

# Sunnyside Conservation Area Appraisal

September 2011



**BASSETLAW**  
DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE

## Document details

---

**Title:** Bassetlaw District Council: Sunnyside Conservation Area Appraisal.

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

**Approved:** This document was approved by Planning Committee on the 28<sup>th</sup> September 2011.

---

### **Consultation summary:**

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

---

### **Document availability:**

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

[www.bassetlaw.gov.uk/](http://www.bassetlaw.gov.uk/)

A public meeting was held on the 28<sup>th</sup> July 2011 at Worksop Town Hall. The outcomes of this meeting (and wider public consultation on the draft appraisal and management plan) is summarised in a consultation report, also presented to Planning Committee on the 28<sup>th</sup> September 2011. The consultation report is available on the Council's website and through Planning Services by request.

**Front page:** Photographs of Sunnyside Conservation Area and its environs (source: Bassetlaw District Council, 2011)

# Contents

<b>Section</b>	<b>Page</b>
1. INTRODUCTION	5
-What is a Conservation Area?	
-What is an appraisal?	
2. GEOGRAPHIC AND HISTORIC CONTEXT	9
-Location and population	
-Landscape setting and topography	
-Geological context	
-Origins and historic development	
3. CHARACTER APPRAISAL	13
<i>Layout and plan form</i>	
<i>Architecture: buildings and materials</i>	
<i>Public realm, amenity spaces, landscaping and boundary treatments</i>	
<i>Key views and vistas</i>	
4. MANAGEMENT PLAN	32
-Application of policy	
-Policy and design guidance	
-Development briefs	
-Application of an Article 4 Direction	
-Monitoring change	
-Boundary changes	
-Appraising the condition of heritage assets	
-Enforcement proceedings	
-Proposed enhancement schemes	
-Proposals for economic development and regeneration	
APPENDIX A: Conservation policy framework	39
APPENDIX B: Positive Buildings within the Sunnyside Conservation Area	43

## List of maps

<b>Map no.</b>	<b>Title</b>	<b>Page</b>
1	Sunnyside Conservation Area boundary	8
2	Sunnyside Conservation Area in a wider context	9
3	Geological map of Nottinghamshire, 2001	10
4	Extract from c1886 O.S. Map	11
5	Extract from c1937-1940 County Series 6" Map	12
6	Extract from c1912-1919 County Series 25" Map	13
7	Sunnyside Conservation Area – buildings	24
8	Sunnyside Conservation Area – landscape features	28
9	Sunnyside Conservation Area – key views	31

# 1. INTRODUCTION

- 1.1 The Sunnyside Conservation Area (designated on the 6<sup>th</sup> July 2011) lies to the north of Worksop Town Centre, situated alongside the former turnpike road connecting the town with Carlton in Lindrick/Doncaster (Carlton Road). The majority of buildings within the Sunnyside Conservation Area were constructed in the mid-late Victorian period. The area is regarded as a suburb, that being an extension of Worksop with a clear relationship to it but with its own distinct character<sup>1</sup>.
- 1.2 To the south of the Sunnyside Conservation Area are the Mr Straw's and Worksop Conservation Areas. The Worksop Conservation Area contains a number of nationally significant buildings including the Grade I listed Worksop Priory and Gatehouse, together with the Scheduled Ancient Monument at Castle Hill. For a detailed analysis of the Worksop and Mr Straw's Conservation Areas, please refer to the Conservation Area Appraisals available on the Conservation and Heritage section of the Council's website: [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk).

## What is a Conservation Area?

- 1.3 Conservation Areas were first introduced by the Civic Amenities Act 1967. Since then, over 9300 Conservation Areas have been designated across England. The various heritage-related acts were consolidated under the Planning (Listed Buildings and Conservation Areas) Act 1990. From time to time, the Local Planning Authority has a duty to designate new Conservation Areas under section 69 of the 1990 Act. Unlike listed buildings, which are designated by central government, Councils designate Conservation Areas locally.
- 1.4 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))<sup>2</sup>*
- 1.5 The local planning authority has a duty to designate Conservation Areas where it identifies places of special architectural or historic interest. An area may warrant designation if, for example, it has an historic layout of streets, or a grouping of historic buildings that echo the architectural 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 positively manage and protect areas from neglect, decay or inappropriate development.
- 1.6 Conservation Areas are classified as *designated heritage assets* and are afforded statutory protection. Along with other types of designated heritage asset, Conservation Areas require a special level of consideration in the

---

<sup>1</sup> From *Suburbs and the Historic Environment* (English Heritage, 2007).

<sup>2</sup> From Section 69 (1) of the 1990 Act.

planning process<sup>3</sup>. Designation results in special duties and controls for the local planning authority:

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;
- The Local Planning Authority has a duty to review existing Conservation Areas from time to time, extending and designating where appropriate<sup>4</sup>.

## What is an appraisal?

1.8 This document is an assessment of the character and appearance of the Sunnyside Conservation Area and surrounding areas. It clearly defines and records the special interest of the area. This will ensure that there is an understanding of what is worthy of preservation.

1.9 The appraisal will be used to assess the boundaries of the existing Conservation Area, formulate policies for the preservation and enhancement of the area as a whole and to provide material information for decision makers regarding future development.

1.10 Conservation Area Appraisals are based upon guidelines set out in the English Heritage publication *Understanding Place: Conservation Area Designation, Appraisal and Management*. (2011).

1.11 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

1.12 Within the Sunnyside Conservation Area, important buildings, structures 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**

---

<sup>3</sup> See, for example, Policies HE9 and HE10 of Planning Policy Statement 5: Planning for the Historic Environment (2010).

<sup>4</sup> As discussed in Section 69 (2) of the 1990 Act.

**the Conservation Area. Advice should always be sought from the Council's Conservation Team to enable an early assessment of significance. Positive buildings, structures and features are identified within the appraisal and listed in the Appendix.**

- 1.13 The **Nottinghamshire Historic Environment Record (HER)** identifies a number of individual buildings, structures, and other features of local interest. Where appropriate, these are identified as positive buildings within the Conservation Area.
- 1.14 Outside of the Conservation Area, but possibly within its setting or otherwise nearby, local interest buildings are, where appropriate, identified as non-designated heritage assets. Determining the significance of these requires careful consideration of a number of factors, including architectural and historic merit, past and present usage, archaeological value, artistic, relationship to the historic street layout and group value. Bassetlaw District Council has produced a methodology for recognising non-designated heritage assets<sup>5</sup> (adopted in January 2011) and will look to regularly update the HER using the adopted criteria.
- 1.15 It should be noted that planning proposals will always be treated on their own merits. The Local Planning Authority will always assist applicants in identifying heritage assets<sup>6</sup>, whether designated or non-designated, at the earliest possible stage<sup>7</sup>.
- 1.16 The Council's website contains general guidance and advice on many aspects of conservation practice. Visit the 'Planning and Building' section of our website at [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk) and follow the link to 'Conservation and Heritage'.
- 1.17 The Council carries out regular reviews of the District's Conservation Areas. For updates on these reviews, draft appraisals and consultations, please call us or visit our website. Contact details are included at the back of this document.

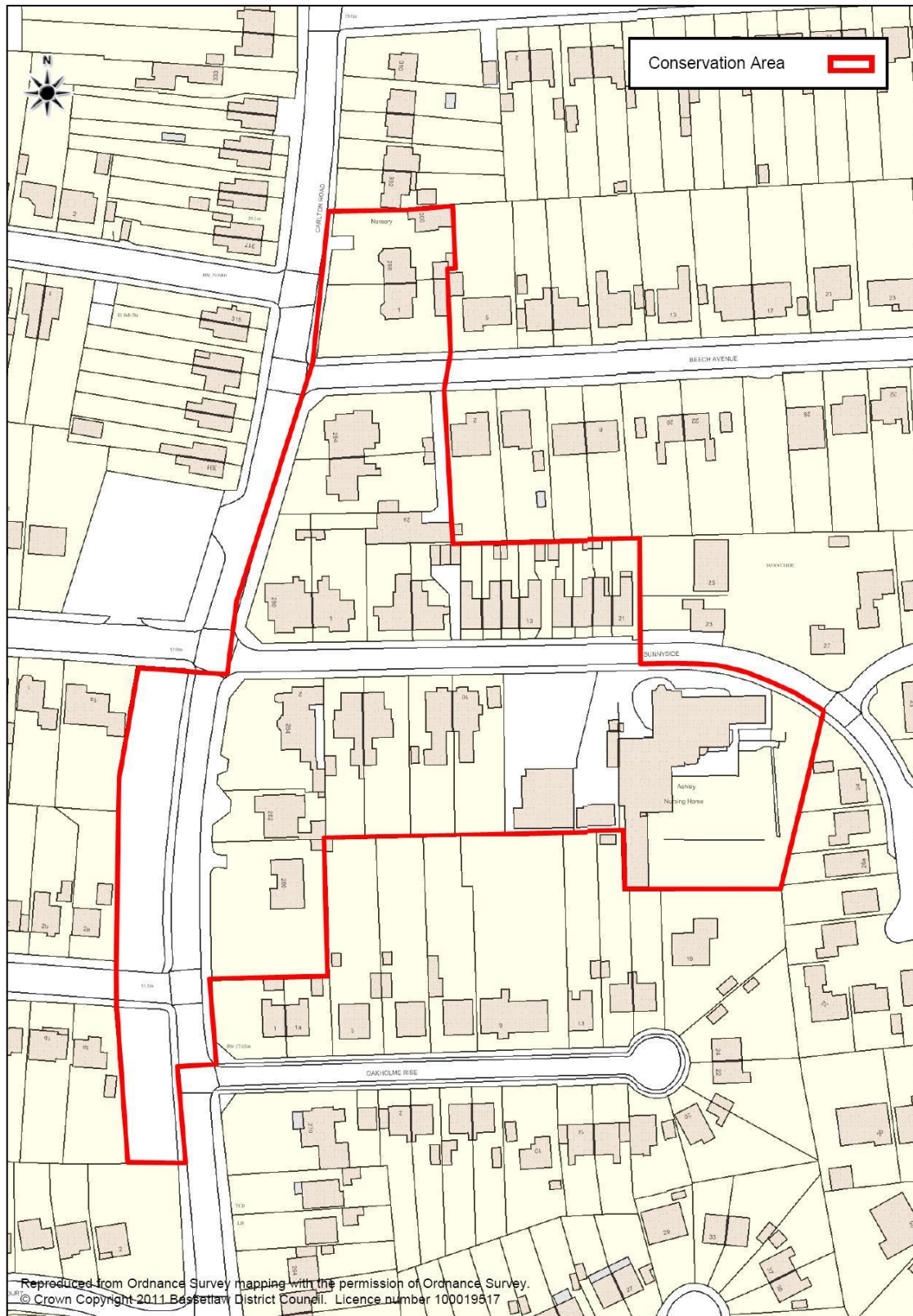
---

<sup>5</sup>Bassetlaw District Council, 2011: *Non-Designated Heritage Assets – Criteria*.

<sup>6</sup> Including buildings of architectural or historic interest, areas of archaeological significance and historic landscapes.

<sup>7</sup> This is consistent with Policy HE8 of PPS5.

# Map 1 – Sunnyside Conservation Area boundary



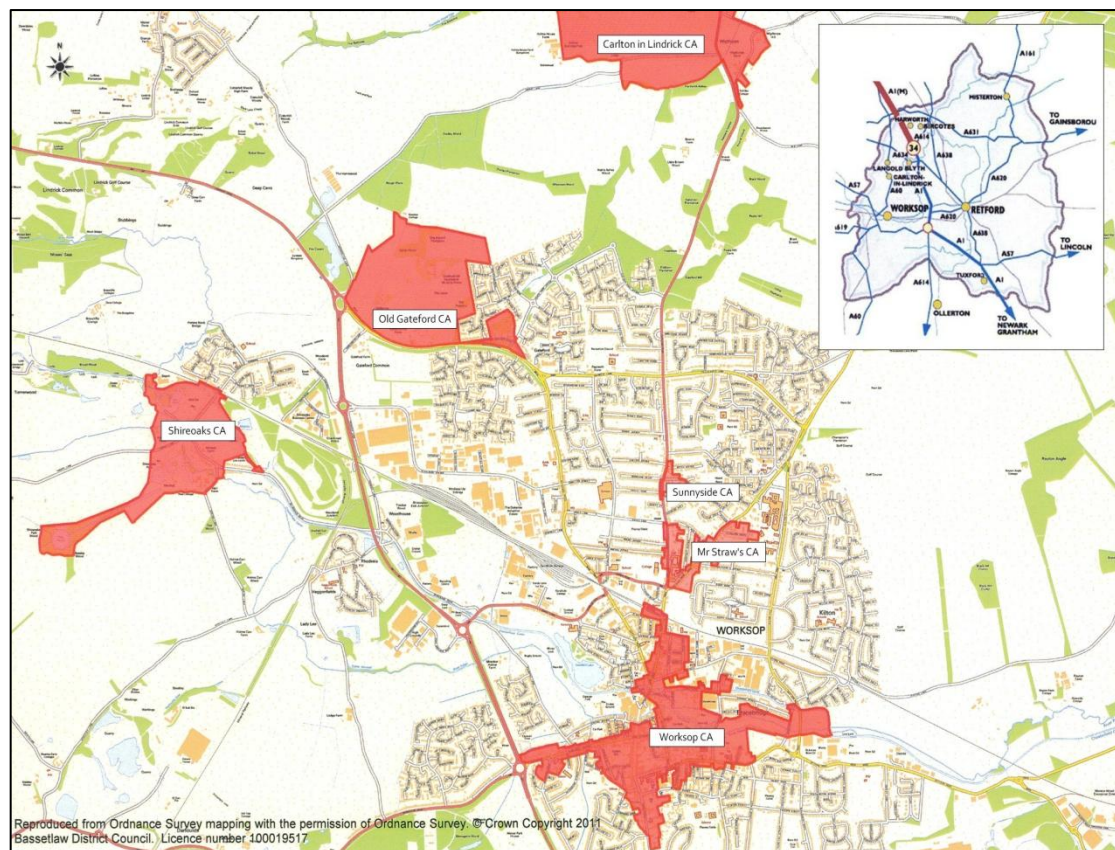


## 2. GEOGRAPHIC AND HISTORIC CONTEXT

### Location and population

- 2.1 The Sunnyside Conservation Area is located within Worksop, the largest town in Bassetlaw District, with a population of over 40,000 people<sup>8</sup>. Compared with the overall size of the town, Sunnyside Conservation Area is small in area, with 26 occupied buildings contained within its boundary (excluding ancillary buildings).
- 2.2 The majority of buildings within the Sunnyside Conservation Area are semi-detached, detached or terraced residences. The most significant building is the former Water Works manager's house, which is considerably larger than any other in the Conservation Area. The Conservation Area covers around 0.02 square kilometres and has a perimeter of approximately 0.86 kilometres.

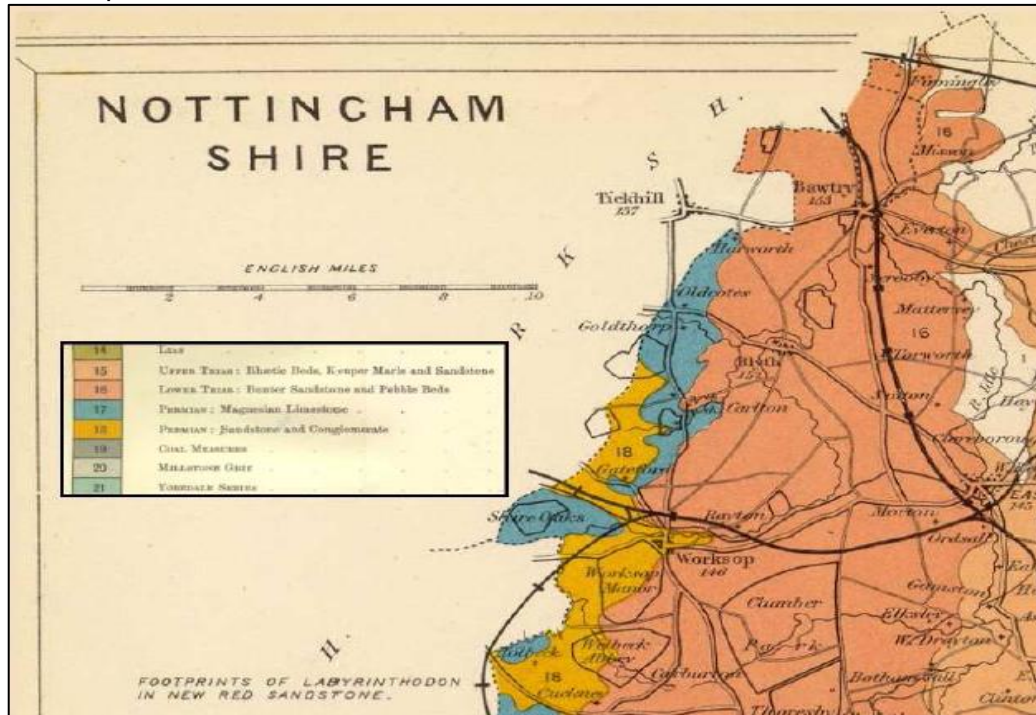
**Map 2 – Sunnyside Conservation Area in a wider context**



<sup>8</sup> Office for National Statistics, 2007.

## Landscape setting and topography

- 2.3 The Conservation Area is situated on a piece of high ground, which slopes gently uphill from west to east. This is typical of the rolling landforms of the Bunter/Sherwood Sandstone geological area on which the north and east of Worksop is located.



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

## Origins and historic development

- 2.4 The majority of the buildings within the Conservation Area were constructed between 1878-1902, on land located a significant distance away from the town during this period and owned by Frederick Edwin Leggoe, an accountant and liquidator whose permanent residence was in Matlock Bath. This area was initially chosen by the Local Board of Health (the precursor to the Council) as the site for a water works, being one of the highest points around the town and therefore ideal for storing and pumping water. In the early 1870s a water tower was constructed on land to the east with an access road also constructed at this time (now called Beech Avenue). The tower was replaced by an underground reservoir within a couple of years. The reservoir and adjacent works were officially opened on the 5<sup>th</sup> September 1878, with a manager's house (originally called 'Oakholme' and presently a nursing home) built soon after.
- 2.5 Four factors led to the growth of Sunnyside as a residential suburb: the proximity of the site to the former turnpike road, the proximity to the railway station (opened in 1849), the location away from the industrialised town and the presence of fresh and clean running water. Given these advantages, local developers saw the opportunity to develop what became the suburb of Sunnyside.

- 2.6 Along with the manager's house, several large villas were constructed (principally) on the south side of the street, with smaller terraces constructed on the north side. Prior to the construction of these buildings, the only structures in the area were Ashley Grove (currently a public house) and those at Sunnyside Farm, which was demolished in the late Victorian period (and replaced with 290 Carlton Road/1 Sunnyside in 1902).



**Map 4:** Extract from c. 1886 O.S. map, showing Sunnyside area.

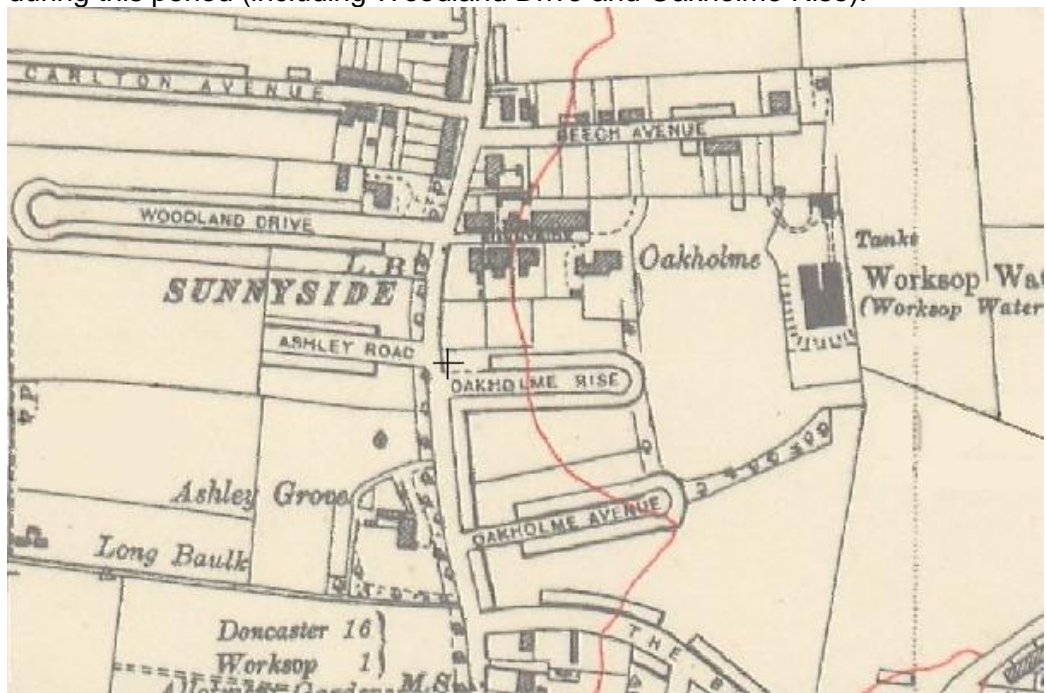
- 2.7 To the north of Sunnyside, alongside 'Waterworks Lane' (now Beech Avenue), the land began to be divided into individual plots, organised by the 'Carlton Road Land Society', a group of people who brought their resources together to obtain land for the construction of large houses<sup>9</sup>. However, only a handful of these plots were built on (from 1900 onwards) with development being focused to the south (on Sunnyside) instead.



**Figure 2.1:** Plan of Waterworks Lane (currently Beech Avenue) for Carlton Road Land Society, 1874. Plan source: Bassetlaw Museum, 2011.

<sup>9</sup> Following the Reform Act of 1832, the two most important voting qualifications were the ownership of a freehold worth over 40 shillings and the occupation of a house worth over £10 per year. This Act led to land societies being established by politically-Liberal groups, interested in obtaining the vote and therefore, affecting the balance of political power (from [www.thepotteries.org](http://www.thepotteries.org), 2011).

- 2.8 By 1886, the majority of the buildings within the Conservation Area had been constructed. In 1902, these were added to by three sets of semi-detached houses fronting Carlton Road. By the late 1920s and early 1930s, Worksop had expanded northwards along Carlton Road, with several streets constructed during this period (including Woodland Drive and Oakholme Rise).



**Map 5:** Extract from c1937-1940 County Series 6" Map. Source: Nomad Plus and Bassetlaw District Council, 2011.

- 2.9 In 1930, the former manager's house (Oakholme) became a boarders school, when that operation moved from a building called Ashley House (now demolished, but previously located to the south of St John's Church, Gateford Road). This eventually led to the change of name of the former manager's house from Oakholme to Ashley House. A further significant building in the Conservation Area is 280 Carlton Road, constructed in 1949.



**Figure 2.2:** View of former Water Works manager's house, currently a nursing home.

### 3. CHARACTER APPRAISAL

3.1 The Sunnyside Conservation Area is situated along the main thoroughfare that radiates northwards from the town centre, heading to Carlton in Lindrick, Tickhill and Doncaster. Carlton Road was turnpiked in 1765 between Worksop and Balby (near Doncaster). Buildings within the Sunnyside Conservation Area date predominantly to the late Victorian period, with most development occurring in the late-1870s and early-1880s. The Conservation Area has a mixture of large detached and semi-detached villas, together with two short terraces.

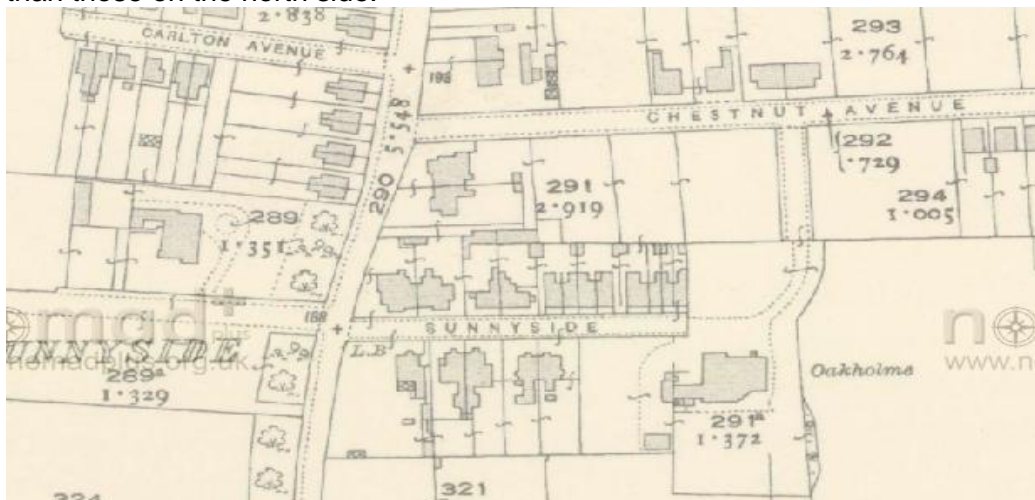


**Figure 3.1:** View of 4 & 6 Sunnyside, from north east.

3.2 The earliest building within the Conservation Area is the former Water Works manager's house at the eastern end of Sunnyside. The majority of the buildings along Sunnyside were constructed shortly after the manager's house. The main factor behind the development of Sunnyside was the Water Works and the readily available supply of fresh running water it provided. In addition, the proximity to the railway line and to the turnpike road, together with the rural location also contributed to the development of the small suburb during the 1870s and 1880s. Large semi-detached villas were also constructed in 1902 facing Carlton Road, one of which replaced a much earlier farm.

#### Layout and plan form

3.3 Within the Conservation Area, one predominant layout form pervades, this being of detached, semi-detached or terraced dwellings set along the same alignments with relatively short front gardens with longer rear gardens. On the south side of Sunnyside, the buildings and gardens are on the whole larger than those on the north side.



**Map 6:** Extract from c.1912-1919 County Series 25" map. Source: Nomad Plus and Bassetlaw District Council, 2011.

- 3.4 On the north side of Sunnyside, the plots are significantly smaller than elsewhere in the Conservation Area. Most of these plots contain terraced dwellings, other than 3-5 Sunnyside which resembles those semi-detached on the south side in its construction and scale.
- 3.5 The early 20<sup>th</sup> century development appears to have respected earlier field boundaries, with 290 Carlton Road/1 Sunnyside, 292-294 Carlton Road and 298 Carlton Road/1 Beech Avenue all within boundaries shown on the c1886 map (see page 11). However, the siting of both 292-294 Carlton Road and 290 Carlton Road/1 Sunnyside is at a slight angle to Carlton Road, thus helping to emphasise the scale and design of the buildings compared with those nearby.



*Figure 3.2: View of 292 & 294 Carlton Road, from south west.*

#### **SU1 Layout and plan form – summary of special interest:**

- Within the Sunnyside Conservation Area, the predominant layout is characterised by narrow rectangular plots, containing buildings sited close to the highway. **Proposals for the subdivision, reorientation or amalgamation of plots should not be supported.**
- The density of building layout is predominantly high, with smaller front gardens and larger rear gardens. **Proposals should respect the density of building layouts in the immediate area and wider setting.**
- The Conservation Area contains numerous ancillary buildings (including former coach houses and outhouses). **The re-use of these buildings/outbuildings will be supported only where the proposals retain or enhance the character and significance of the building(s) and wider Conservation Area. The loss of such buildings will not be supported unless the scheme complies with guidance contained in PPS 5.**

## Architecture: buildings and materials

- 3.6 Whilst the Sunnyside Conservation Area does not contain any listed buildings, there are a significant number of heritage assets which contribute positively to the special character and appearance of the Conservation Area. In addition, certain buildings within the Conservation Area and immediate vicinity are also considered to have a positive impact on the character of the area. Both types of buildings are shown on map 7 (page 24) and the heritage assets are listed in full in Appendix B. Buildings not highlighted are considered to be neutral in their character, appearance or significance. Landscape features, such as boundary walls or railings, are discussed in the public realm/landscape section.
- 3.7 The earliest buildings within the Conservation Area are along Sunnyside, with the oldest being the former Water Works manager's house at the eastern end (currently a nursing home). Like the rest of the Conservation Area, this building is of red brick with brick and ashlar detailing.



**Figure 3.3:** Views of former Water Works manager's house including: east elevation, from east (top left); frontage from north west (top right), north east (bottom left), north (bottom right) and on 1902 plan by Gibbs & Flockton (centre left).

- 3.8 The building was considerably altered in 1902 to designs by Gibbs & Flockton, with the eastern extension constructed in matching materials and in a similar style (sadly the decorative porch has been lost in recent years). The whole of

the 1870s/1902 building is red brick (Flemish bond) with a rosemary tile roof, possibly itself a result of the 1902 changes. Perhaps the most notable features on the building are its decorative chimneys, constructed of red and yellow coloured bricks, with ashlar dressings and decorative pots above.



**Figure 3.4:** View of highly decorated chimney stacks, dentil coursing, arched window headers and dormer windows with bargeboards, from north east.

- 3.9 Other features of interest include the brick dentil coursing and the brick and ashlar gothic-style arched window headers, which are particularly visible across the front of the building. The brick and ashlar window bay on the frontage is also significant, as are the dormer windows with decorative timber bargeboards. Such timber work also continues on the east elevation, again with bargeboards visible from on that side. However, a modern flat-roofed and rendered extension on the east side detracts from the character of the building, as do the modern UPVC windows installed throughout.
- 3.10 To the west of the nursing home, two pairs of large semi-detached villas sit on the same alignment and share several elements of their design. 8 & 10 Sunnyside are similar to the former manager's house with respect to its brick dentil coursing (both saw-tooth and standard) and brick/ashlar arched window headers. However, both 8 & 10 have a significant amount of original joinery, including sash windows and four-panel doors (with glazing in the top two panels). Squared fanlights also exist above the doors.



**Figure 3.5:** Frontage of 8 & 10 Sunnyside from north (left) and north west (right).

- 3.11 In addition, decorative iron work still exists above the square bay window on the frontage of No.8, although has been lost from No.10. The square bays are particularly prominent given their degree of decoration and the contrast



between the red bricks (some of which are painted cream) and stone blocks (also painted cream) used in their construction. Similarly decorated bays also exist on the sides of the building, although these are canted rather than square. The building has stone banding on several levels, together with its original slate roof and brick chimney stack.



**Figure 3.6:** Square bay window at 8 Sunnyside (bottom left and right) and canted bay at 10 Sunnyside (top left).

3.12 Adjacent to this, 4 & 6 Sunnyside has similar banding although uses yellow bricks rather than ashlar. The frontage has the more common canted bays on the ground floor, set within a two-and-a-half storey projection with M-plan roof. Decorative bargeboards survive on the frontage together with timber joinery, although these appear to be modern replacements and finished with wood stain rather than the more traditional paint. The front doors are set further back within the rear portion of the building. Again the original natural slate roof survives, as do the brick chimney stacks with original clay pots. Other than the yellow brick banding, perhaps the most striking elements of this building are the red and yellow brick headers (segmented and arched) above the windows and doors.



**Figure 3.7:** Frontage of 4 & 6 Sunnyside from north (left) and north west (right).

3.13 Opposite is 3-5 Sunnyside, a pair of semi-detached houses dating to the late-1870s/early-1880s and similar in date, scale and design to 4 & 6 and 8 & 10 Sunnyside. Again of red brick (Flemish bond), the building has a hipped slate roof with three (symmetrically positioned) brick chimneys containing saw-tooth

dentil coursing. Many of the original pots survive, as have a number of the original timber windows, particularly the bay windows on the ground floor. The frontage has ashlar quoins at both sides and has a decorative ashlar band at first floor level. Many of the windows on the frontage are UPVC replacements, although are set within larger openings with rendered panels below. Window lintels are simple ashlar blocks with a bevelled lower edge. Access is provided by a single storey porch on the west side and a two storey element (a later extension) on the east side.



**Figure 3.8:** Frontage of 3-5 Sunnyside from south east (left); saw-tooth detailing on chimney stacks (right).

3.14 To the east of No.5, 7-13 Sunnyside is a terrace of four dwellings stepped in three stages with the rise in land level from west to east. The building is fronted with light coloured brick (the use of which is rare in the west of the district) in Flemish bond together with red brick dentil coursing. The most significant aspect of this building is the contrast between the light coloured brick with the stone window lintels (both arched/Italianate-style and squared) on both the ground and first floor. In addition, bay windows on the ground floor of numbers 7 and 13 add depth to the building.



**Figure 3.9:** Views of frontage of 7-13 Sunnyside from south west (top left) and from south east (bottom left); frontage of 9 Sunnyside, featuring original timber sash windows and door (right).

- 3.15 Across the frontage is a band of red brick at first floor level, with stone moulding above and below. This runs the full length of the building and also helps emphasise the change in land levels given that it is also stepped. Whilst a number of timber windows have been replaced, the overall appearance of the building adds significantly to the character of the Conservation Area. The roof is covered in natural slates and the chimney stacks are of light coloured brick with red brick banding, stone cornices and many of the original clay pots.
- 3.16 Number 15-21 Sunnyside is a similar-sized terrace of four houses stepped up the hillside, although is less decorative than that to the west. The building is faced in red brick (Flemish bond on the frontage) with a pitched natural slate roof. As with 7-13 Sunnyside, 15-21 has bay windows at both the western and eastern ends and stone banding (although less decorative) across the frontage (also stepped). Stone door canopies and window lintels (with keystones) provide architectural quality to the streetscene, although several UPVC windows detract from the building's character. The doors are surrounded by rounded brick detailing, a feature unique in the Conservation Area and wider area.



**Figure 3.10:** 15-21 Sunnyside frontage (top left); stepped brickwork adjacent to doorway of No.21 (top right); rounded brickwork surrounding front door to No.15 (bottom left); decorative door canopies at 17 & 19 (bottom right).

- 3.17 Number 284 Carlton Road & 2 Sunnyside is a pair of large semi-detached villas, also dating to the late-1870s/early-1880s. The building has a comparable gothic style to 4-6 Sunnyside, with its red brick frontage, light-coloured brick banding, natural slate roof and decorative timber bargeboards. However, its main frontage faces Carlton Road and has a squared turret on that side, in addition to several canted/squared two storey bay windows. The original natural slate roof and many timber windows (both casements and sashes) survive, although most of the decorative ridge tiles have been lost. The two chimney stacks both contain stone and brick banding together with stone saw-tooth dentil coursing. The majority of the original pots also remain in situ.



**Figure 3.11:** Views of 284 Carlton Road/2 Sunnyside from north east (left) and north west (right).

- 3.18 At the north western end of Sunnyside and along Carlton Road, two near-identical three-storey buildings (originally pairs of semi-detached houses) form perhaps the most familiar view within the Conservation Area. 290 Carlton Road & 1 Sunnyside (Kington High School in the 1930s-70s) and 292 & 294 Carlton Road were constructed in 1902 to designs by A.H. Richardson<sup>10</sup>. Both buildings comprise of a central wing with wall-hung tiles on the first floor, with three-storey projections either side. These side elements have mock-Tudor timberwork and render at first and second floor level set above stone kneelers and finished with finials and bargeboards. The mock-Tudor style continues around the sides and rear of the projecting elements. It has also been replicated on modern extensions to 292 & 294 Carlton Road. Elsewhere the building is finished with red brick in the English garden wall bond.



**Figure 3.12:** Views of 290 Carlton Road/1 Sunnyside and 292 & 294 Carlton Road, including: original plan by A.H. Richardson, 1902 (top); Frontage of 292 & 294 Carlton Road (bottom left); side elevation of 290 Carlton Road (bottom right). Plan source: Bassetlaw Museum, 2011.

- 3.19 The roof is covered with rosemary tiles, which began to grow in popularity from the early 1900s onwards. Above this, three sets of chimney stacks (also positioned symmetrically) are square in design and contain projecting brick

<sup>10</sup> Also the designer of the War Memorial on Memorial Avenue, Worksop.

courses on all four sides at right angles to the stack. This detail is complemented by courses of brick banding, although a number of chimney pots are missing.



**Figure 3.13:** Frontage of 290 Carlton Road/2 Sunnyside (left); prominent chimney stacks at 292 & 294 Carlton Road (right).

- 3.20 Number 1 Sunnyside possesses historic casement windows (with transoms and Crittal-style opening lights). Elsewhere, many of the original windows have been replaced with UPVC casements, although the overall impact of the buildings on the character of the Conservation Area is considerable, especially as both buildings are three storeys and are positioned close to Carlton Road, the main route into the town from the north.



**Figure 3.14:** Original windows at 2 Sunnyside (left); 292 & 294 Carlton Road, as viewed from point on Carlton Road to north west (right).

- 3.21 To the rear of 292 Carlton Road is a former coach house and stables (complete with decorative ventilator), which has recently been joined to the main building by a series of extensions. Two smaller outbuildings also exist to the rear of both former pairs of semi-detached houses. These are also in the same brick and mock-Tudor style.



**Figure 3.15:** Former coach house from south (left) and north (right).

3.22 To the north, 298 Carlton Road/1 Beech Avenue is a pair of semi-detached houses in a style more familiar than those adjacent, with red brick facing (Flemish bond), ground floor bay windows, plain stone window lintels, brick chimneys and a natural slate roof. The most interesting aspect of this building is its bay windows, the northernmost of which has its original decorative ironwork still in place. However, many of the original windows have been replaced with modern UPVC, although the form and mass of the building otherwise retains its historic and architectural interest.



**Figure 3.16:** Frontage of 298 Carlton Road/1 Beech Avenue from original plan by Alfred Appleby & Son, 1902 (top left) and present day (top right); bay windows with decorative iron work at both properties (bottom left and right) and original metal-framed centre pivot windows at 298 Carlton Road (bottom left).

3.23 Another positive building within the Conservation Area is 280 Carlton Road, a large detached house dating to 1949, designed by J. Haslam. The building is constructed in orange-coloured bricks with a hipped roof finished in rosemary tiles. The most identifiable parts of the building are its chimneys, which are especially tall and a notable feature of designs by local architects such as J. Haslam (and B.D. Thompson) from the inter-war and post-war periods. The building also has several of its original casement windows in situ.



**Figure 3.17:** 280 Carlton Road, viewed from point on Carlton Road from north west.

3.24 Outside of the Conservation Area boundary, several buildings contribute to its setting, particularly along Carlton Road and Beech Avenue. On Carlton Road, several semi-detached houses dating to the early 1900s contain decorative timber work including 313 Carlton Road.

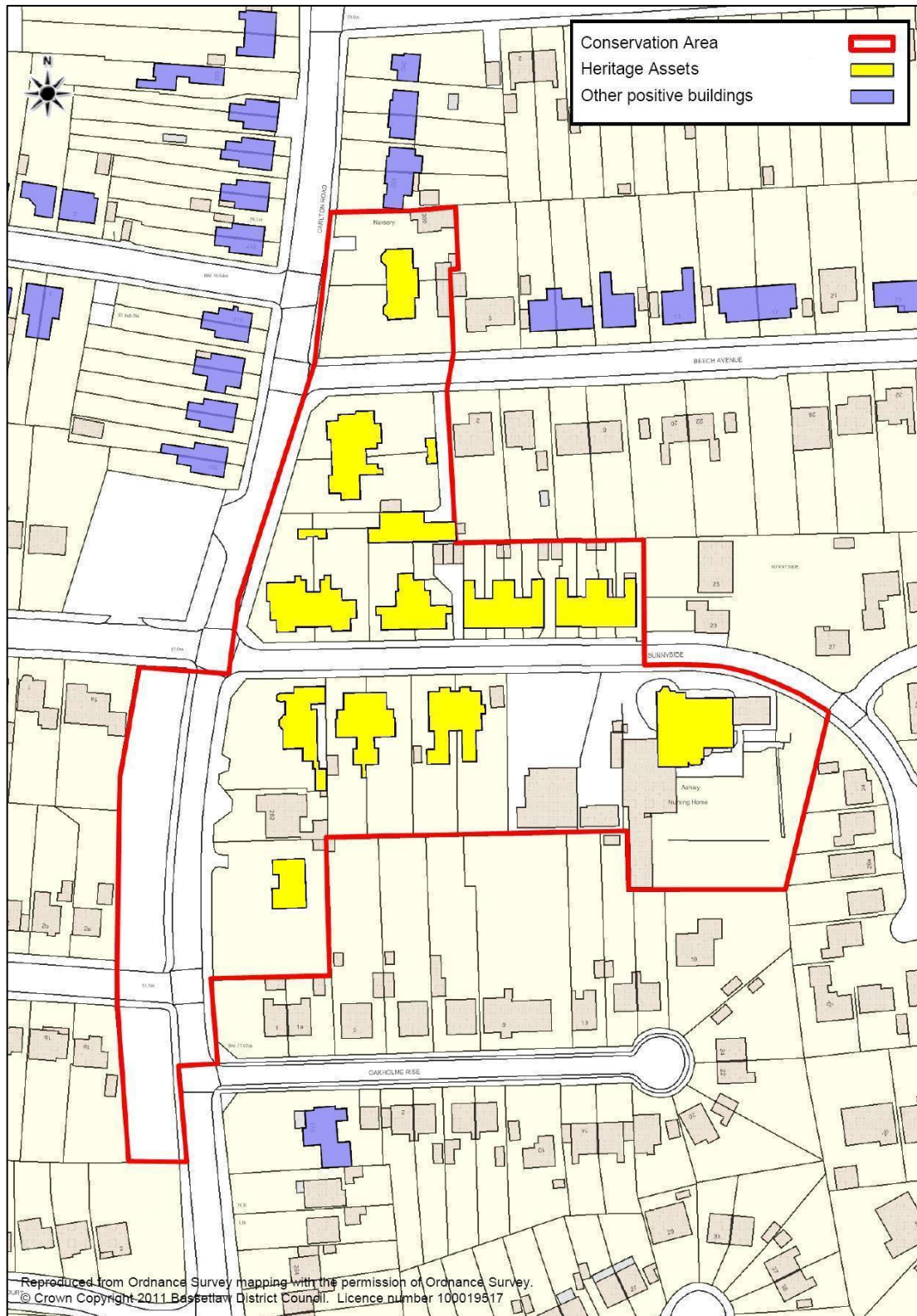


**Figure 3.18:** View of buildings in setting of Conservation Area, including early 1900s semi-detached houses on west side of Carlton Road (left) and 13 Beech Avenue (right).

## **SU2 Architecture: buildings and materials – summary of special interest:**

- The Sunnyside Conservation Area contains numerous unlisted buildings that contribute positively to the special interest of the Conservation Area. These are regarded as heritage assets and are marked out on map 7. Other positive buildings are also highlighted. **There should be a presumption against the demolition or unsympathetic alteration of any building considered to contribute positively to the character and appearance of the Conservation Area.**
- Buildings are generally two or two and a half storeys. Most have rectangular or L-shaped plan forms with steep roof pitches (over 35°). The rooflines are characterised by brick chimneys, often with stone or brick detailing. **New development should complement the form and mass of the historic buildings within the Conservation Area.**
- Facing materials for buildings within the Conservation Area are predominantly red brick and natural slate, with rosemary tiles also common to early 20<sup>th</sup> century buildings. A painted render finish is also common to this period, in association with mock-Tudor style timber detailing at first/second floor level. Magnesian Limestone/light-coloured brick detailing is also present throughout the Conservation Area. **New development should use materials that reflect or complement the traditional materials of the Conservation Area, including appropriate timber joinery.**
- Period architectural features such as window headers/cills, timber joinery, decorative bargeboards, leaded glazing and chimney stacks/pots form an essential part of the special interest of the Conservation Area. **Proposals for the preservation and enhancement of such features will be supported. The unsympathetic alteration to/removal of such features will not be supported.**
- Street elevations are well fenestrated and often retain their original timber windows. **Proposals for the preservation and enhancement of original windows will be supported. Where non-traditional windows (such as UPVC) have been installed, the reinstallation of appropriate timber windows will also be supported. The unsympathetic alteration to/loss of original timber windows will not be supported, unless their replacement is also of a traditional design and appropriate to the building and its setting.**
- Given its scale, historic significance and architectural interest, the former Water Works manager's house (currently used as a nursing home) is considered to be a special building within the Conservation Area. **New development should seek to preserve or enhance the character and appearance of the building and its setting.**

# Map 7: Sunnyside Conservation Area – buildings



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



## Public realm, amenity spaces, landscaping and boundary treatments

3.25 Due to the suburban nature of the Conservation Area, there are relatively few areas of open space other than private gardens. However, one large area on the west side of Carlton Road is especially significant. This area contains several mature specimen trees (including a number of chestnut) which were once part of a much longer row stretching along a considerable length of Carlton Road (probably laid out as a requirement of, or in response to, the 1765 Balby to Worksop Turnpike Act<sup>11</sup>).



**Figure 3.19:** Various views of mature trees and open space on west side of Carlton Road.

3.26 A number of specimen trees exist within the grounds of the former Water Works manager's house at the eastern end of Sunnyside. To the south east of the main building, two sweet chestnut trees are sited on elevated ground and are visible from much of the wider area.



**Figure 3.20:** Sweet chestnuts (left and centre) and sycamore (right) in setting of former manager's house.

<sup>11</sup> In the 18<sup>th</sup> and 19<sup>th</sup> centuries, it was common for trees and hedges (particularly hawthorn) to be planted alongside turnpike roads. From *Coaching Days – The Turnpike Roads of Nottinghamshire* (Cossons, A. 1994).

- 3.27 To the west of the building, four large sycamores (two on the road frontage and two to the rear of the site) are also particularly prominent, especially from both ends of Sunnyside and from Carlton Road.
- 3.28 On the east side of Carlton Road at the junction with Sunnyside, several mature trees (including sycamore) contribute considerably to the setting of the historic buildings adjacent. At 290 Carlton Road/1 Sunnyside, the contrast between the black and white of the timber/render and the green of the trees is arguably one of the most memorable elements of the Conservation Area.



**Figure 3.21:** Mature trees at 290 Carlton Road/1 Sunnyside (left) and 284 Carlton Road/2 Sunnyside (right).

- 3.29 Other significant trees exist throughout the Conservation Area, including at 298 Carlton Road and at 1 Beech Avenue. Both are visible from a significant distance to the north, south and east. Outside of the Conservation Area boundary, several mature trees contribute to the setting of the Conservation Area, including the beech and lime to the north of the former Water Works manager's house.



**Figure 3.22:** Mature trees at 298 Carlton Road (left) and 1 Beech Avenue (right).

- 3.30 A number of historic boundary walls are present within the Conservation Area, the majority of which are constructed of red brick with limestone or clay tile copings. Those around 290 Carlton Road/1 Sunnyside and 292 & 294 Carlton

Road are perhaps the most complete, built from matching smooth red brick with limestone copings. Mature hedging also exists, particularly around 290 Carlton Road.



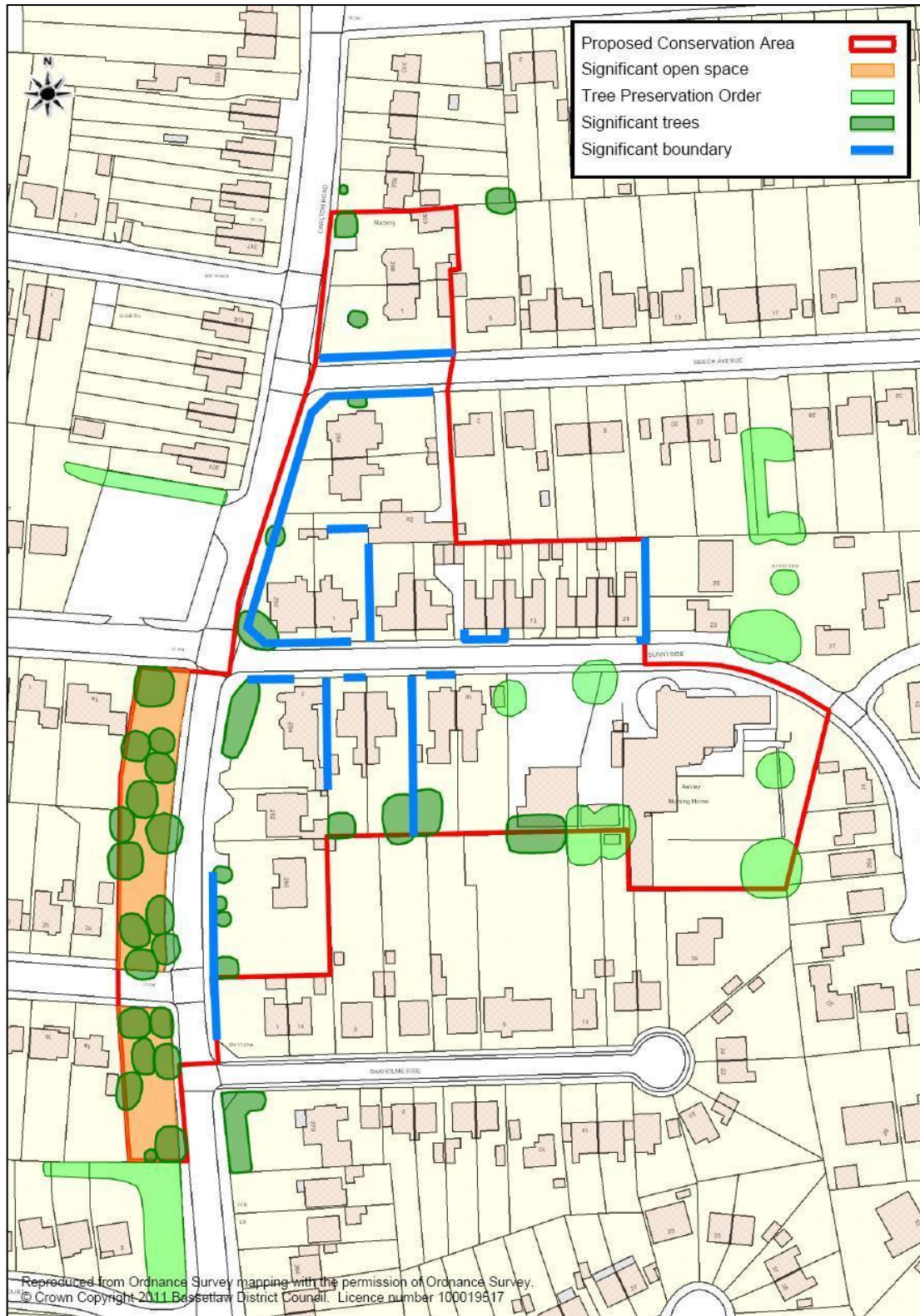
**Figure 3.23:** Walls and hedging at 292 & 294 Carlton Road (left); boundary wall with curved section between 4 and 2 Sunnyside (right).

- 3.31 Two boundary walls, separating 6 and 8 Sunnyside and 2 and 4 Sunnyside, are also visible from the highway. Both are of a similar construction, comprising red brick finished with clay tile. The wall between 6 and 8 Sunnyside also has a change in height marked by a curved section (see photograph above). Limestone gate piers also exist at several locations throughout the Conservation Area.

**SU3 Public real, amenity spaces, landscaping and boundary treatments  
– Summary of special interest:**

- The Conservation Area contains a wide variety of landscape features including boundary treatments, verges, open space and trees (as indicated on map 8). **Every effort should be made to retain these features within the Conservation Area where they contribute positively to the special interest of the Conservation Area. Loss of features that contribute positively to the special interest of the Conservation Area should not be supported.**
- Boundary walls are generally red brick with Magnesian Limestone or clay tile copings. **New development should take account of traditional boundary treatments. Proposed boundary treatments that are contrary to the local character should not be supported.**

# Map 8: Sunnyside Conservation Area – landscape features



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

## Key views and vistas

3.32 A number of significant views exist within, into and out of the Conservation Area, focusing on the most important buildings and landscape features. Perhaps the most memorable view into the Conservation Area is along Sunnyside from the direction of Carlton Road. From this direction, the majority of the historic buildings within the Conservation Area can be seen in the same vista, most of which help show the shape of the land, being a slope from west to east. Similar views are also afforded from the eastern end of Sunnyside, although these views are considerable longer, taking in the roofscape of Sunnyside and the wider town, together with the landscape several miles to the west of Worksop.



**Figure 3.24:** Views along Sunnyside from west (left) and east (right).

3.33 From the south along Carlton Road, views northwards are bounded by mature trees to the west and (beyond the junction with Ashley Road) are drawn to the north east towards buildings at the junction of Carlton Road with Sunnyside, especially 290 Carlton Road/1 Sunnyside.



**Figure 3.25:** Views northwards along Carlton Road from south (left) and from junction with Sunnyside (right).

3.34 From a point to the west of 298 Carlton Road, views of buildings on the east side of Carlton Road are afforded. The two near-identical buildings at 292 & 294 Carlton Road and 290 Carlton Road/1 Sunnyside (brick with timber/render and rosemary tile) and mature trees along Carlton Road are all prominent from this position.



**Figure 3.26:** View southwards along Carlton Road, from junction with Carlton Avenue.

3.35 The chimney stacks on the former Water Works manager's house are also the focus of several key views. To the east of the Conservation Area, as Sunnyside splits into two, the chimneys are especially noticeable from the main drive leading to 27-37 Sunnyside and from a point to the east of 24 Sunnyside.



**Figure 3.27:** View from point to east of 24 Sunnyside, looking westwards.



**Figure 3.28:** View from point to south of 33 Sunnyside, looking westwards.

3.36 Other key views include those along Carlton Avenue looking eastwards, which focuses on 298 Carlton Road and 1 Beech Avenue and that along Woodland Drive, looking towards Sunnyside. Also important is the view westwards along Beech Avenue, which takes in 292 & 294 Carlton Road, together with other positive buildings on Carlton Road and the wider roofscape.



**Figure 3.29:** View eastwards along Carlton Avenue, towards 298 Carlton Road/1 Beech Avenue.



**Figure 3.30:** View eastwards along Woodland Drive, towards Sunnyside.

3.37 Higher ground to the west of Worksop (in the Harthill area) is also prominent from several points within (and in the setting of) the Conservation Area.

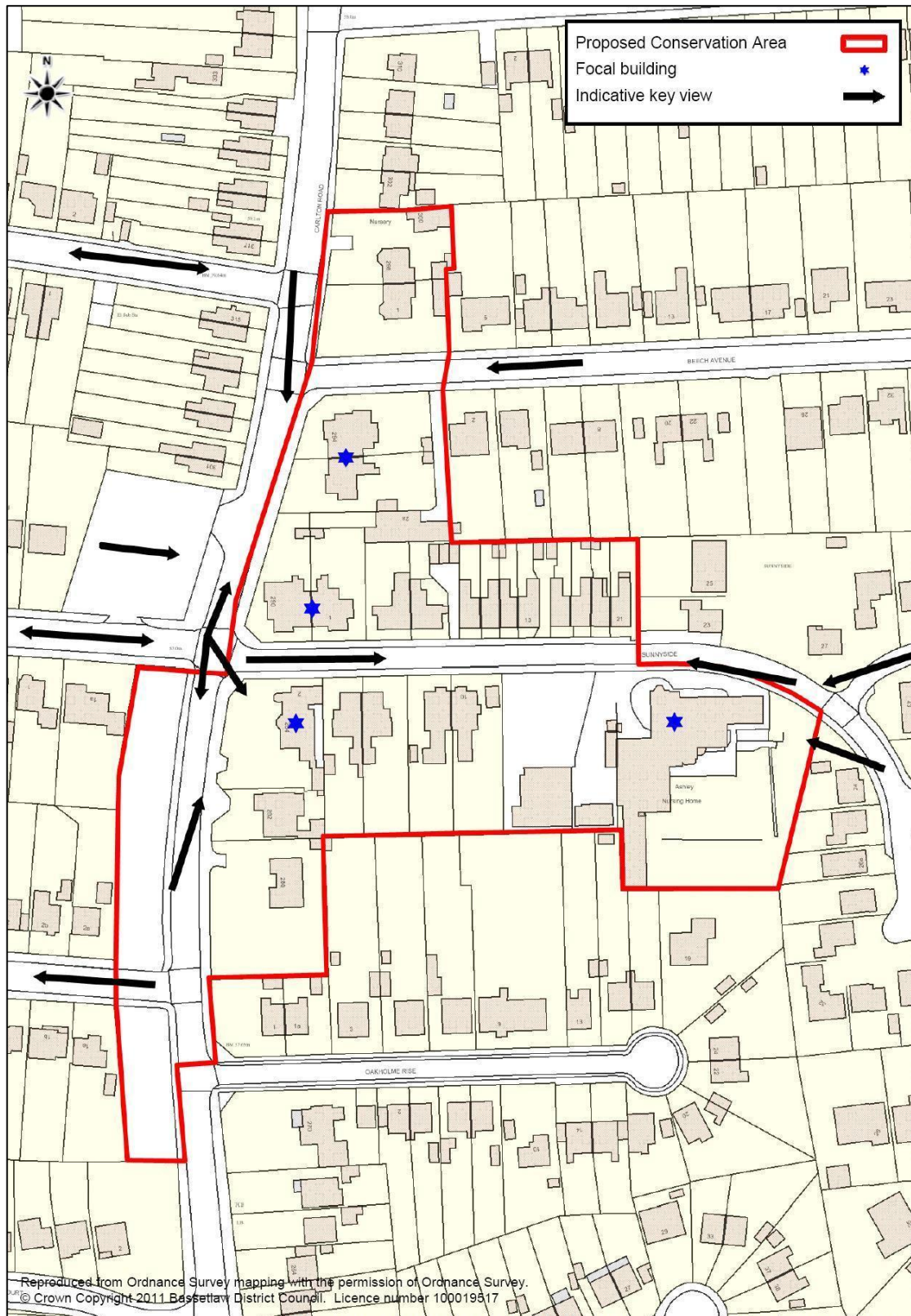


**Figure 3.31:** Views westwards along Ashley Road (left), Sunnyside/Woodland Drive (centre) and Carlton Avenue (right).

#### **SU4 Key views and vistas – Summary of special interest:**

- There are a number of important views within, into and out of the Conservation Area (see map 9). **New development that harms any view or vista that is of acknowledged importance into, out of, or within the Conservation Area should not be supported. Proposals that enhance views into, out of or within the Conservation Area should be supported.**

## Map 9: Sunnyside Conservation Area – Key views



Disclaimer: The key views shown on the map above are indicative only. In addition, the identification of key views is by no means exhaustive and the absence of any view from the above map does not necessarily mean that it is not significant. Advice should always be sought from the Conservation Team at the District Council.

## 4. MANAGEMENT PLAN

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

### Application of policy

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



considered when looking at any development proposal. The Appraisal also sets out key buildings and features that contribute positively to the character and appearance of the Sunnyside Conservation Area. As such, there should be a preference against the demolition or loss of any building or feature identified as meeting these criteria. As stated on page 24, please note that the exclusion of any building or feature within the Appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the Conservation Area. Further advice on this should be sought from the Conservation Team.

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

## Policy and design guidance

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



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

## Development briefs

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

## Application of an Article 4 Direction

- 4.13 Many historic environments suffer from the cumulative effect of piecemeal erosion and unsympathetic alterations, often to important architectural features of properties that contribute positively to the character of a Conservation Area. Some of these alterations do not require planning permission and are regarded as permitted development. A good example of this is when traditional timber windows on unlisted buildings are replaced with UPVC, in a different style and profile. Alterations like this can be very harmful to the character and appearance of a Conservation Area. It is possible to bring such alterations under planning control with the implementation of an Article 4 Direction, which would require an application for planning permission for alterations that otherwise fall outside normal planning control (as set out in Appendix A, page 39).

- 4.14 Policy HE4 of PPS 5 states that Local Planning Authorities should consider whether the exercise of permitted development rights would undermine the aims for the historic environment. If so, Local Planning Authorities should consider the use of an Article 4 Direction to restrict permitted development.



- 4.15 An Article 4 Direction can provide a positive framework for helping manage the character and

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

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



**Figure 4.2:** Here the window bays, sliding sash windows and central chimney stack are important features on this building and in the wider setting. The character of the Conservation Area would be detrimentally affected if bays were removed, UPVC windows were installed or if the central chimney stack was removed.

- 4.16 The Sunnyside Conservation Area is an area characterised by historic and architecturally-significant buildings, where features such as chimney stacks or timber windows are an important facet of the overall special interest. The Council has, therefore, given serious consideration to the implementation of an Article 4 Direction.
- 4.17 Following positive comments during public consultation in September-October 2009<sup>12</sup>, May 2010<sup>13</sup> and January-February 2011<sup>14</sup>, the Council proposes to consider Article 4 Directions in a number of Conservation Areas across the District. The Conservation Team will carry out a detailed survey and justification for any proposed Article 4 Direction in the Sunnyside Conservation Area, which will be submitted to Planning Committee for discussion.

---

<sup>12</sup> In response to the Issues and Options Core Strategy and Development Management Policies document.

<sup>13</sup> In response to the Preferred Options document.

<sup>14</sup> In response to the Draft Workop Conservation Area Appraisal and Management Plan.

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

## Application of Section 215 Notices

- 4.21 The Local Planning Authority may use its general planning powers to serve a Section 215 Notice<sup>15</sup> on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of a Conservation Area. Such a notice requires the person responsible to clean up the site or building, or the authority can carry out the work itself and reclaim the cost from the owner. Section 215 is a relatively straightforward power that can deliver important, tangible and lasting improvements to the amenity of a Conservation Area<sup>16</sup>.

## Litter Abatement Notices

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

## Monitoring change

- 4.23 Monitoring change, both positive and negative, is very important for the long-term management of a Conservation Area. For example, it can help highlight problems that can be best tackled through an Article 4 Direction (see above) or show how effective policies have been. Monitoring change can assist in identifying where more resources are required and in modifying priorities or policies.
- 4.24 A Conservation Area is thoroughly surveyed and described when first designated or when modified. Local Planning Authorities should seek to review Conservation Areas from time to time and update appraisals and management plans. The Council will review all Conservation Areas on a rolling basis, ideally within five-year cycles. The review process for Sunnyside Conservation Area ended in September 2011. It is, therefore, envisaged (resources permitting) that a further review will take place five years after the formal adoption of the final version of this Appraisal (September 2016).

---

<sup>15</sup> S.215 of the *Town and Country Planning Act 1990*.

<sup>16</sup> *Town and Country Planning Act 1990, Section 215: Best Practice Guidance* (ODPM, 2005).

## Boundary changes

- 4.25 An important function of this Conservation Area Appraisal is to assess whether the boundary of the Conservation Area is appropriate. Boundary changes might include reduction or extension to an area. Specific justification should be given for proposed changes. For example, an extension to the boundary might be proposed to incorporate the wider setting of a Conservation Area. Thought should be given to the appropriateness of the boundary.
- 4.26 Public consultation on the Draft Sunnyside Conservation Area Appraisal resulted in strong support for the current boundary, with agreement from 8 out of the 9 households who responded to the consultation. Notwithstanding this, the current boundary will be reviewed again in September 2011.

## Appraising the condition of heritage assets

- 4.27 A survey is carried out from time to time at both a national and local level to assess the condition of heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as 'Buildings at Risk'. This survey can provide a useful means of monitoring many significant historic buildings within conservation areas. *Historic Buildings at Risk in Nottinghamshire* covers grade II<sup>17</sup> and significant local interest buildings at risk. It is available online through [www.nottinghamshire.gov.uk](http://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](http://www.english-heritage.org.uk).
- 4.28 *Historic Buildings at Risk in Nottinghamshire* was produced and completed in 2004 although is currently being updated by the Council. This document (including the ongoing updated version) provides a baseline for monitoring change in our buildings at risk within Conservation Areas. It can be used to identify specific problems or issues that may benefit from targeted resources. These resources could be streamed through the grant aiding of target buildings, or through the use of legislation such as Repairs Notices or Urgent Works Notices, to bring about works to a building to either repair it or make it secure or weather tight.
- 4.29 At the time of publishing, there are no listed buildings within the Sunnyside Conservation Area and therefore no buildings at risk. However, there are a small number of buildings to which unsympathetic alterations have undermined their significance.

## Enforcement proceedings

- 4.30 Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a Conservation Area. An obvious example of this sort of damage could be the unauthorised demolition of a building. These types of alterations can all erode the special character of a Conservation Area. The use of non-approved

---

<sup>17</sup> Currently there are no listed buildings within the Sunnyside Conservation Area.

materials, for example, can also be particularly harmful (e.g. modern cement rendering, inappropriate 'ribbon' pointing style, plastic rainwater goods, etc).

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

## Proposed enhancement schemes

- 4.32 There are currently no enhancement schemes within the Sunnyside Conservation Area. However, in general terms the key areas for enhancement identified by the Council are set out below:

### **SU5 Sunnyside Conservation Area management plan – Areas for enhancement**

- The retention and enhancement of historic buildings and their historic architectural features, including traditional timber windows, timber bargeboards, chimney stacks, etc;
- The reintroduction of appropriate historic or architectural features into the Conservation Area's buildings and public realm, such as timber sash windows, natural slate roof tiles, cast iron street lamps, etc;
- The retention of significant trees and where necessary (due to damage or loss) their replacement with appropriate species;
- The rationalisation of street furniture, including signage; and
- The preservation and enhancement of the character, appearance and setting of the former Water Works manager's house.

## Proposals for economic development and regeneration (including grants)

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

# APPENDIX A: CONSERVATION POLICY FRAMEWORK

## Legal framework

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

## The Local Development Framework

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

## Planning controls in Conservation Areas

In addition to the above, there are a number of planning controls that relate specifically to Conservation Areas<sup>18</sup>:

- *Extensions to dwelling houses*

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

- *Cladding or rendering the exterior of a house*

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

- *Alterations to the roof of a dwelling house*

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

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

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

---

<sup>18</sup> Please note: these are in addition to the general restrictions to permitted development for householders.

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

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

- *Satellite dishes on dwelling houses*

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

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

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

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

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

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

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

- *Display of advertisements*

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

- *Demolition*

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



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

- *Works to trees*

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

## Special planning controls

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

Currently, there is no Article 4 Direction in place within the Sunnyside Conservation Area, although this situation is likely to change in the future (see pages 34-36 of this appraisal).

## Other statutory designations

### *Listed Buildings*

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

### *Scheduled Ancient Monuments*

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

### *Tree Preservation Orders*

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

There are a number of TPOs within (and adjacent to) the Sunnyside Conservation Area. These are marked out on map 8, page 28 (landscape features). It is worth noting that regardless of whether a tree is covered by a TPO or not, it is likely to be protected if it lies within the Conservation Area boundary. Advice should always be sought from the District Planning Authority prior to any works commencing.

## The consent process

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

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

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

## New development in Conservation Areas and the importance of design

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

## Enforcement of unauthorised works

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

## Disclaimer

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

## APPENDIX B: POSITIVE BUILDINGS WITHIN THE SUNNYSIDE CONSERVATION AREA AND ITS SETTING

### ➤ **Within the Conservation Area boundary:**

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

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

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

Any building meeting any of the above key criteria should be considered as a positive building and therefore a designated heritage asset for the purposes of PPS 5. For the Sunnyside Conservation Area, these are highlighted on map 7 and listed on page 44. Significant boundary features such as stone and brick walls may also be regarded as heritage assets. The most significant of these are highlighted on map 8.

The identification of positive buildings/heritage assets (as discussed above) is by no means exhaustive and the 'list' of buildings/assets identified may change at a later date. The absence of any building on this list does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. The identification of buildings listed by association comes within Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990). Advice should always be sought from the Conservation Team at the District Council.

### ➤ **Outside of the Conservation Area boundary:**

Notwithstanding those buildings within the Conservation Area boundary identified as heritage assets, several buildings outside of the Conservation Area boundary can be acknowledged as having a positive impact on the Conservation Area's setting. These buildings are also shown on map 7.

Building	Date	Current Use	Architect	Builders	Source	Other Associations
280 Carlton Road, Worksop	c1959	Residential	J. Haslam	-	Bassetlaw District Council	-
284 Carlton Road & 2 Sunnyside, Worksop	1878-1886	Residential	-	-	-	-
290 Carlton Road & 1 Sunnyside, Worksop	1902	Residential	A.H. Richardson	-	Bassetlaw Museum	Designed for William Allen Esq
Outbuilding at 290 Carlton Road & 1 Sunnyside, Worksop	1902	Residential (curtilage)	A.H. Richardson	-	Bassetlaw Museum	Designed for William Allen Esq
292 & 294 Carlton Road, Worksop	1902	Nursing home	A.H. Richardson	-	Bassetlaw Museum	Designed for William Allen Esq
Outbuilding at 292 & 294 Carlton Road, Worksop	1902	Nursing home (curtilage)	A.H. Richardson	-	Bassetlaw Museum	Designed for William Allen Esq
298 Carlton Road & 1 Beech Avenue, Worksop	1902	Nursery and Residential	Alfred Appleby & Son	-	Bassetlaw Museum	Designed for Mr C. Dunstan Esq
2a Beech Avenue, Worksop	Early-20th	Nursing home (curtilage)	-	-	-	-
3 & 5 Sunnyside, Worksop	1878-1886	Residential	-	-	-	-
7, 9, 11 & 13 Sunnyside, Worksop	1878-1886	Residential	-	-	-	-
15, 17, 19 & 21 Sunnyside, Worksop	c1882	Residential	-	-	-	-
4 & 6 Sunnyside, Worksop	1878-1886	Residential	-	-	-	-
8 & 10 Sunnyside, Worksop	1878-1886	Residential	-	-	-	-
Ashley Nursing Home, Sunnyside, Worksop	c1878	Nursing home	Alterations by Gibbs & Flockton, 1902	-	Bassetlaw Museum & Local historian	Originally the manager's house for Worksop Water Works; from 1930 the Ashley House boarders school (originally on Gateford Road)



## 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 لینگو 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 ਇੰਟਰਪ੍ਰੈਟਰ (ਦੁਬਾਈਏ) 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.