Management DPD (especially DM4 & DM8), in addition to national policies in the NPPF, ensure that high quality and appropriate design is encouraged within Conservation Areas. The Conservation Area Appraisal would add further weight to the council’s position, in both discouraging poor/inappropriate development and by promoting better-designed, more appropriate and sympathetic development within the Conservation Area and in its setting.

5.5 Question 2 – Issues: Both respondents were in broad agreement with the issues put forward in the questionnaire.

5.6 Conservation notes the respondent comments on timber rot and heat loss in windows. Whilst the use of inferior soft woods in modern windows can be an issue for the longevity of the joinery, this can easily be rectified through the use of better sourced, quality timber. Similarly, draught-proofing, secondary glazing and thick curtains are all good methods of improving thermal efficiency without compromising on the aesthetic qualities of timber windows. On non-listed buildings, high quality slim double glazing, typically with an 11-12mm total sectional width might also be suitable, allowing fine glazing bars to be retained and minimising the impact of metal spacers and deflection.

- 5.7 Regarding the comment on the use of roof lights, it should be noted that roof lights forming part of an attic conversion do not usually need permission (unless the building is listed or Permitted Development rights have been removed). Use of conservation-type roof lights is generally beneficial (the 'conservation variety' roof light is usually taken to mean a light that is flush with the plane of the roof when closed). Where permission is needed (listed buildings, barn conversions etc), the Council will always consider carefully the impact of the proposal on the character and appearance of the area.
- 5.8 In response to the other respondent's concerns, Conservation agrees that existing pavements should be well-maintained. The impact of works to underground services on the appearance of the road/pavement surfacing has been raised with the area manager of Nottinghamshire County Council's Highways team to investigate these concerns. For more information on this, please contact the County Council on 0300 500 80 80.
- 5.9 Conservation also agrees that effort should be made to raise the profile of good, conservation-led management in the area (it is hoped that the Appraisal process and management plans proposed through the document will go some way to addressing this concern).
- 5.10 The additional comment about potential subsidence from Harworth is not felt to be an issue given that the colliery site has been mothballed.
- 5.11 Question 3 – Management: Conservation welcomes the general support given towards the management proposals. Conservation also agrees with the additional comments made regarding the importance of external finishes (where permission is needed).
- 5.12 In response to the comment on dilapidated buildings/sites, the Council has legal powers with which to tackle dilapidated buildings and sites within conservation areas. This is explained in detail within Section 4 of the Appraisal. Members of the public are welcome to raise specific buildings/sites with the Council at any time.
- 5.13 Question 4 – Improvements: Conservation welcomes the many useful suggestions made by the respondents.
- 5.14 Conservation agrees that the vacant chapel is an important building worthy of preservation.
- 5.15 As discussed above, the Council can tackle dilapidated/untidy sites. Where issues can be addressed in partnership with the Parish Council or other bodies (Nottinghamshire County Council Highways for example), the Council will seek to address issues constructively.
- 5.16 Conservation agrees that additional tree planting can enhance the character and appearance of the area. Opportunities to do so, whether through development proposals or through tree replacement orders or other projects, will generally be supported.
- 5.17 Question 5 – Extension areas/potential new Conservation Areas: Given the small number of questionnaire responses and the evidence gathered during the review process, it is considered that the current Conservation Area boundary is appropriate. Although the Council fully agrees that the windmill, mill cottage and

associated buildings are of special interest, they are all currently designated as listed buildings. Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provide significant protection for listed buildings and their setting. It is not, in this case, felt to be necessary to extend the Conservation Area to include them or to create a separate Conservation Area. This issue can be reassessed at the next Appraisal review (in 5 years) or if new information comes to light that could make an earlier review expedient.

Public meeting

- 5.18 The Conservation Team would like to thank the members of the public who attended the meeting. The Council is pleased with the level of support expressed and positive comments made, but also recognise the issues and challenges raised by the management proposals.
- 5.19 In response to the comments on Corner Farm and more generally the potential Housing Allocation sites, Conservation has been proactive with the Council's Planning Policy Team in raising conservation issues. Conservation will continue to work with the Policy Team, and where appropriate, provide site specific advice and comments that may be used to guide future development.

Other Comments

- 5.20 The Council welcomes the additional letters and telephone calls received regarding the appraisal.
- 5.21 Many of the issues raised by the Parish Council will be addressed in the revised Appraisal, including historic building information. The Council will also be considering carefully the need for an Article 4 Direction. This process will involve further public consultation.
- 5.22 In response to the letter from the local land owner, the Conservation Team welcomes the positive comments about the general content of the Appraisal, although does not agree with the respondent's accusation of inappropriate management of resources in writing the appraisal. The Conservation Team also disagrees with the perception given that conservation areas are "blunt tools". Conservation Areas are dynamic tools that enable the conservation and enhancement of areas. The Appraisal document will help achieve this.
- 5.23 In addition, whilst the Conservation Team is supportive of any initiatives to improve design, it should be noted that the SPD document referred to by the respondent is only in draft form and generic for all new development rather than specific to the historic environment. Furthermore, Building for Life has been substantially altered in the last 12 months, and is no longer a detailed design tool. The Assessor accreditation is no longer available.
- 5.24 The Conservation Team acknowledges the critical assessment of the Gainsborough Road character area. This criticism centres on both the physical characteristics of the area (as described/illustrated in the Appraisal) and the impact the designation has on the viability of potential development sites (notably the author's site). The Conservation Team feels that the criticisms are slightly contradictory, but broadly supportive of the general character traits set

out in the Appraisal. Conservation has, however, edited paragraph 2.37 of the document in light of concerns raised by the respondent.

6. Conclusion

- 6.1 It is considered that the consultation strategy objectives have been met.
- 6.2 The appraisal document has been edited and amended in line with consultation outcomes as discussed above and will be put forward for Council approval on the 6th February 2013.
- 6.3 The next review of Everton Conservation Area should take place within five years (ideally before February 2018).

Appendix A – Example site notice

Draft Everton Conservation Area Appraisal & Management Plan

Bassetlaw District Council would like your views on the Draft Everton Conservation Area Appraisal & Management Plan. This document is an assessment of the character and appearance of Everton Conservation Area. It 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 formulate policies for the conservation and enhancement of the area and to provide material information for decision makers regarding future development in the area.

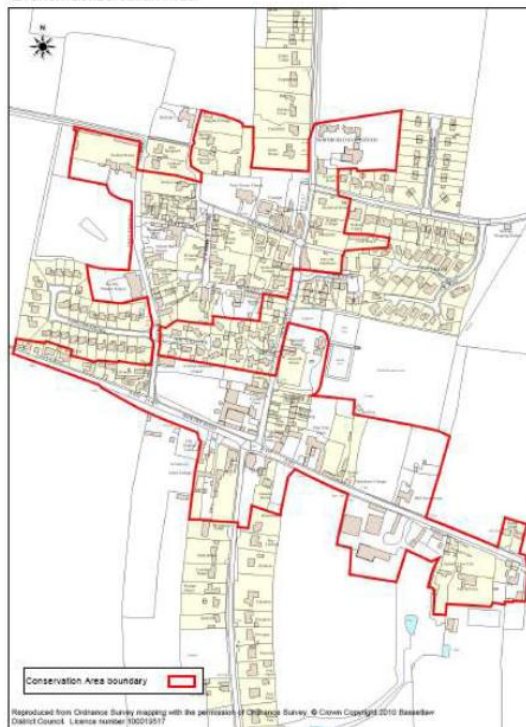
The Conservation Team will be available to answer your questions face to face at Everton Village Hall on **Wednesday 16th May 2012** between 3.00pm and 6.00pm. Management proposals to conserve and enhance the character and appearance of the conservation area will be discussed during the meeting.

The Appraisal document and questionnaire can be viewed:

- Online at www.bassetlaw.gov.uk;
- At Bassetlaw Museum, Amcott House, Grove Street, Retford;
- Retford (Denman) Library, Churchgate, Retford;
- Worksop Library, Memorial Avenue, Worksop;
- Planning Services, Queen's Buildings, Potter Street, Worksop;
- Sun Inn, Gainsborough Road, Everton.

The consultation on the Appraisal will begin on Friday 4th May 2012 and the closing date for comments is **Friday 15th June 2012**.

Everton Conservation Area



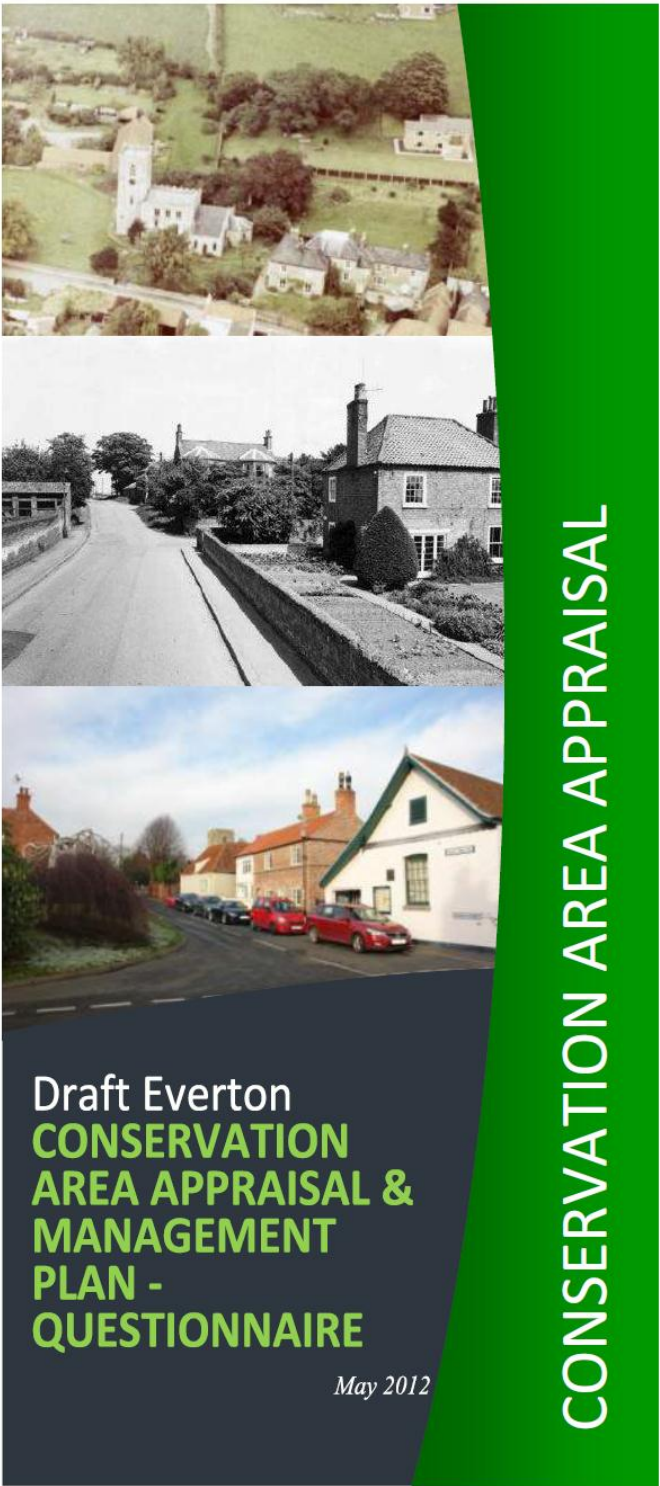
Produced by Bassetlaw District Council



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NORTH NOTTINGHAMSHIRE


For further information please contact the Conservation Team by phone on 01909 533191 or email oliver.scott@bassetlaw.gov.uk.

Appendix B – Example Questionnaire



**Draft Everton
CONSERVATION
AREA APPRAISAL &
MANAGEMENT
PLAN -
QUESTIONNAIRE**

May 2012

 **BASSETLAW**
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

CONSERVATION AREA APPRAISAL

Introduction

The Council is undertaking public consultation on the Draft Everton Conservation Area Appraisal and Management Plan with local residents and property owners, Everton Parish Council, English Heritage, Nottinghamshire County Council (Conservation and Archaeology) and other relevant consultees. The Appraisal document assesses what is special about the historic and architectural character of Everton Conservation Area. The management plan identifies what issues are facing the conservation area and sets out proposals and actions for its preservation or enhancement.

The Council is keen to know what people think about the Draft Everton Conservation Area Appraisal. In particular, the Council would like to know what you think about the appropriateness of the existing boundary of the Conservation Area and what issues you believe should be addressed in the management plan.



The complete draft Appraisal will be available to view between the 4th May 2012 and the 15th June 2012 at any of the following locations:

- Retford (Denman) Library;
- Worksop Library;
- Online at www.bassetlaw.gov.uk;
- At Bassetlaw Museum (Amcott House, Grove Street);
- Planning Services, Queen's Buildings, Potter Street.

If you would like to comment on the Draft Everton Conservation Area Appraisal, please use this questionnaire and return it to the Council (address on page 8) on or before Friday 15 June 2012. Your response will help to shape the future management, conservation and preservation of Everton Conservation Area.

If you need any help making comments on the Draft Appraisal or have any other queries relating to conservation areas, please contact the Conservation Team on 01909 533191.

In addition, a public meeting/question and answer session regarding the Draft Appraisal and management plan will be held at Everton Village Hall (Church Street) on Wednesday 16th May 2012 between 3pm-6pm.

Questionnaire

Question 1 – Character

What is important to you about the Everton Conservation Area?

Character Element	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
The quality and distinctiveness of the historic built environment					
Traditional architectural features on buildings					
Traditional building materials (such as red brick, timber joinery, natural clay pantiles/slate)					
The views and setting of historic buildings					
The importance of individual assets such as the Church of Holy Trinity					
The quality of trees, open spaces and boundary walls					

Is there anything else that you consider to be important about the character of Everton Conservation Area? *Please write in the box below:*

Question 2 – Issues

What do you think are the most important issues facing Everton Conservation Area?

Issues	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
Loss of traditional materials (window replacement with UPVC for example)					
Loss of traditional architectural features (chimney stacks for example)					
Inappropriate new development (new buildings/extensions)					
The condition/maintenance of historic buildings					
The state of the public realm (pavements, surfacing, etc)					
Highway clutter (signs, guard rails etc)					
Inadequate/inappropriate street furniture (benches, bins etc)					

Are there any other issues that you consider to be important? *Please write in the box below:*

Question 3 – Management

Do you feel that the following proposals will help to preserve or enhance the special character of Everton Conservation Area?

Management	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
The implementation of planning policies which ensure that heritage assets and their settings are protected					
The use of the character analysis in the Everton Conservation Area Appraisal to help inform planning decisions					
The use of development briefs, which would help identify the constraints and opportunities of specific sites					
The use of an Article 4 Direction to give stricter control on works which might otherwise be carried out without planning permission					
To monitor change regularly and review the Conservation Area boundary every 5 years					

Are there any other proposals that you feel the District Planning Authority should consider? *Please write in the box below:*

Question 4 – Improvements

What improvements could be made to enhance the special character or appearance of the Everton Conservation Area (such as lighting, street furniture, trees/landscaping, etc)? Are there any particular buildings or sites that you feel should be the focus of change? *Please make suggestions below:*

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

Question 5 – Boundary changes

Are there any areas outside of the current Everton Conservation Area boundary that should be considered for designation? Are there any areas within the boundary that should be removed? *Please give details in the box below.*

Further comments

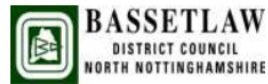
If you have any further comments to make on the Draft Everton Conservation Area Appraisal, please write in the space below. *Please feel free to share any local knowledge that may give us a better understanding of the Conservation Area.*

Feedback

If you would like feedback on your comments, please provide your contact details below:

Your Contact Details
Name:
Address:
Postcode:
Telephone:
Email:

Please return by 15 June 2012 to:
Oliver Scott (Conservation Officer), Planning Policy &
Conservation, Bassetlaw District Council, Queens Buildings,
Potter Street, Worksop, Nottinghamshire, S80 2AH



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/

The outcomes of the public consultation process, including the public meeting, will be summarised in a consultation report, copies of which will be made available on the Council's website and through Planning Services.

Appendix C – Consultation Flyer

Draft Everton Conservation Area Appraisal & Management Plan

Bassetlaw District Council would like your views on the Draft Everton Conservation Area Appraisal & Management Plan. This document is an assessment of the character and appearance of Everton Conservation Area. It 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 formulate policies for the conservation and enhancement of the area and to provide material information for decision makers regarding future development in the area.

The Conservation Team will be available to answer your questions face to face at Everton Village Hall on **Wednesday 16th May 2012** between 3.00pm and 6.00pm. Management proposals to conserve and enhance the character and appearance of the conservation area will be discussed during the meeting.



The Appraisal document and questionnaire can be viewed:

- Online at www.bassetlaw.gov.uk;
- At Council offices, Queen's Building, Potter Street, Worksop;
- At Retford (Denman) Library;
- At Bassetlaw Museum (Amcott House, Grove Street);
- At other locations (to be confirmed).

The consultation on the Appraisal will begin on Friday 4th May 2012 and the closing date for comments is **Friday 15th June 2012**.



BASSETLAW
DISTRICT COUNCIL
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For further information please contact the Conservation Team by phone on 01909 533191 or email oliver.scott@bassetlaw.gov.uk.

Appendix D – Retford Times advertisement – 17th May 2012 edition

RTT-E01-S2 Thursday, May 17, 2012

Public Notices

BASSETLAW DISTRICT COUNCIL
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990, SECTION 71
DRAFT EVERTON CONSERVATION AREA APPRAISAL

NOTICE IS GIVEN under the provisions of the 1990 Act that Bassetlaw District Council has produced a Draft Conservation Area Appraisal for Everton.

The Council is seeking public views on the Draft Everton Conservation Area Appraisal and Management Plan. There are several ways in which members of the public can view the document:

- Online at www.bassetlaw.gov.uk;
- At Bassetlaw Museum, Amcott House, Grove Street, Retford;
- Retford (Denman) Library, Churchgate, Retford;
- Worksop Library, Memorial Avenue, Worksop;
- Planning Services, Queen's Buildings, Potter Street, Worksop;
- Sun Inn, Gainsborough Road, Everton.


A questionnaire can be obtained from any of the above locations. Comments must be received on or before the 15th June 2012. Please submit comments in writing to:

Planning Policy & Conservation Team
Planning Services
Bassetlaw District Council
Queen's Buildings
Potter Street
Worksop
Nottinghamshire
S80 2AH

Alternatively email the Conservation Team (oliver.scott@bassetlaw.gov.uk) or call Oliver Scott or Mike Tagg (01909 533191 or 533484). If you would like to view any of the supporting documentation in an alternative format, or would like to discuss any issues relating to Everton Conservation Area, please do not hesitate to contact us.

Dave Armiger

Date: 4th May 2012

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