

Old Gateford Conservation Area Appraisal

December 2009



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Document details

Title:	Bassetlaw District Council: Old Gateford Conservation Area Appraisal.
Summary:	This document sets out the Council's appraisal of the special architectural and historic interest of Old Gateford Conservation Area and a management plan with proposals for enhancement and preservation.
Approved:	This document was approved by Planning Committee on 2 December 2009.

Consultation summary:

The Council undertook public consultation on a draft appraisal and management plan with local residents and property owners, English Heritage, Worksop & District Archaeological and Local Historical Society, Nottinghamshire County Council and other relevant consultees during July and August 2009.

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 in August 2009. The outcomes of this meeting and wider public consultation on the draft appraisal and management plan is summarised in a consultation report presented to Planning Committee on the 2 December 2009. The consultation report is available on the Council's website and from Planning Services on request.

Front page: photographs of Old Gateford Conservation Area and its environs (source: Bassetlaw District Council, 2008).

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1. Introduction

- 1.1 Old Gateford Conservation Area is a key area of historic and architectural interest on the northwest edge of Worksop and was designated as a conservation area on 4 February 2009.
- 1.2 The Old Gateford Conservation Area is characterised by Gateford Hill, which is an important landscaped area at the entrance to the town from the A57 bypass. The conservation area is also characterised by a number of important historic buildings, including Gateford Hall, Gateford Hill House and a number of buildings that form the original hamlet of Gateford.
- 1.3 Worksop contains another conservation area (identified as 'Worksop Conservation Area'). This area encompasses much of Worksop town centre, but is independent of Old Gateford Conservation Area.

What is a conservation area?

- 1.4 Conservation areas were first introduced by the Civic Amenities Act 1967. Over 9,300 conservation areas have been designated across England since then.
- 1.5 The Planning (Listed Buildings and Conservation Areas) Act 1990 defines conservation areas as:

“areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”¹.

- 1.6 From time to time, the local planning authority has a duty to designate new conservation areas under section 69 of the Act. 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. Designation does not prevent change, but enables the local authority to manage and protect areas from neglect, decay or inappropriate development.
- 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;
 - 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.

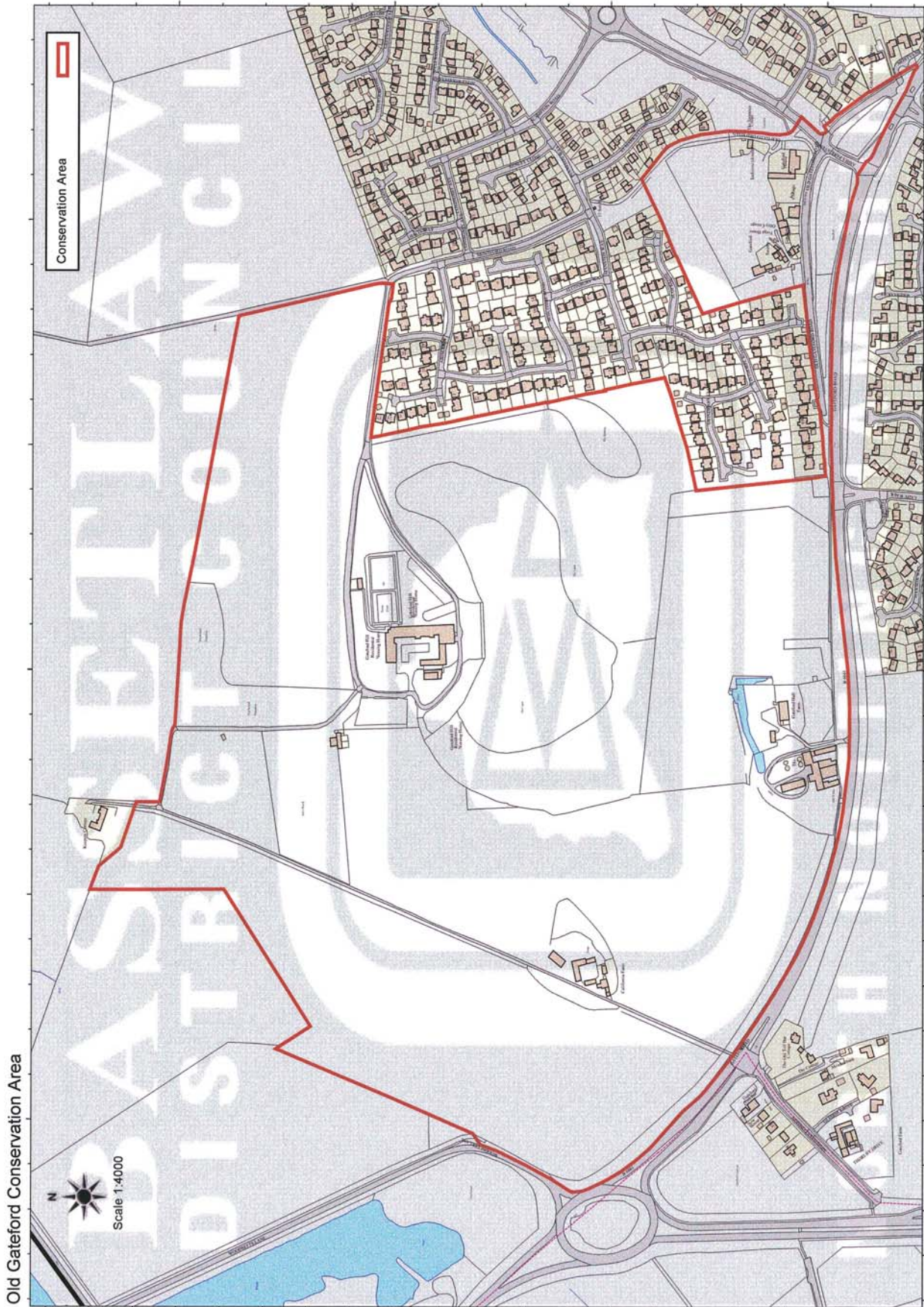
¹ Section 69 (1) of the Act.

What is an appraisal?

- 1.8 This document is an assessment of the character and appearance of Old Gateford Conservation Area. It broadly 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 preservation and enhancement of the area and will provide decision makers with a characterisation of the historic environment to enable a better understanding of the impact of future development in the area.
- 1.9 Conservation area appraisals are based on 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 Old Gateford Conservation Area Appraisal, important buildings and topographical features have been identified because they contribute positively to the character and appearance of the conservation area. **The exclusion of any building or feature within the appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the conservation area.** It should also be noted that planning proposals will always be treated on their own merits.
- 1.12 Determining the significance 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 recommended by English Heritage has been adapted and utilised in this appraisal². Details are set out in Appendix B.
- 1.13 There are a number of listed buildings within the conservation area. Structures that are associated with these listed buildings might also be protected. **The exclusion of any structure within the appraisal that might form part of a listed building curtilage does not necessarily indicate that it is not protected.** Advice should always be sought from the Council's Conservation Team as to the extent of what is regarded as being of special interest.

² English Heritage (2006), *Guidance on Conservation Area Appraisals*: page 25.

Map 1 – Old Gateford Conservation Area boundary

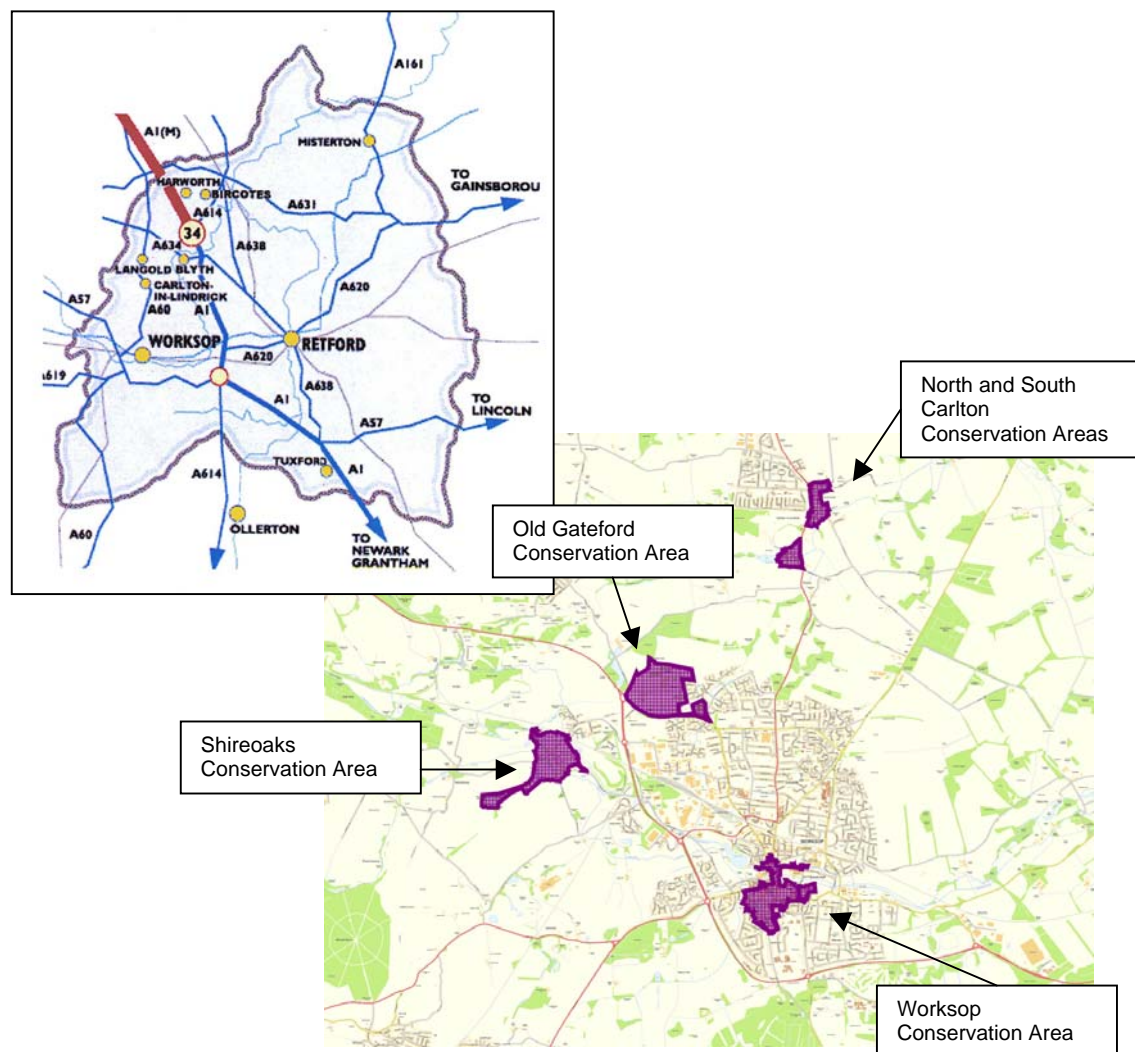


2. Geographic and historic context

Location and population

- 2.1 Worksop is located nine miles west of Retford and 19 miles southeast of Sheffield. It is the largest settlement in Bassetlaw with a population of 41,220³. The town is situated on the River Ryton.
- 2.2 Old Gateford Conservation Area covers a former hamlet on the northwest edge of Worksop and is a key gateway into the town.
- 2.3 The conservation area boundary includes 10 properties and a number of outbuildings. The majority of these are private residences, although one property operates as a business. The area also includes a small industrial area known as 'the Smithy' and a listed icehouse associated with Gateford House.

Map 2 – Old Gateford in a wider context



³ 2007 estimate, Office of National Statistics

Landscape setting and topography

- 2.4 Irregular undulations caused by fluvio-glacial movement in the last Ice Age characterise the landform of Gateford. This landform is identified as Lower Mottled Sandstone, a division of the Sherwood Sandstone that dates to the Triassic period. Gateford falls within the Sandstone Estatelands of the Sherwood Regional Character Area⁴, being known for its discrete blocks of woodland, estate plantations and low cut hawthorn hedges. To the north of Gateford, the countryside merges into the Magnesian Limestone Ridge that runs along the western edge of Nottinghamshire.



Figure 2.1: Looking north over Gateford Hill. Source: Bassetlaw District Council, 2009.

- 2.5 Archaeological information reveals longstanding human settlement in the Gateford landscape. To the north of Gateford, there are three circular cropmarks thought to be Bronze Age barrows. A bronze flanged axe has also been discovered in this area⁵. Irregular fields, lanes and settlement enclosures in the same area to the north of Gateford are thought to reflect a Romano-British rural landscape (A.D. 43-410). Various Roman period artefacts have also been unearthed in Gateford. Coins from the reign of Nero and Domitian, for example, were uncovered at Gateford Hall in the early 19th century.



Map 3: Sanderson's map of 1835. Source: Notts County Council, 2001.

- 2.6 The pre-industrial period topography of Gateford shown on Sanderson's 1835 map reveals that many historic field boundaries have survived (see map 3).
- 2.7 The residential area formed by Winthorpe Road and Swinderby Close truncates the core of historic Gateford. A close-knit group of historic 18th and 19th-century buildings on

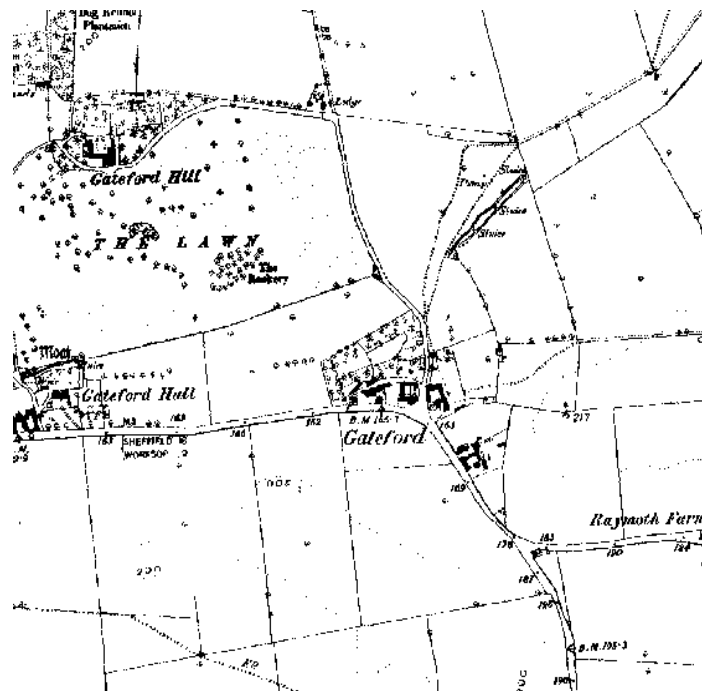
⁴ Nottinghamshire Landscape Guidelines (1997)

⁵ Bassetlaw Museum records

Old Gateford Road form a small, well-defined island within Gateford Park. Dense tree lines form substantial boundaries to this area, including a large wedge of trees between Gateford Road and Old Gateford Road. This provides the old hamlet with a high level of independence from the modern urban clusters that form Gateford Park and Gateford Quarry.

Origins and historic development

- 2.8 Wirchesop is mentioned in the Domesday Survey of 1086, being noted as a Saxon settlement with a market in the Hatfield wapentake division of Nottinghamshire. Throughout the medieval period, the manor of Worksop, which was focussed around the castle mound, and the priory (where a market had grown next to the Gatehouse), evolved as two settlement areas connected by Potter Street. Worksop was a key market destination along the road from Nottingham to Blyth.
- 2.9 Gateford is first recorded as *Gattef* (meaning goats' ford), circa 1130 with later references in the 13th, 14th and 16th centuries⁶.



Map 4: the hamlet of Gateford in the 1880s (source: Ordnance Survey, 2008).

- 2.10 Gateford formed part of the manor of Worksop that was given as reward to Roger de Busli by William the Conqueror before passing to Sir William de Lovetot. Gateford appears to have been subin-feuded by de Lovetot to a family who derived their name from it. John de Gateford is mentioned in the charter of foundation of the Augustinian Radford Priory (founded in 1103 by de Lovetot). De Gateford is thought to have died in 1346 in the moated manor site from whose ruins the present day Gateford Hall is constructed (it was reformed in the 17th century).

⁶ Gover et al. (1940) *The Place Names of Nottinghamshire*.

- 2.11 The hamlet of Gateford evolved in the 18th and 19th centuries on the Worksop to Sheffield turnpike (see map 4 above). A tollhouse once sat on the western limit of Gateford on the south side of Gateford Road (now demolished), reflecting the importance of this entrance into Worksop.



Figure 2.2: (left) The manor site at Gateford Hall (source: English Heritage, 2009) and (right), the old hamlet of Gateford on approach from Worksop in the 1970s. Gateford House overlooks the road in the distance (source: North East Midland Photographic Record, 2009).

- 2.12 Following the death of the last of the Vessey family, Henry Machin (High Sheriff of the county in 1832) inherited Gateford Hall. Machin had a large country house built on Gateford Hill by George Grockney in 1824 (now a residential nursing home), increasing the size and importance of the Gateford estate.
- 2.13 At the start of the 20th century, Gateford was still separated from Worksop by at least a mile of open countryside.



Figure 2.3: Gateford Hill House in the 1970s (source: North East Midland Photographic Record, 2009).

- 2.14 The Old Gateford Road became the B6041 when the A57 trunk road was re-routed to bypass Worksop in the 1980s.

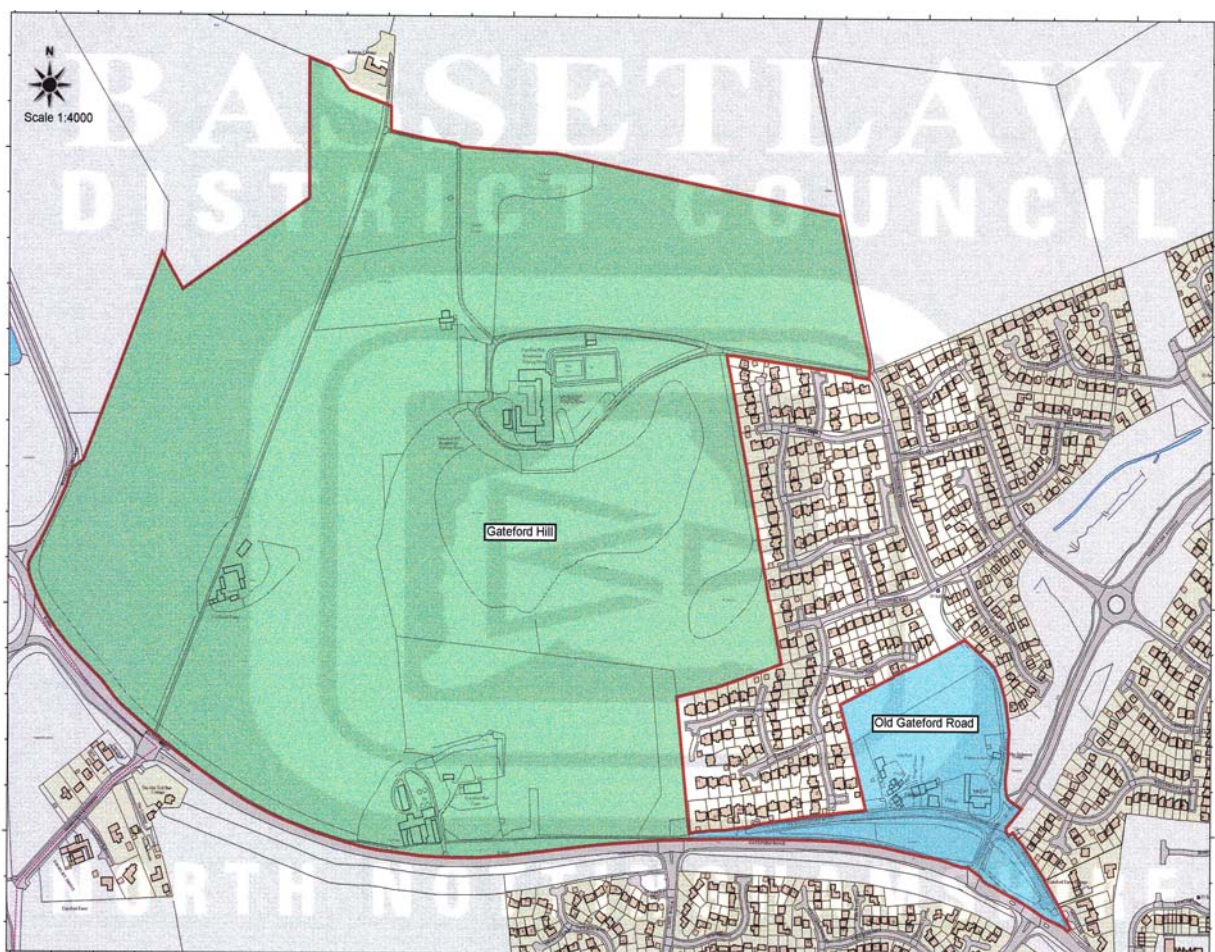
3. Character areas

3.1 The Old Gateford Conservation Area can be divided into two character areas:

- a) Gateford Hill, which covers a large swathe of landscape between Gateford Road (B6041), Woodsetts Lane, Rough Piece/Owday Wood, Dog Kennel Plantation and the western limits of the large suburban residential area known as Gateford Park. This character area is setting to the important historic buildings at Gateford Hall and Gateford Hill House, and to the west, California Farm;
- b) Old Gateford Road, which is focused on the distinct group of buildings that form the original hamlet of Gateford. This includes the Entrance Lodge, 1 & 2 Gateford Cottages, Gateford House, Ivy Cottage, Otley Cottage, Forge House and the old Smithy.

3.2 The Old Gateford Conservation Area Appraisal considers each of these character areas in turn.

Map 5 - character areas



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Gateford Hill character area

3.3 Gateford Hill character area is a key entrance to Worksop from the northwest and gives positive first impressions of the town. While there is no obvious centre point to the Gateford Hill character area, the two impressive properties of Gateford Hall and Gateford Hill House provide a focus for the area. These notable buildings enjoy a strong relationship with the rural landscape and possess historic settings that cover much of Gateford Hill and its surrounding environs.

Layout and plan form

3.4 The Gateford Hill character area is the surviving remnant of Gateford manor, which was a subin-feued estate from the manor of Worksop. It was agricultural in character and today the contrast between the dense urban fringes of the town with the open character of Gateford Hill is very marked.

3.5 The present day Gateford Hall faces Gateford Road on the line of the original turnpike. The main building is set well back from the road. On the west of the site is a close-knit arrangement of farm buildings associated with the Hall. The original line of buildings runs parallel to the old turnpike with three perpendicular arms on the south side forming an E plan with a double courtyard.



Figure 3.1: top left, the range of agricultural buildings at Gateford Hall possesses a characterful plan form; the adjacent farm range at California Farm (top right) is typical of a close-knit farm range; Gateford Hill character area layout (bottom left and right) is defined by agricultural buildings, field enclosures and the historic parkland of Gateford Hill House (source: Bassetlaw District Council, 2009).

3.6 To the north atop Gateford Hill is the early 19th century Gateford Hill House. This is a small country house in an L plan with a recessed service wing. The front of the principal house is south facing with a stable block on the west elevation.

- 3.7 California Farm is situated part way up the rise to the west of Gateford Hill. The building is rectangular in plan form with an extensive complex of farm buildings forming a stack yard to the northeast of the farmhouse. Fields remain to the west and north and it is a feature of the character area that farming still continues in Gateford.

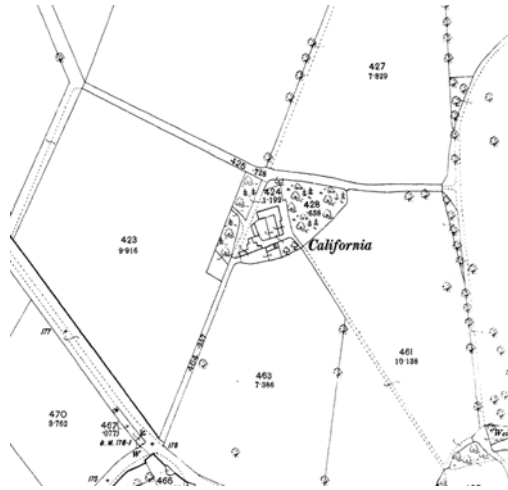


Figure 3.2: California Farm (top) is a close-knit arrangement of buildings situated within a well-defined copse of trees to the west of Gateford Hill (source: Bassetlaw District Council, 2009). The surrounding fields (left) reflect historic enclosures (source: Ordnance Survey, 2008).

- 3.8 The disconnection of Gateford Hill from the original hamlet of Gateford by modern suburbs has introduced an incongruent layout and plan form to the established character of the area.

Summary of special interest:

- The established layout of this area is characterised by low-density farmsteads and dwellings set within a rural landscape. **New development should seek to respect this character.**
- The open spaces and gaps between buildings contribute positively to the historic layout and plan form of the character area. **Proposals for new development on gap sites or amenity spaces should only be supported where they cause no detrimental harm to the historic layout and plan form of the Gateford Hill character area.**

Architecture: buildings and materials

- 3.9 Gateford Hill character area contains three significant groups of historic buildings. Two of these are listed (Gateford Hall and Gateford Hill House), while California Farm is recognised as a building of local historic interest.

- 3.10 Gateford Hall has been an important site throughout the medieval history of Worksop. The hamlet of Gateford derives its name from the de Gateford family who owned the manor during the 14th to 16th centuries. After the manor transferred to the Lascelles family in the mid-16th century the Hall was rebuilt, and then refronted in the 17th century. The main house is timber framed with a coursed squared rubble construction and a clay pantile roof. Fragments of its older form remain. The hall still contains a 16th-century fireplace with a chamfered Tudor arched opening, and several windows on the north face of the building date to the 14th century. A considerable portion of the moat remains.

The historic and architectural significance of the building warrants its higher level of listing (Grade II*).



Figure 3.3: Gateford Hall Farm outbuildings include very attractive architectural features (source: Bassetlaw District Council, 2009).

3.11 The stone range of outbuildings on the west of the Hall reflects the significance of the principal house. The buildings are a mixture of one and two storeys, and are well constructed in ashlar with attractive continuous pantile roofs. They contain a number of pleasing features including slit ventilators and original joinery. Overall, the outbuildings contribute significantly to the quality of the streetscape and reflect the character of this historic rural area.

3.12 Gateford Hill House (Grade II listed) is two-storeys in ashlar with a hipped slate roof rising to flat. The main south front overlooks Gateford Hill. This frontage includes projecting outer bays and a central Greek Doric porch with paired columns, cornice and balustrade. The interior of the buildings retains much of its original fabric including ornate stairwells, panelled walls and marble fireplaces.



3.13 The stable wing is contemporary with the main house. Henry Machin's initials are inscribed in the archway on the east front with the date of construction (1824).



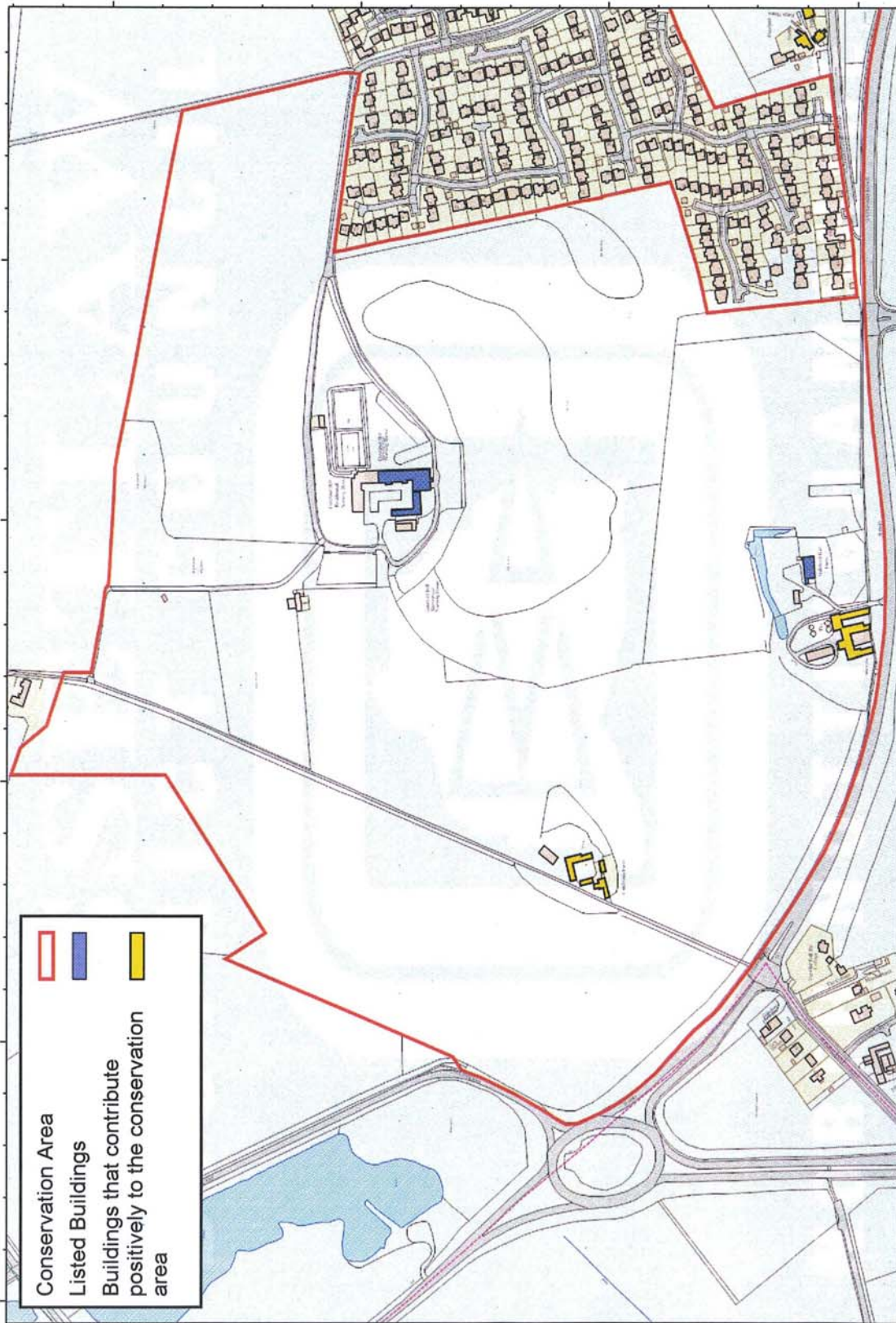
3.14 California Farmhouse is a simple 19th-century two-storey rendered building with a pantile roof. The ancillary agricultural buildings contain a mix of 19th and 20th century forms. The overall affect is positive and contributes to the special rural character of the area.

Figure 3.4: Gateford Hill House (source: English Heritage, 2009).

Summary of special interest:

- Gateford Hall, Gateford Hill House, California Farm and many of their associated outbuildings contribute positively to the special interest of the character area. **There should be a presumption against demolition or substantial alteration of any building considered to contribute positively to the character and appearance of the character area.**
- Materials are predominantly stone ashlar, with a mixture of slate and natural clay pantiles. **New development should use materials that reflect or compliment the traditional materials of the character area.**

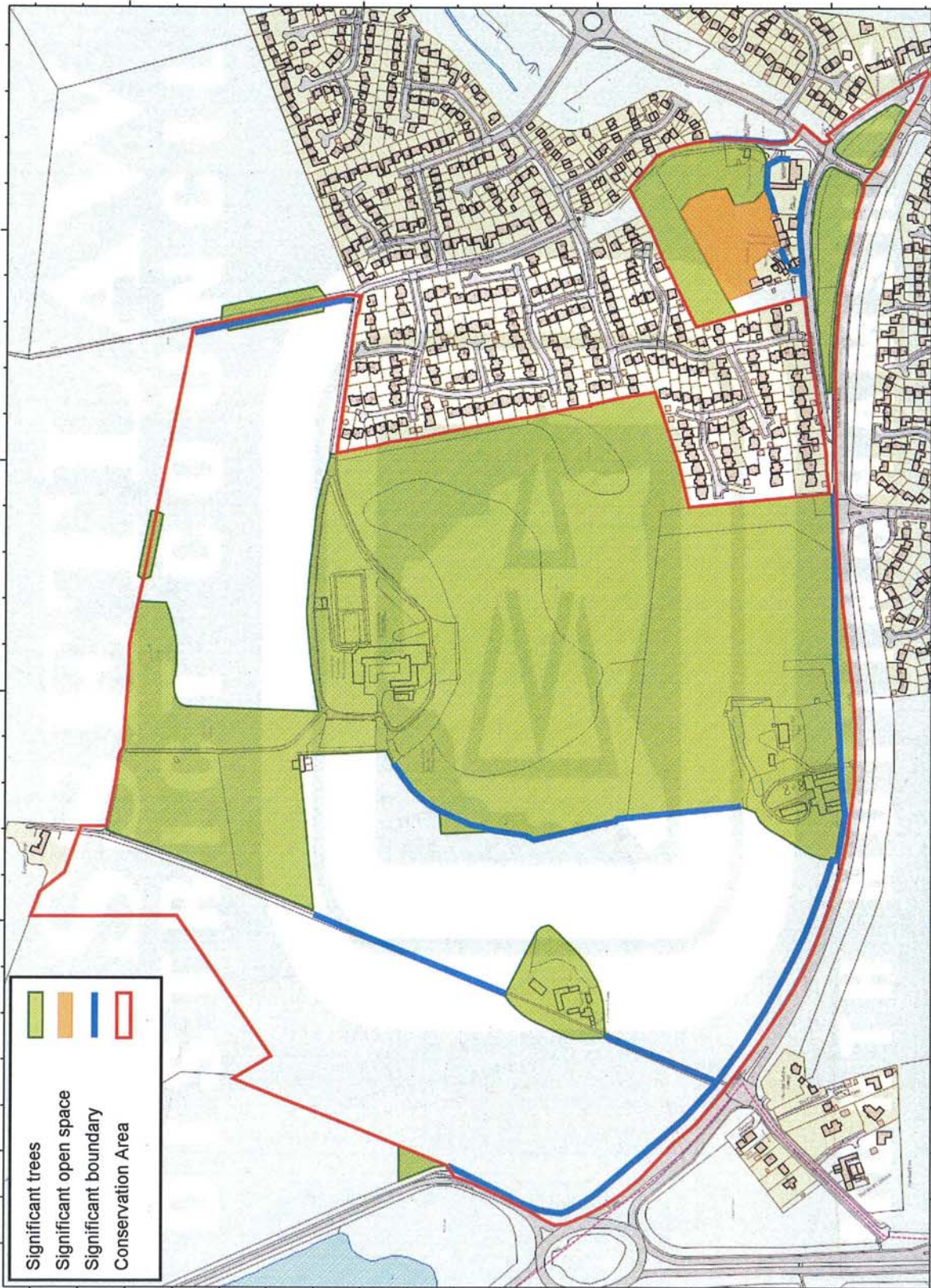
Map 6 – Gateford Hill buildings



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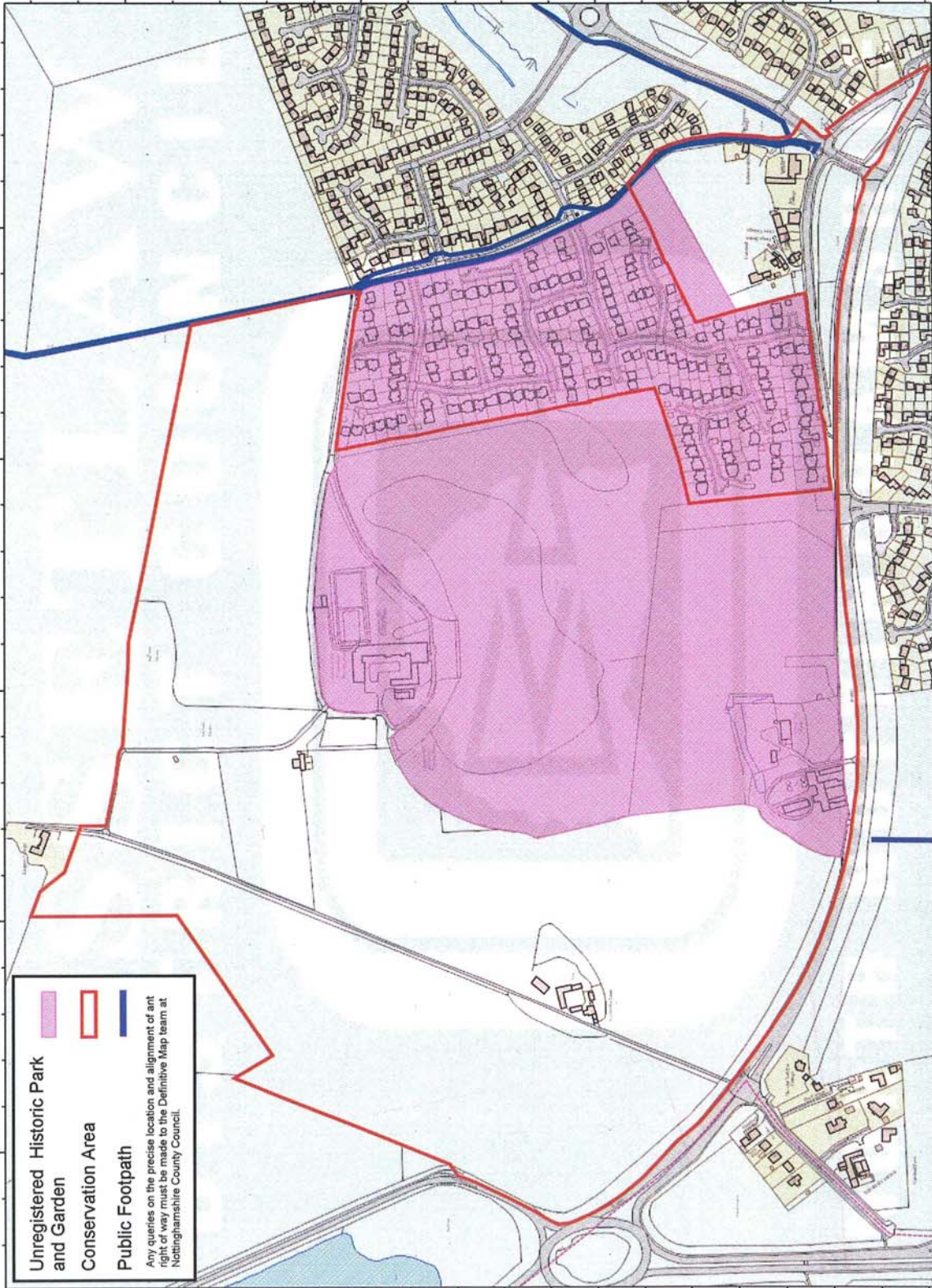
Map 7 – Gateford Hill landscape quality



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Map 8 – Gateford Hill historic parkland and footpaths



Public realm, amenity spaces, landscaping and boundary treatments

- 3.15 Gateford Hill is an attractive private historic park and garden, overlooked by Gateford Hill House, known as The Lawn (see map 4). It is very prominent when viewed from Gateford Road. The landscaped area includes a wide range of large mature trees that contribute significantly to the overall quality of the area. The modern housing area adjacent to Ashes Park Avenue encroaches



Figure 3.5: view of 'The Lawn' at Gateford Hill from Gateford Road. This landscape is an attractive historic park with a large number of mature trees, and provides a very positive setting to the historic buildings in the area (source: Bassetlaw District Council, 2009).

upon the eastern aspect of Gateford Hill. This suburban extension to Gateford is incongruent with the special character of Gateford Hill, and has been poorly screened from the historic environment,

- 3.16 Old Gateford Road can still be traced in the wide grassy verge on the north side of Gateford Road, this being the original turnpike from the 18th century (see figure 3.6 opposite). Attractive boundary walls in stone and hedges are formed along the entire road. This roadside is a very appealing route to walk between Gateford and



Figure 3.6: Old Gateford Road once ran close to the boundary wall. Traces of this road can still be seen in the wide verge (source: Bassetlaw District Council, 2009).

Shireoaks, and is punctuated by Gateford Hall and the pleasant farm range adjacent. The open spaces on the Gateford Road either side of Gateford Hall provide pleasing views of countryside and hills. The wide verge provides a safe pedestrian route.

- 3.17 On the northeast side of Gateford Hill, Montford Road follows the historic course of the Gateford to Wallingwells road, becoming a public footpath at the turn to Gateford Hill House (see figure 3.7 below). This footpath offers pleasing views of both Gateford Hill and the rural hinterlands to the north.



Figure 3.7: (left) the footpath running northwards from Montford Road follows the course of the old Wallingwells road, which originates in the old hamlet of Gateford; (right) the entrance sign to Worksop offers no reference to historic Gateford, despite its location close to the old manor (source: Bassetlaw District Council, 2009).

- 3.18 The entrance signage to the town along the main road is located close to Gateford Hall. Despite the historic significance of the immediate location, the sign refers only to the Dukeries. Although the Dukeries are an important part of the wider heritage of Worksop (this being the collective name for the large estates between Mansfield and Worksop, including Welbeck Abbey and Clumber), it would be more appropriate to make reference to Gateford.

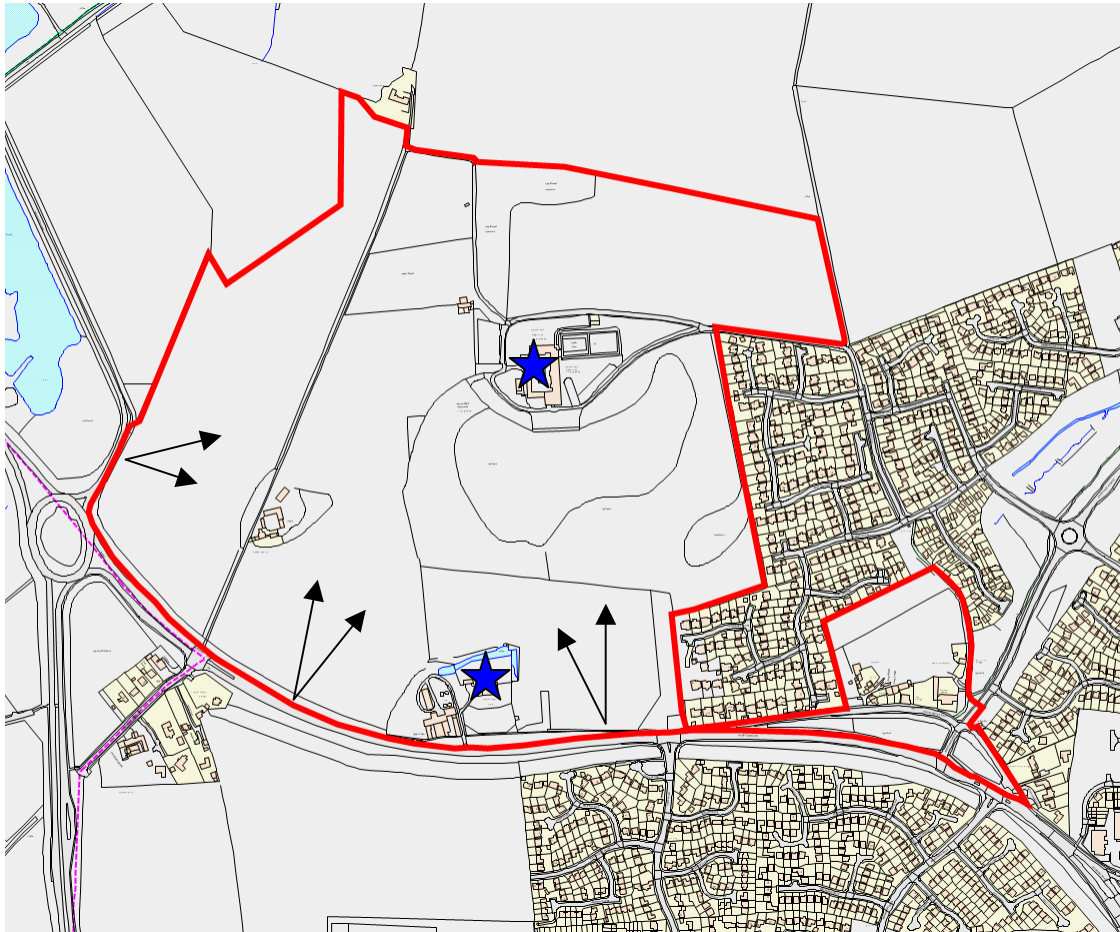
Summary of special interest:

- The character area contains a wide variety of trees, hedgerows, verges and boundary walls/gates. **Every effort should be made to retain these features within the character 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.**



Key views and vistas

3.19 Views of Gateford Hill and The Lawn are an important feature of the character area. The historic parkland that forms much of Gateford Hill is an important landscape heritage asset.

3.20 Gateford Hall and Gateford Hill House are focal buildings within the character area (see map 9 below).



Map 9 – Gateford Hill key views

-  Focal building
-  Indicative key views

Summary of special interest:

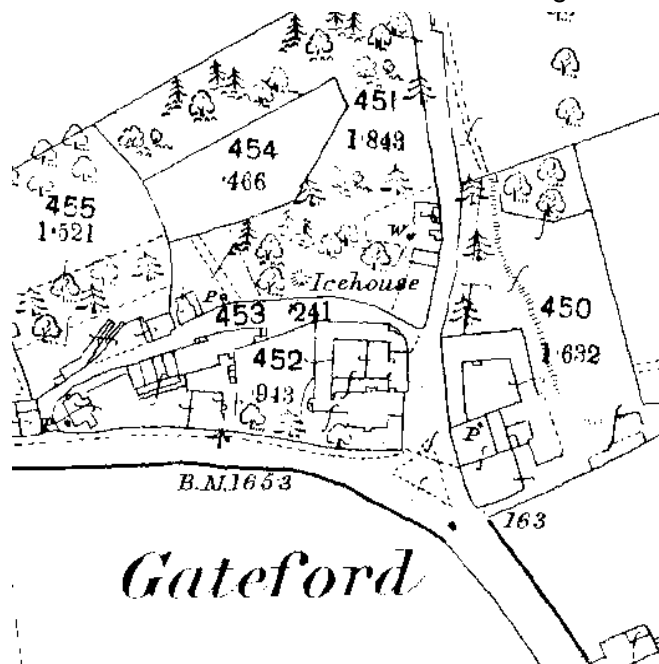
- There are a number of important views of Gateford Hall and Gateford Hill House and The Lawn unregistered historic park and garden. **New development that harms any view or vista that is of acknowledged importance into, out of, or within the conservation area should not be supported.**

Old Gateford Road character area

- 3.21 This area encompasses the old hamlet of Gateford. Gateford was historically a separate settlement from Worksop, being a small hamlet on the Sheffield to Worksop turnpike. This can be seen in the age and architecture of the buildings, with many dating from the Georgian period.
- 3.22 Old Gateford Road has been bypassed by the modern day B6040 in a long curve from southeast to west. The B6040 (Gateford Road) remains a busy thoroughfare and entrance to the town from the Sheffield road (A57). Old Gateford Road (north) is now a footpath running from the Ashes Park Avenue junction with Old Gateford Road (west), and forms the eastern boundary of the conservation area. This is the historic Gateford to Wallingwells route.
- 3.23 The original hamlet once sat in open countryside on the turnpike but is now encroached upon by modern housing. The hamlet still retains much of its historic character. The section of Old Gateford Road that remains is an attractive curved street with many mature trees and a cluster of historic buildings. Two of these buildings (Gateford House and Ivy Cottage) are listed, while the other buildings can be considered to contribute positively to the local character in terms of their age, architecture and detailing. Stone boundary walls and cottage gardens provide further attractive features that reflect a relatively unaltered 18th and 19th-century hamlet.

Layout and plan form

- 3.24 Old Gateford Road is characterised by historic buildings facing the street. These buildings are generally set back, many possessing distinct boundary walls. Gateford House, Gateford Cottages, Otley Row and Ivy Cottage form a tight-knit cluster (see map 10 below).
- 3.25 Gateford House is a former farmhouse with extensive outbuildings and curtilage. The principal house sits prominently on the corner of Old Gateford Road and the modern Ashes Park Avenue. The associated agricultural range that once sat on the east side has long since been demolished. To the rear of Gateford House is a listed structure identified as an icehouse (see map 10 opposite). The icehouse is set in mature woodland with open scrubland to the west. This area appears to have been heavily wooded for at least two centuries.
- 3.26 The dwelling known as the Entrance Lodge on the old



Map 10: the historic hamlet of Gateford, late 19th century (source: Ordnance Survey, 2008).

Gateford to Wallingwells road is a modest cottage on the highway that once overlooked the historic entrance to the hamlet from the north. It maintains a coherent relationship with the historic buildings on Old Gateford Road.



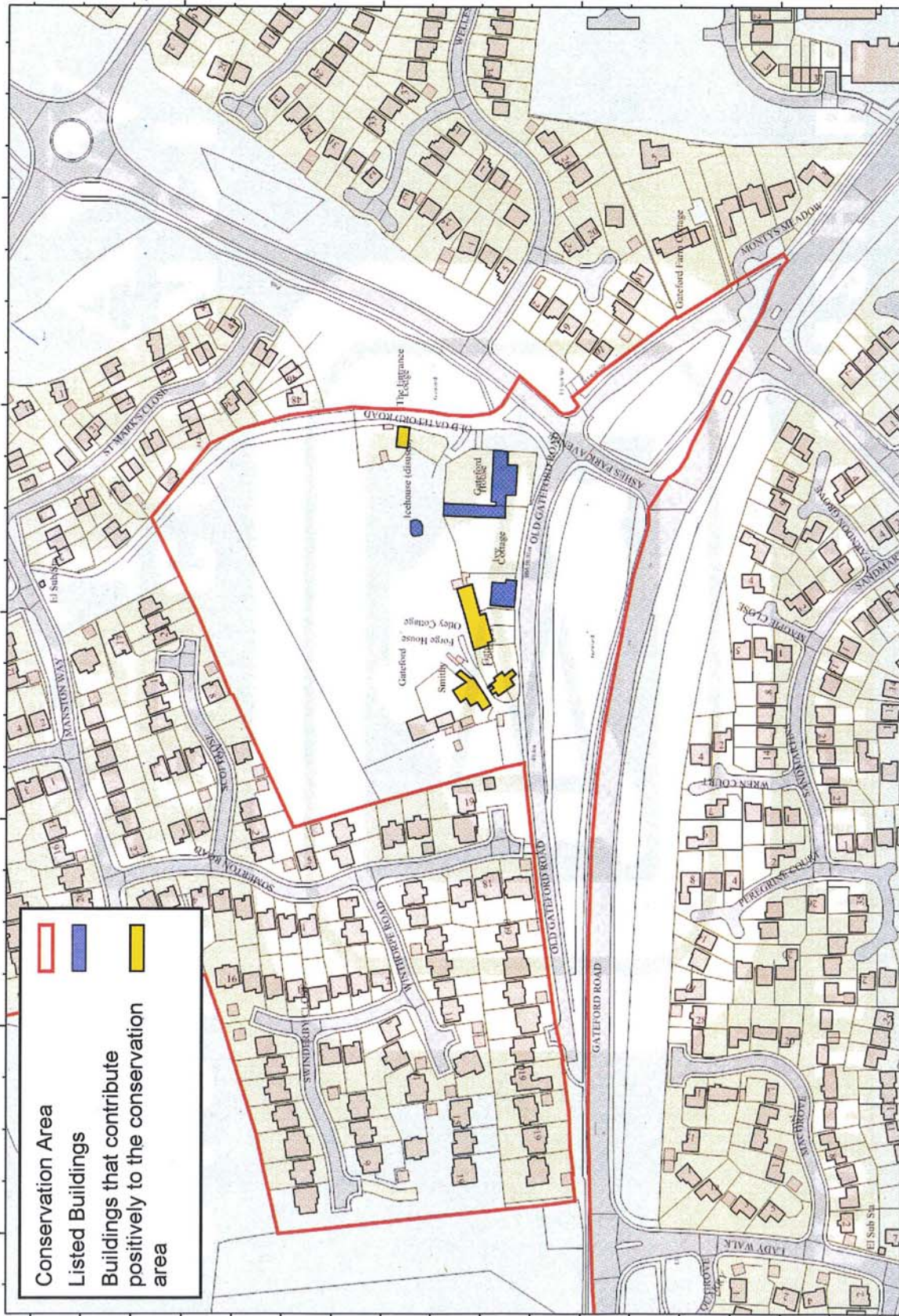
Figure 3.8: snapshot of the original hamlet of Gateford. Clockwise from top left: view of Old Gateford Road looking east towards Ivy Cottage; rear of Otley Row looking towards the old Smithy; Gateford House; the Entrance Lodge and rookery. Source: Bassetlaw District Council, 2008).

- 3.27 Adjacent to Gateford House on the west side is Ivy Cottage, which is a square plan house, situated on the road with a rear range of outbuildings that are attached to Otley Cottage. Otley Cottage and Forge House form a pair of semi-detached houses that were historically known as Otley Row Cottages.
- 3.28 To the rear of Gateford Cottages is an old industrial area known as ‘the Smithy’. This range of structures forms a group along the access track into the scrubland behind Ivy Cottage from Old Gateford Road.
- 3.29 Overall, this area possesses an irregular plan form that strongly reflects the historic development of Gateford hamlet during the 18th and 19th century. The land to the rear of the group on Old Gateford Road is lower than Gateford Road and provides an important setting to the listed buildings and other dwellings in this cluster. This established layout maintains a sense of relative isolation and rural character.

Summary of special interest:

- Old Gateford Road character area is characterised by a low density, close-knit arrangement of historic buildings. **New development should seek to respect this character in its plan form and layout.**
- There are a number of listed buildings, including Gateford House and Ivy Cottage, as well as associated listed buildings. **Development that would harm the setting of any listed building should not be supported.**

Map 11 – Old Gateford Road buildings



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Architecture: buildings and materials

3.30 There are a number of key buildings within the Old Gateford Road character area. Gateford House, Ivy Cottage (listed as Ivy House) and the icehouse are all Grade II listed buildings. Their intrinsic age and architecture reflect the Georgian character of the area.

3.31 Gateford House is a substantial mid-18th century property. The rear range is older, dating to the early 1700s. At three storeys, the building is an imposing structure at the heart of the hamlet. The house is red brick with both gabled and hipped natural clay pantile roofs. Principal architectural features include stringcourse brick banding and dentilated eaves.



3.32 At the rear of Gateford House, a range of farm buildings appear to be associated with the mid-18th century building phase, built in coursed square rubble with gabled and hipped clay pantile roofs. The scale, mass and form of these outbuildings are positive, and they provide an attractive setting to the main farmhouse. Views of pantile roofs and ashlar walls from the rear scrubland reinforce the identity and historic character of Gateford as a hamlet with an intrinsic relationship to its rural hinterlands.



Figure 3.9: Gateford House. Top: the rear aspect of the house is the older part of the house (source: Bassetlaw District Council, 2008). Bottom: front view of the house from the 1960s (source: North East Midland Photographic Record, 2009).



Figure 3.10: natural clay pantile roofs on outbuildings at Gateford House. These are an attractive feature of the character area. Source: Bassetlaw District Council, 2008.

3.33 Also to the rear of Gateford House, within the wooded area, is what appears to be an old undercroft consisting of a rectangular chamber with a brick vaulted ceiling. It is accessed by a low doorway on the west side. This structure is recognised as an icehouse. Icehouses were commonly brick lined, domed structures, with most of their volume underground in chambers close to a source of water. Icehouses varied in design depending on the date and builder,

but were mainly conical or rounded at the bottom to hold melted ice with a drain to take away excess water. It is not clear where this particular structure would have sourced ice, but it does appear as an icehouse on various historic maps (for example, see map 10).

- 3.34 Ivy Cottage is contemporary with the mid-18th century building phase at Gateford House. The structure might be described as a double-pile house with a characteristic gabled M-plan roof in red brick with natural clay pantiles. An interesting feature of this building is its original fire insurance plaque on the front elevation under the eaves. There is also an interesting painted window on the east elevation that may have been a tax relief window. The building is a fine example of Georgian vernacular architecture that contributes significantly to the quality of the streetscene.



Figure 3.11: Ivy Cottage on Old Gateford Road. Note the painted tax relief window on the gable end. Source: Bassetlaw District Council, 2008.

- 3.35 Otley Row once formed four dwellings. The cottages have since been adapted to form two properties and are two storeys to Old Gateford Road and three storeys to the rear. The ashlar construction, pantile roof and arrangement of chimneys are a positive feature of the area and contribute to its special interest. Otley Row forms a visual group with the adjacent Smithy, reflecting a bygone industrial corner of the hamlet. The main Smithy building retains much of its character despite alterations and a modern corrugated sheet roof. The area to the north of the main building is in a poor state, being over grown and strewn with damaged metal framed structures. This area would benefit from enhancements (see Appendix C).



Figure 3.12: Gateford Cottages (left) are a pleasant pair of semis that form a bookend to Otley Row. Otley Row (middle) and the Smithy (right) form a distinctive grouping. Source: Bassetlaw District Council, 2008.

- 3.36 Gateford Cottages form a modest semi-detached pair of dwellings that face the western approach into the character area. The building forms a bookend at the

western end of Otley Row. The cottage is rendered with a pantile roof, and still possesses its chimneys. It sits comfortably within the grouping formed by Otley Row and the Smithy.

3.37 The Entrance Lodge is a two-storey cottage in red brick with a hipped roof. The scale, mass and proportions of the cottage are very attractive.

3.38 All of these buildings identified within the character area are considered to contribute positively to the character and appearance of the conservation area.

Summary of special interest:

- The Entrance Lodge, 1 & 2 Gateford Cottages, Gateford House, Ivy Cottage, Otley Row, and the Smithy and many of their associated structures contribute positively to the special interest of the character area. **There should be a presumption against demolition or substantial alteration of any building or structure considered to contribute positively to the character and appearance of the character area.**
- Materials are predominantly red brick and stone ashlar with natural clay pantiles. **New development should use materials that reflect or compliment the traditional materials of the character area.**

Public realm, amenity spaces, landscaping and boundary treatments

3.39 Old Gateford Road and the former Wallingwells road, that now provides a public footpath between Ashes Park Avenue and Montford Road, define the public realm of the character area. The modern B6040 bypass has effectively created a quiet cul-de-sac on Old Gateford Road, although there is a high level of on street parking that appears to relate to the office use in Ivy Cottage.



Figure 3.13: stone walls are an attractive feature of the character area (source: Bassetlaw District Council, 2006).

3.40 Old Gateford Road, however, remains a pleasant street bordered by mature trees on the south side and an attractive arrangement of historic buildings on the north side. Stone walls along the roadside and the cottage garden layout to the frontage of Otley Row help to provide a distinctive character. Road surfacing and pavements are modern, but neutral in impact. The deep green

verge on the south side is a positive feature. There are a small number of modern streetlights.

- 3.41 Gateford House and outbuildings, along with the Otley Row cottages, Gateford Cottages and the Smithy, form a tight cluster of development with preserved woodland and meadow to the rear. This land is lower than Old Gateford Road, and provides an important setting for the listed buildings and other dwellings in the grouping, maintaining a sense of relative isolation and rural character. The mature trees that surround the north and east form a rookery. The open space and trees, therefore, are considered to be an important element within the character area.



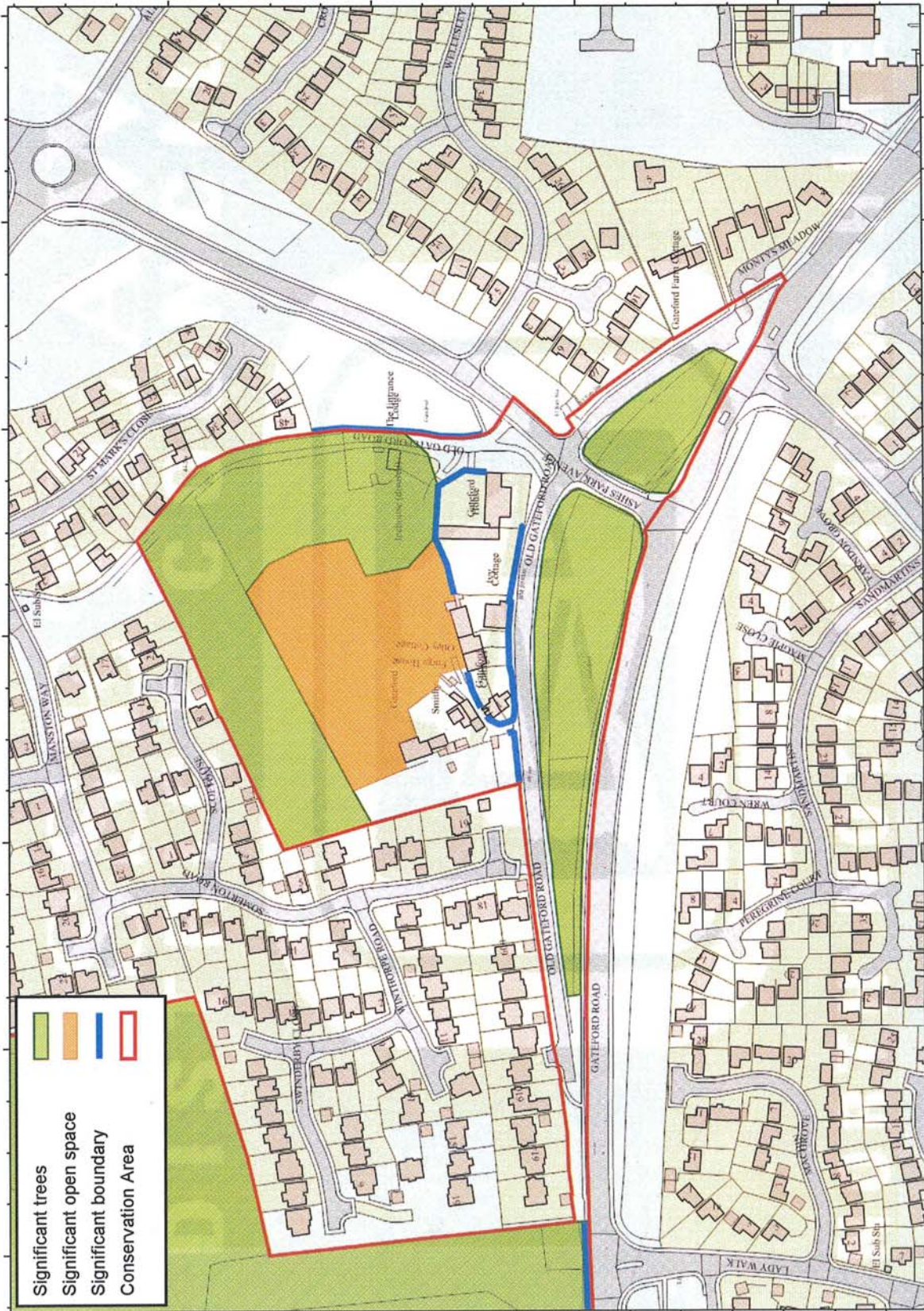
Figure 3.14: the attractive landscape to the rear of Otley Row (left) provides an important setting to the cluster of buildings that form the original hamlet (source: Bassetlaw District Council, 2006). Old Gateford Road (top right) is a pleasant rural character streetscene (source: Bassetlaw District Council, 2009). The west entrance to the land behind Otley Row (bottom right) runs down past the Smithy from Old Gateford Road, and is an idyllic part of the character area (source: Bassetlaw District Council, 2006).

- 3.42 Old Gateford Road running north along the eastern boundary of the character area is very pleasant. A simple timber post fence runs along the eastern verge of the road with intermittent greenery. Low-level conifers conceal the ground floor of Gateford House, wrapping the corner of Old Gateford Road. Historic stone and brick walls run either side of the rear access to the icehouse and land behind Otley Row, and there is a low stone wall beyond the verge leading to the Entrance Lodge. Away from the Lodge, the western boundary of the road becomes dense with trees. Many of the trees are old, mature trees that contribute significantly to the quality of the area.

Summary of special interest:

- The character area contains a wide variety of trees, hedgerows, verges and boundary walls/gates. **Every effort should be made retain these features within the character 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.**
- Walls are predominately stone ashlar. **New development should take account of traditional boundary treatments.**
- The land to the rear of Otley Row, Ivy Cottage and Gateford House is an important setting for the listed buildings and other positive buildings within the character area. **Development that detrimentally harms this setting should not be supported.**

Map 12 – Old Gateford Road landscape quality



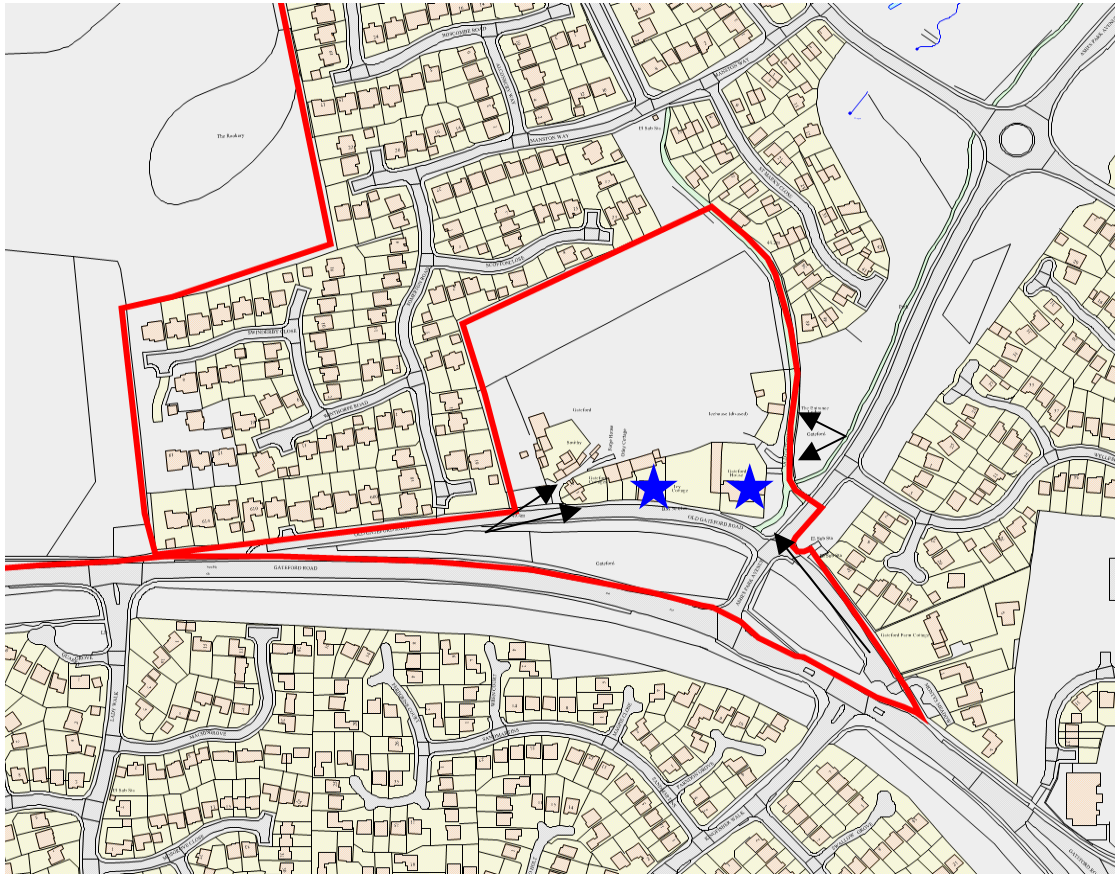
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Key views and vistas

3.43 Old Gateford Road is an important historic thoroughfare in the character area. Views along this road are an important feature of the proposed conservation area.

3.44 The public footpath that runs along Ashes Park and up the hill offers very good views of Gateford House and the Entrance Lodge, reflecting the historic form of the hamlet. Trees frame the buildings, which helps maintain the sense of rural independence.



Map 13 – Old Gateford Road key views

-  Focal buildings
-  Indicative key views

Summary of special interest:

- There are a number of important views within and outside of the character 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.**

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
 - Application of Section 215 Notices
 - Litter Abatement Notices
 - 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/ grants

Application of policy

- 4.3 The application of policy guidance, both generic and local, will be used in the determination of planning applications, design statements, alterations and extensions to historic buildings, demolition and other planning processes (e.g. site-specific development briefs). Further detail on the historic environment policy framework is set out in Appendix A.
- 4.4 There are several relevant Local Plan policies concerned with the protection of the historic environment. Policy 6/10, for example, provides guidance on works to listed buildings. Policy 6/11 specifically refers to conservation areas, and seeks to preserve or enhance special character when determining planning applications:

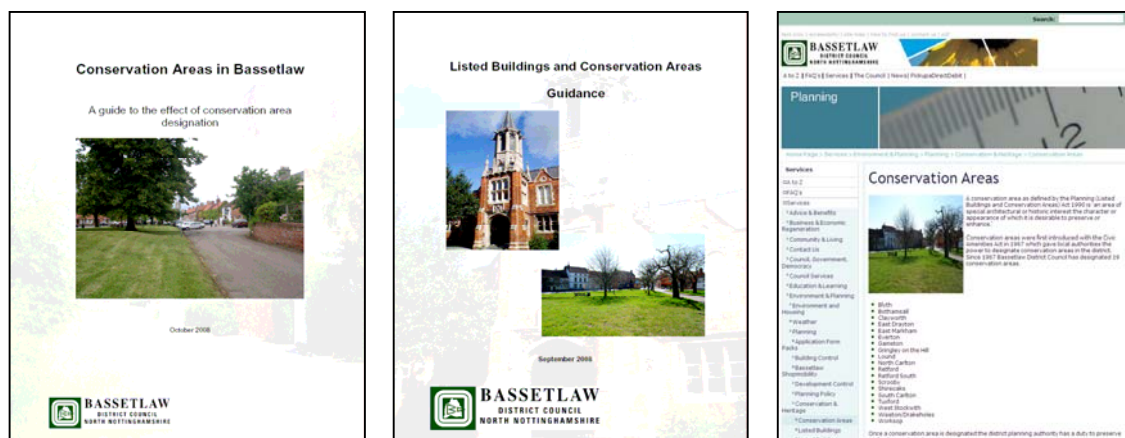
Policy 6/11 of the Bassetlaw Local Plan states that planning permission for development within conservation areas will only be granted where it would not detract from the special character and appearance of the area, or where it contributes to the enhancement of the area.

- 4.5 Guidance within the East Midlands Regional Plan is also concerned with the protection of the historic environment. Policies 26 and 27 provide specific advice on understanding the historic environment, as well detailing regional priorities for the protection and sensitive management of acknowledged heritage assets.

- 4.6 Further policy is contained within Planning Policy Guidance 15: *Planning and the Historic Environment*.
- 4.7 The Conservation Area Appraisal is an approved Council document and will, therefore, be a material consideration in any planning decision. It is anticipated that the appraisal will help inform decision-making and 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 type and materials of buildings, traditional detailing, important views, significant trees, etc. These elements should be considered when looking at any development proposal.
- 4.8 The Appraisal also sets out key buildings and features that contribute positively to the character and appearance of the Old Gateford Conservation Area. There should be a preference against demolition or loss of any building or feature identified as meeting these criteria⁷. As stated within Section 1, please note that the exclusion of any building or structure within the Appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the conservation area.
- 4.9 The appraisal can also be used to inform decision-makers about other relevant planning policies. For example, when considering development that might affect natural features within the conservation area. By defining and identifying significant buildings and areas of open space, trees, etc, the Old Gateford Conservation Area Appraisal provides background information that can be used to help consider the merits of development proposals.

Policy and design guidance

- 4.10 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* and *Listed Building and Conservation Areas Guidance*. Further advice is available on the Council's website at www.bassetlaw.gov.uk.



- 4.11 These guidance sources are relevant to anyone thinking of undertaking development within conservation areas. It is hoped that this advice will help

⁷ DoE (1994) PPG 15: para. 4.27.

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, including for example, window replacement, energy conservation, shop front guidance etc.

- 4.12 If you would like a copy of these guidance documents, they will be accessible via the Council website or from the Conservation Team (please use the contact details at the end of this document).

Development briefs

- 4.13 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.
- 4.14 Sites that would benefit from a development brief in Old Gateford Conservation Area are: land to the rear of Old Gateford Road (the 'old Smithy' site). This brief has been attached in Appendix C.
- 4.15 Where development is proposed on garden sites or infill plots, and the Council considers the principle of development in this location to be 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

- 4.16 Common to many historic environments is the cumulative effect of piecemeal, but significant, alterations to the architectural features of properties that contribute positively to 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 non-listed dwellings are replaced with PVC-u in a different style and profile. Alterations like this can be very harmful to the character and appearance of a conservation area.
- 4.17 It is possible to bring such alterations under planning control by 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).
- 4.18 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.

- 4.19 Old Gateford is an area characterised by 18th and 19th century-buildings where historic features such as 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.
- 4.20 Following positive comments during public consultation in July and August 2009, the Council proposes to implement an Article 4 Direction in the Old Gateford Conservation Area. The Conservation Team will carry out a detailed survey and justification for the Article 4, which will be submitted to Planning Committee to approve the service of the Notice. The Council can confirm the Direction after it has been advertised locally and notice served on residents. The Council will fully consult affected residents and property owners before confirming the Article 4 Direction, and will have regard for public views. Depending on the type of Article 4 Direction, ratification may be required from the Secretary of State.
- 4.21 It is proposed that the survey and justification be prepared in the spring of 2010. Once served, the Council will have up to 6 months to confirm the Direction.

Application of Section 215 Notices

- 4.22 The local authority may also use its general planning powers to serve a Section 215 notice⁸ on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the 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 amenity⁹.

Litter Abatement Notices

- 4.23 Under Section 91 of the *Environmental Protection Act 1990* anyone concerned with litter on road verges or public amenity 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

- 4.24 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

⁸ S.215 of the *Town and Country Planning Act 1990*.

⁹ ODPM (2005) *Town and Country Planning Act 1990, Section 215: Best Practice Guidance*.

identifying where more resources are required and in modifying priorities or policies.

- 4.25 A conservation area is thoroughly surveyed and described when first designated or when modified. The Council's Conservation Team will continue to monitor the conservation area, including periodic photographic surveys.
- 4.26 Local planning authorities should seek to review conservation areas from time to time and update appraisals. The Council will develop a schedule of conservation area reviews in due course. Old Gateford was designated as a Conservation Area on 4th February 2009. The draft Old Gateford Conservation Area Appraisal is currently the subject of public consultation. The next Old Gateford Conservation Area Review should take place in or around June 2014.

Boundary changes

- 4.27 An important aspect of conservation area reviews will be assessing 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.
- 4.28 The existing boundary for Old Gateford will be reassessed during the review in 2014.

Appraising the condition of significant buildings

- 4.29 A survey is carried out from time to time at both a national and local level to assess the condition of significant 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 II 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.
- 4.30 *Historic Buildings at Risk in Nottinghamshire* was produced and completed in 2004. This document 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.
- 4.31 At the time of publishing, there are no buildings at risk in Old Gateford Conservation Area on either the local or national register. There are currently no known vacant listed buildings within the conservation area. This situation will be monitored and updated as and when reviews of appraisals are carried out. Identified buildings at risk will be submitted to the local or national register as appropriate on a case-by-case basis following any buildings at risk survey.

Enforcement proceedings

- 4.32 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 unauthorised works to a listed building. A listed building is a building of special architectural or historic interest and is enshrined in law under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works of alteration to a listed building and it is a criminal offence to carry out unauthorised works. The removal of traditional timber windows and doors, for example, and their replacement with PVC-u or poor modern imitations, can be detrimental to the building's intrinsic special interest.
- 4.33 It is not only alterations to listed buildings that can damage the character and appearance of conservation areas. The unauthorised demolition of buildings, or detrimental alterations to unlisted buildings, can all erode the special character of a conservation area. The use of non-approved materials, for example, can be particularly harmful (e.g. modern cement rendering).
- 4.34 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 and unlawful alterations to listed buildings. 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 regularly follows up reports of unauthorised work and may take enforcement action.

Proposed enhancement schemes/ grants

- 4.35 The key areas for enhancement in Old Gateford Conservation Area are:
- Sympathetic redevelopment of sites identified in the appraisal as detracting from the character or appearance of the area;
 - Proactive management such as repair of historic structures, reinstatement of original surfaces or architectural features, or rationalisation of street signage.
- 4.36 The potential for redevelopment of the old Smithy site is discussed in the appraisal, and set out in Appendix C. Vandalism at this site has been raised as an issue during recent consultation¹⁰. It is hoped, therefore, that a redevelopment scheme will address this problem. The main Smithy building is considered to be of merit (see paragraph 3.35). Securing windows and doors to this structure would be a suitable interim measure for protecting the building.
- 4.37 There is scope for various proactive strategies in conservation areas. An appraisal, for example, can be used to help identify a list of properties and structures that would benefit from repair, reinstatement of traditional features or improvements to bring the building back into use. The Council does offer grant assistance for buildings or structures identified as being at risk on either the

¹⁰ Bassetlaw District Council (2009) *Old Gateford Conservation Area Appraisal Consultation Report*.

national or local register¹¹. At present, however, there are no buildings at risk within Old Gateford Conservation Area, and the conservation area itself is not identified as being at risk. There is no formalised conservation grant scheme, therefore, available for Old Gateford Conservation Area to tackle specific issues. This situation will be monitored and updated through the Council's website. Please contact the Conservation Team for further information. This issue will also be considered during the formal Review process in 2014.

- 4.38 Other sources of funding may be available depending on circumstances. Funds for Historic Buildings (<http://www.ffhb.org.uk/>) has a useful website that provides details of funding sources for historic buildings projects. English Heritage also offer grants, but these are usually limited to Grade I and II* buildings. Further information can be found at www.english-heritage.org.uk.
- 4.39 Following consultation in July and August 2009¹², the Council has decided to consider public requests for conservation area plaques. Proposals for street improvements such as this should be properly integrated in the design of the street as a whole. The Conservation Team will undertake the necessary work to progress this enhancement proposal.
- 4.40 Enhancements to the streets in the conservation area should refer to a detailed audit of the public realm and aim to minimise physical obstruction and visual clutter. Road signs and markings can also have a significant effect on the appearance of a conservation area. A proliferation of signs and posts should be avoided, and essential signs should be of a character and quality appropriate to their context. A degree of flexibility in the size, siting and colour of signs is provided for in The Traffic Signs Regulations and the Department of Transport's Traffic Signs Manual, and local authorities should take advantage of this in conservation areas.
- 4.41 In view of the comments raised in public consultation, the Conservation Team will raise a number of issues relating to signage and highways development with both the Street Names and Numbering section at the local authority and the Highways Department at the County Council. Specific enhancements might include, for example, appropriate new road signage that refers to Gateford (particularly the main sign on the B6041 that announces the entrance to the town), better historic street lighting, and the removal of any unnecessary signage or road surfacing/ marking.

¹¹ Nottinghamshire County Council (2004) *Historic Buildings at Risk in Nottinghamshire 2004*; English Heritage (2009) *Heritage at Risk Register 2009: East Midlands*.

¹² Bassetlaw District Council (2009) *Old Gateford Conservation Area Consultation Report*.

Appendix A: historic environment 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 Guidance notes 15 (PPG 15): *Planning and the Historic Environment* and Planning Policy Guidance notes 16 (PPG 16): *Archaeology and Planning*. Further policy is contained within the East Midlands Regional Plan and Bassetlaw Local Plan. National guidance can be accessed via the Department for Communities and Local Government website at: www.communities.gov.uk.

The Local Development Framework

The existing Bassetlaw Local Plan is due to be replaced by a new Local Development Framework (LDF). The Old Gateford Conservation Area Appraisal will be used to assist in the interpretation of historic environment policies within the emerging LDF Core Strategy and interrelated Development Plan Documents. In the interim period the conservation area appraisal will assist in the interpretation and implementation of Bassetlaw Local Plan Policy 6/11, which seeks to preserve or enhance the character and appearance of the districts' conservation areas. This advice is consistent with national policy contained within PPG 15 and regional guidance contained within East Midlands Regional Plan Policies 26 and 27.

The Local Plan and information on the emerging LDF can be accessed via the Council's website at www.bassetlaw.gov.uk. The Regional Plan (Regional Spatial Strategy) can be accessed via the East Midlands Regional Assembly website www.emra.gov.uk.

Planning controls in conservation areas

In addition to the above, there are a number of planning controls that relate specifically to conservation areas¹³:

- *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;

- *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

¹³ Please note: these are in addition to the general restrictions to permitted development for householders.

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;

- *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*

Subject to certain limitations, the installation of one satellite dish is permitted development on any building in a conservation area. Its size must not exceed 100cm or a cubic capacity on 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 is 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.

- *Display of advertisements*

Advertisements are subject to separate controls that define which adverts have deemed consent and, therefore, do not require Advertisement Consent. The display of advertisements in conservation areas are subject to additional restrictions on

tethered balloons, illuminated signs in retail parks and business premises, flags displayed by house builders and advert hoardings around building sites.

- *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 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.

- *Works to trees*

Six weeks notice of intention to the local planning authority is required for any cutting down, topping, lopping or up rooting of most trees in a conservation area. There are exceptions for example, where a tree is covered by a tree preservation order a specific works to trees application must be made for works to these trees, or where works to trees have been effectively approved by planning permission to carry out new development.

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 Old Gateford Conservation Area, although this situation may change in the future (see the management proposals section).

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 three types of listed building: Grade I and II* (considered to be the most special listed buildings); and Grade II buildings.

There are no Grade I listed buildings, but there is one II* and four Grade II listed buildings in Old Gateford Conservation Area.

Scheduled Ancient Monuments

Certain important archaeological sites and monuments enjoy special protection under the Scheduled Ancient Monuments and Archaeological Areas Act 1979. There are no Scheduled Ancient Monuments within the Old Gateford 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 local authority approval.

There are a number of TPOs within the Old Gateford Conservation Area. 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 local planning authority on any proposed works.

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 most 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 and installation of a satellite dish, will require a separate Listed Building Consent.

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, then please seek advice from the 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 an area. New development should be sympathetic or innovative in its approach to design, and use appropriate materials of a 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 local planning authority 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 then 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 local planning authority.

Appendix B: Significant buildings within the conservation area

Listed buildings

Listed buildings are the most significant buildings in a conservation area due to their recognised historical and architectural special interest. In Old Gateford Conservation Area these buildings are:

- *Gateford Hill Character Area – listed buildings*

Gateford Hall	Grade II*
Gateford Hill House	Grade II

- *Old Gateford Road Character Area – listed buildings*

Gateford House (also known as 'Gateford Farmhouse')	Grade II
Icehouse to the rear of Gateford House	Grade II
Ivy Cottage (also known as Ivy House)	Grade II

Structures that are associated with these listed buildings might also be protected. **The exclusion of any structure within the appraisal that might form part of a listed building does not necessarily indicate that it is not protected.** Advice should always be sought from the Council's Conservation Team as to the extent of what is regarded as being of special interest.

Significant buildings

When assessing the contribution made by buildings not principally listed, consideration is given to the impact on the special architectural or historic interest in a conservation area made by the building. For example, if a building is the work of a particular noteworthy local architect, 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.

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.

Any building meeting any of these key criteria should be considered as a significant building. In Old Gateford Conservation Area these are:

- *Gateford Hill Character Area – significant buildings*

California Farm; outbuildings to Gateford Hall (these buildings are considered to be curtilage listed in association with Gateford Hall)

- *Old Gateford Road Character Area – significant buildings*

Barn to rear of Ivy Cottage; the Entrance Lodge; Forge House; 1 & 2 Gateford Cottages; Otley Cottage; the Smithy

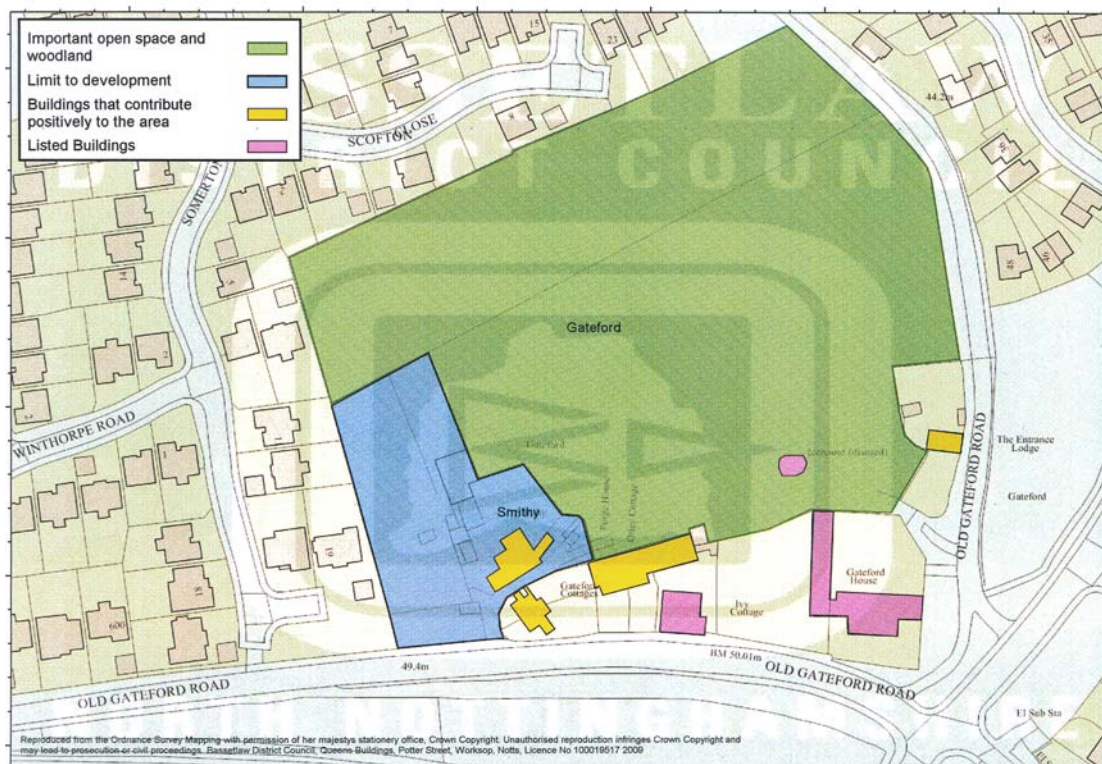
This list is by no means exhaustive. The absence of any structure on this list does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the conservation area. Advice should always be sought from the Conservation Team at the District Council.

Appendix C: Development briefs

The following development brief has been created using the guidelines set out in the Appraisal's Management Plan. Please note that these are guidelines only, created in response to perceived development pressures on the conservation area for which development proposals require very carefully consideration with regard to a number of site constraints.

C1 Land to rear of Old Gateford Road (old Smithy site)

The Smithy and adjacent land is a key site within the original hamlet of Gateford and provides significant setting to the listed buildings and significant buildings of the Old Gateford Road character area.



The following principles should be utilised in any redevelopment proposals for this site:

- Development outside of the developable area as identified on map 14 will not be permitted. The area marked as important open space and woodland is considered to provide significant setting to the listed buildings and other significant historic buildings within the Old Gateford Road character area;
- The principal building and attached walls that forms the Smithy should be retained;

- The boundary walls to Old Gateford Road should be retained and the existing access and plot layout respected;
- Proposals should not have an adverse affect on trees or hedges that contribute positively to the Old Gateford Conservation Area. Proposals which would result in the removal of viable existing trees will not be permitted;
- Views into the site from Old Gateford Road, the adjacent listed buildings or any other acknowledged vantage point should reflect the established historic character of the original hamlet of Gateford as identified in the Old Gateford Road character area analysis;
- The proposed density, layout and plan form should be appropriate for Old Gateford Road character area as detailed in the Old Gateford Conservation Area Appraisal. The form, detailing and materials of any new structures should complement the positive historic built forms within the character area. A suitable design-led approach might, for example, propose a cluster of one and two storey farm buildings/ cottages in stone with either slate or natural clay pantiles.

The Council is unlikely to support proposals that fail to address these issues.

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.

Mandarin

如果您在与我们沟通或理解我们的任何文件时需要帮助，我们可安排“语言热线”（Language Line 公司）的口译人员或笔译人员来帮助您。请拨打这个电话 - 01909 533427 - 与我们联系，说明您使用的语言和电话号码。

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۔

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਸਾਡੇ ਨਾਲ ਗੱਲਬਾਤ ਕਰਨ ਜਾਂ ਸਾਡੇ ਕਿਸੇ ਦਸਤਾਵੇਜ਼ ਨੂੰ ਸਮਝਣ ਵਿੱਚ ਮਦਦ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਤੁਹਾਡੀ ਮਦਦ ਕਰਨ ਦੇ ਲਈ ਅਸੀਂ ਇੱਕ ਲੈਂਗਵੇਜ਼ ਲਾਈਨ ਇੰਟਰਪ੍ਰੀਟਰ (ਦੁਭਾਸ਼ੀਏ) ਜਾਂ ਟ੍ਰਾਂਸਲੇਟਰ (ਅਨੁਵਾਦਕ) ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ। ਕਿਰਪਾ ਕਰਕੇ ਸਾਨੂੰ - 01909 533427 - ਉੱਪਰ ਸੰਪਰਕ ਕਰੋ ਅਤੇ ਆਪਣੀ ਭਾਸ਼ਾ ਅਤੇ ਟੈਲੀਫੋਨ ਨੰਬਰ ਦੱਸੋ।

Polish

Jeśli potrzebujesz pomocy w komunikowaniu się z nami lub w zrozumieniu naszych dokumentów, możemy do pomocy udostępnić tłumacza Language Line. Proszę się z nami skontaktować pod numerem telefonu – 01909 533427 podając język rozmowy i numer telefonu.