

Retford Station & West Fields Conservation Area



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Designation Statement – 6th March 2019

The Retford Station and West Fields Conservation Area lies south west of Retford Town Centre. The boundary is drawn around Retford Railway Station, its associated workers housing, and much of the Victorian suburb that grew in the land between the station and the town centre. 'West Fields' was the name used to describe the area of open land to the west of the River Idle and Chesterfield Canal prior to that area's development, which was originally within Ordsall Parish, and was still referred to as 'West Fields' well into the early-20th century.



1810 Ordsall Enclosure Map



1886 Ordnance Survey



1916 Ordnance Survey

The oldest buildings within the Conservation Area are the former Queens Hotel on Queen Street (1850s), together with



the former canal warehouse and Ordsall Brewery buildings on Cobwell Road, the former railway goods shed on

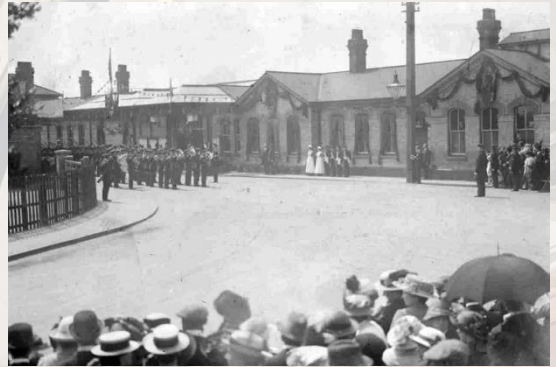


Westfield Road and the larger villas on Queen Street, Pelham Road, The Crescent and Cobwell Road. Many of these date to the 1860s-1880s period, and were

constructed on the main routes between the railway station and the town centre at that time (pre-dating the construction of Victoria Road).



In 1891, as a consequence of Retford's important position at the junction of the York-London (Great Northern Railway) and Lincoln-Manchester (Manchester, Sheffield and Lincolnshire Railway) lines, the Great Northern Railway Company rebuilt Retford Railway Station, in a vibrant yellow brick, giving Retford one of the largest and most impressive stations in the region for a town of its modest size.



In 1893, the Retford Town Council opened Victoria Road and the Albert Road bridge over the River Idle, providing a new shorter route between the railway station and the town centre.



Once the new bridge had been erected, impressive villas were soon being built along Victoria Road, together with a public swimming baths at the Victoria Road/Albert Road junction.



In the 1890s and early-1900s, the area between 'West Fields' and Victoria Road was infilled with rows of terraces and semi-detached dwellings. These were smaller than the large villas nearby, but nonetheless provided good living conditions for the new occupants, as well as easy access to the town centre and to the railway station.

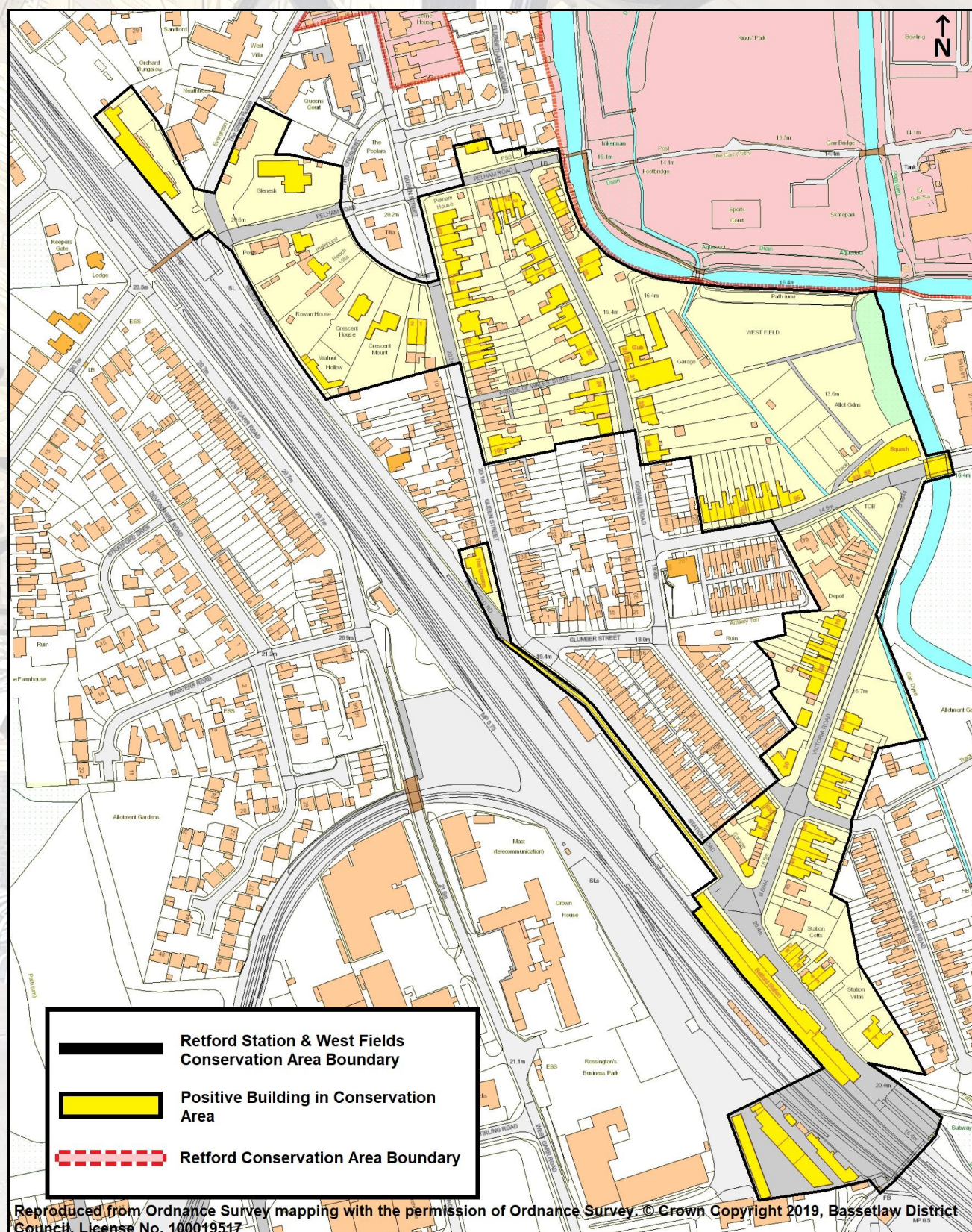
Of the 20th century developments within the Conservation Area boundary, arguably the former Co-operative Society store on the corner of Victoria Road and Cobwell Road (named after an ancient well called the "Cob Well").



Implications of Conservation Area designation for householders

1. **Control over demolition:** The total or substantial demolition of unlisted buildings in a Conservation Area over 115 cubic metres in volume requires 'Planning Permission for relevant demolition in a Conservation Area'. The demolition of any wall/railings/gates over 1 metre high (facing a highway, waterway or open space) or any wall over 2 metres high elsewhere, will also require Planning Permission for relevant demolition.
2. **Extensions and alterations:** Certain additions or alterations to properties will need Planning Permission.
3. **New development:** In accordance with Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, the Council will assess new proposals on whether they "preserve or enhance" the character and appearance of the Conservation Area.
4. **Trees:** Within a Conservation Area, if you are thinking of cutting down a tree or doing any pruning work to a tree which is not already covered by a Tree Preservation Order (TPO), you must notify the Council 6 weeks in advance.

Retford Station & West Fields Conservation Area Map



For further information on Conservation Areas in Bassetlaw, please call the Council's Conservation Team on 01909 533427 or visit www.bassetlaw.gov.uk.