

# Worksop Conservation Area Appraisal

## Consultation Report

Prepared by the Conservation Team  
April 2011



**BASSETLAW**  
DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE

## Document details

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**Title:** Worksop Conservation Area Appraisal Consultation Report.

**Summary:** This document sets out the public consultation undertaken by the Council between January and March 2010, regarding the Worksop Conservation Area Appraisal and management plan.

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### **Consultation summary:**

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

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### **Document availability:**

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

## 1. Introduction

- 1.1 This report reviews the Council's public engagement on the Worksop Conservation Area Appraisal and Management Plan between January and March 2011. The report should be read in conjunction with the appraisal document. The Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') defines conservation areas as: "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (section 69 (1) a). Appraisals seek to identify the special architectural and historic interest of a conservation area, and thus provide a robust basis for development control decisions relating to those areas.
- 1.2 Section 71 of the Act requires the Council to publish proposals for the preservation or enhancement of the conservation area at a public meeting. A meeting was duly held on the 25<sup>th</sup> January 2011 at Worksop Town Hall. This report also considers responses from attendees of that meeting.
- 1.3 Section 69 (2) of the Act requires local planning authorities to review whether any parts or further parts of the conservation area should be designated. A review of the Worksop Conservation Area boundary has been carried out by officers with regard to public comments and will be discussed in this report.
- 1.4 This report has been prepared in line with advice set out in national guidance<sup>1</sup>.

## 2. Worksop Conservation Area

- 2.1 Worksop Conservation Area is an area of historic and architectural interest and is part of the largest town within Bassetlaw District. The present Worksop Conservation Area boundary was designated on the 6<sup>th</sup> April 2011<sup>2</sup>, amended from the previous boundary (designated on the 16<sup>th</sup> June 2010) in line with public consultation responses and officer recommendations.
- 2.2 The Worksop Conservation Area is characterised by the two medieval townships of Worksop (centred on Bridge Street/Potter Street and Castle Hill) and Radford (the area surrounding Worksop Priory). In addition, 18<sup>th</sup> and 19<sup>th</sup> century industrial and transport-led growth helped form further clusters of development around the Chesterfield Canal, the Millhouses area and around Worksop Railway Station.
- 2.3 The Conservation Area contains a number of important historic buildings, including the grade I listed Priory Church and Prior Gatehouse, with the Old Ship Inn and former Canal Depository both grade II\*.

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<sup>1</sup> English Heritage (EH) (2006a) *Guidance on Conservation Area Appraisals*: para. 4.25. London: EH.

<sup>2</sup> To include the Priory water meadows/Bracebridge area.

### 3. Consultation strategy

- 3.1 Government guidance advises that public participation should be an integral part of the appraisal process<sup>3</sup>. It is recommended that the appraisal should be issued for public comment as soon as a draft is completed.
- 3.2 A consultation exercise offers the opportunity for officers to be proactive and positive, raising the profile of heritage conservation practice. Public engagement with conservation issues, for example, has the potential to bring valuable understanding and ownership of management proposals for the area. As suggested in national guidance, 'heritage is what people value'<sup>4</sup>. It is important, therefore, that the Council puts an appropriate consultation strategy forward.
- 3.3 The aims of the Worksop Conservation Area Appraisal consultation strategy were as follows:
- To inform members of the public about the appraisal document and how they could comment on it;
  - To seek public views on the Council's characterisation of the conservation area;
  - To consider views on proposals for the preservation and enhancement of the area;
  - To review the Conservation Area boundary and whether it should be amended;
  - To facilitate a public meeting to discuss the appraisal and management proposals;
  - To raise the profile of Conservation Areas and provide useful advice and guidance to affected property owners.
- 3.4 To achieve these aims, the following strategy was employed:
- A **public meeting** was arranged for the **25<sup>th</sup> January 2011**. The Council's Conservation Team would attend;
  - The draft appraisal would be made widely available for public comment. A consultation period was set at 6 weeks, starting on the 14<sup>th</sup> January 2011 and finishing on 25<sup>th</sup> February 2011. However, further comments were received after this deadline, which were also taken into account;
  - An **electronic** copy of the draft appraisal and a questionnaire (a copy of which is included in the appendices) were made available on the Council's website with clear signposts at [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk);
  - Hard copies of the appraisal and questionnaires (including pre-paid return envelopes) were made available at:
    - the ground floor reception at **Queen's Buildings**;
    - at **Worksop Library**;
    - at **St Anne's Primary & Ryton Park Primary Schools**;
    - at **Worksop Priory, St John's, St Anne's and St Mary's Churches** and at **The Crossing**;
    - at the **Station Hotel, Shireoaks Inn and White Lion** (public houses);
    - Hard copies were also available on request;

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<sup>3</sup> Ibid.: para. 3.1.

<sup>4</sup> English Heritage (EH) (2006a) *Guidance on Conservation Area Appraisals*: para. 4.25.

- **Flyers** were placed in prominent positions at all of the above locations (copies of which are included in the appendices);
- **Site notices** were placed at **59** locations around the Conservation Area and possible extension areas. A map showing these locations is included as appendix B. The site notices comprised 2 pages: A letter to the general public advertising the appraisal, together with a map of the existing Conservation Area and possible extension areas;
- **Letters** were sent to **19 external consultees (including English Heritage, Nottinghamshire County Council and The National Trust)** together with hard copies of the Draft Appraisal where necessary. Details of the public meeting were outlined in the letter, as well as copies of the **questionnaire** and boundary **map**. Prepaid return **envelopes** were provided for consultees to send their comments back to the Council;
- **Elected Members** (including 14 District and 4 County Councillors) from all wards within Worksop were informed of the Draft Conservation Area Appraisal;
- An advertisement was placed in the Worksop Guardian on the 14<sup>th</sup> January 2011 (a copy of this is shown in the appendices).

### **The draft appraisal document**

- 3.5 The draft appraisal document is 158 pages on A4 in colour. It contains four key sections: introduction, geographic and historic context, character areas and management plan, together with associated appendices.
- 3.6 The appraisal contains extensive photographic material and colour maps to illustrate the character appraisal of the Conservation Area.
- 3.7 The draft appraisal was printed in a limited number, but was made available electronically on the Council's website. Hard copies were available to view at Queen's Buildings, at various external locations or on request by post.

### **The consultation letter and questionnaire**

- 3.8 Site notices were placed at 59 prominent locations within the Conservation Area and around the possible extension areas. In addition, each external consultee was sent a letter (together with a hard copy of the appraisal where necessary). The site notice/consultation letter contains:
  - An overview of the 16<sup>th</sup> June 2010 designation process;
  - An explanation of what is contained in the draft appraisal;
  - Directions as to the locations of copies of the draft appraisal;
  - Instructions on how to comment on the draft appraisal;
  - The deadline for comments, 25<sup>th</sup> February 2011;
  - Information regarding the date, time and location of the public meeting (25<sup>th</sup> January 2011, Worksop Town Hall, 3pm-6pm).
- 3.9 The questionnaire contains 5 questions, 4 of which had both a tick-box element and a space for further comments. Space for the respondent's name, address, telephone number and email address was also provided for. The deadline for comments (25<sup>th</sup> February 2011) and the Council's address were included, as

was an A4-size map of the Conservation Area boundary, also showing the possible extension areas. The 5 questions were as follows:

- Question 1:  
What is important to you about the Worksop Conservation Area?
- Question 2:  
What do you think are the most important issues facing Worksop Conservation Area?
- Question 3:  
Do you feel that the following proposals will help to preserve or enhance the special character of Worksop Conservation Area?
- Question 4:
  - a) What improvements could be made to enhance the special character or appearance of the Worksop Conservation Area (such as lighting, street furniture, trees/landscaping, etc)? Are there any particular buildings or sites that you feel should be the focus of change?
  - b) Are there any further areas which you consider to be significant but are not listed above?
- Question 5:  
What The Conservation Team has identified 10 areas outside of the current Conservation Area boundary that are also considered to be of architectural or historic significance. Should any of these sites be included within the Conservation Area?

3.9 A sample site notice and questionnaire is contained in the appendix.

### **Public meeting**

- 3.10 Section 71 of the Act requires public meetings on Conservation Area management proposals to be undertaken within the area affected. A public meeting was held at Worksop Town Hall on the 25<sup>th</sup> January 2011 between 3pm and 6pm. This was attended by all 3 Conservation Officers from the Planning Policy and Conservation Team, Bassetlaw District Council.
- 3.11 Hard copies of the appraisal, the appraisal questionnaire and Conservation Area boundary maps were provided for people to consider. Other material provided included several historic maps and a range of historic/modern photographs of sites within the Conservation Area. The officers made themselves available for any questions throughout the meeting.

## **4. Consultation outcomes**

### **Questionnaire**

- 4.1 The Council received a total of 27 consultation responses, including 20 completed questionnaires. All of the questionnaires were received before the 25<sup>th</sup> February deadline. The questionnaire responses are set out in the tables below:

#### 4.2 Question 1 – What is important to you about the Worksoop Conservation Area?

Character Element	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Sum	% Positive	Rank
The quality and distinctiveness of the built environment	10	7	-	-	-	17	100.00%	1
The architecture, layout and setting of historic buildings on Bridge Street/Park Street/Potter	15	2	-	-	-	17	100.00%	1
The views and setting of the Priory Church and Gatehouse	17	1	-	-	-	18	100.00%	1
The views of St Anne's Church (Newcastle Avenue) and St John's Church (Gateford Road)	12	6	-	-	-	18	100.00%	1
The landscape of Castle Hill	11	6	1	-	-	18	94.44%	2
The landscape of Worksoop Priory and The Canch	16	2	-	-	-	18	100.00%	1
The quality of trees, open spaces and boundary walls	13	5	-	-	-	18	100.00%	1

There was an overwhelming agreement in what was most important about the Conservation Area. Respondents were of the opinion that all of the above were important. No further character elements were suggested in response to this question, although several consultees referred to the overall importance of open spaces and trees in answering later questions.

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

Issues	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Sum	% Positive	Rank
Loss of traditional windows (and replacement with modern UPVC)	8	5	3	1	-	17	76.47%	5
Loss of traditional shop fronts	11	3	-	2	-	16	87.50%	3
Inappropriate signage	11	3	2	-	-	16	87.50%	3
Inappropriate new development	10	5	-	3	-	18	83.33%	4
The condition/maintenance of historic buildings	15	3	-	-	-	18	100.00%	1
The state of the public realm (pavements/surfacing etc)	11	6	2	-	-	19	89.47%	2
Highway clutter	8	10	-	-	-	18	100.00%	1
Street furniture	6	6	3	1	-	16	75.00%	6

100% of respondents suggested that the condition/maintenance of historic buildings and highway clutter were the most important issues facing the Conservation Area. No less than 75% highlighted all the other issues presented as important.

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

Management	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Sum	% Positive	Rank
The implementation of planning policies which ensure that heritage assets and their settings are protected	14	5	-	-	-	19	100.00%	1
The use of the character analysis in the Worksop Conservation Area Appraisal to help inform planning decisions	14	2	3	-	-	19	84.21%	4
The use of development briefs, which would help identify the constraints and opportunities of specific sites	12	4	2	-	-	18	88.89%	3
The use of an Article 4 Direction, to give stricter control on works which might otherwise be carried out without planning permission	14	3	1	-	-	18	94.44%	2
To monitor change regularly and review the Conservation Area boundary every 5 years	11	8	-	-	-	19	100.00%	1

All respondents who answered this question agreed that the implementation of planning policies, regular monitoring and reviews of the boundary (every 5 years) would help to preserve/enhance the special character of the Conservation Area. Article 4 Directions were also popular, with 94% support for their use.

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

Improvements	No. of Suggestions
Preservation/improvement of Priory-Bracebridge fields	4
Dog waste bins	3
Improved lighting	3
Preservation/improvement of Old Ship	3
Preservation/improvement of French Horn	3
Retention of trees and open spaces	3
Preservation/improvement of Priory and Gatehouse (inc. floodlighting, highways)	3
Free car parking	2
Canal maintained in good condition	2
Matching street furniture	2
Lower speed limits	2
Litter control	2
Improvements to Castle Hill	2
Park and Ride	1
Bus Station	1
Tram	1
Make Old Ship a Travel Information Centre	1

Maypole on Market	1
Evening markets	1
Canal Road needs development	1
Bins to be kept at rear of properties	1
No parking on Bridge Street	1
Removal of a-boards on Bridge Street	1
Colour & design codes for shop fronts	1
Empty shop windows used as public information points	1
Churchyards becoming Local Nature Reserves	1
Re-urbanisation of town centre	1
Encouraging tourism	1
Enforcement	1
Re-installation of boundary railings	1
Improvements to Telephone Museum	1
Encourage local interest	1
Separate CAs	1
Listing of Bath Terrace, Potter Street	1
Character studies required for potential new CAs	1

The strongest support was for the preservation and enhancement of historic buildings and open spaces, particular the Priory Gatehouse, Old Ship, French Horn and former Priory water meadows.



- 4.6 Question 5 – The Conservation Team has identified 10 areas outside of the current Conservation Area boundary that are also considered to be of architectural or historic significance. Should any of these sites be included within the Conservation Area?

List of Possible Conservation Area Extensions	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Sum	% Positive	Rank
Site 1 (Sparken Hill)	9	4	2	1	-	16	81.25%	3
Site 2 (Area south of Newcastle Avenue)	6	3	5	2	-	16	56.25%	9
Site 3 (Stubbing Lane)	5	3	5	3	-	16	50.00%	10
Site 4 (Central Avenue, Bridge Place & Watson Road area)	6	5	3	-	-	14	78.57%	4
Site 5 (St John's area)	5	6	-	3	-	14	78.57%	5
Site 6 (Vicar's Walk & St Cuthbert Street)	5	5	5	1	-	16	62.50%	7
Site 7 (Extended Priory & Bracebridge area)	13	4	1	-	-	18	94.44%	1
Site 8 (Eastgate & Kilton Road)	5	5	3	2	-	15	66.67%	6
Site 9 (Mr Straws' area)	15	2	1	1	-	19	89.47%	2
Site 10 (Sunnyside area)	3	6	3	3	-	15	60.00%	8

There was significant support for an extension around the former Priory water meadows and Bracebridge, with over 94% of respondents in agreement. 89% also suggested that the Mr Straw's area (Blyth Road/Blyth Grove/Highland Grove/Carlton Road) should also be designated. The least support was shown for the residential areas both north and south of Newcastle Avenue.

### **Other consultation responses**

- 4.7 Other than questionnaires, a number of letters and emails were also received in response to the Draft Appraisal. A total of 9 letters/emails were received, covering various aspects of the Draft Appraisal.
- 4.8 Both Natural England and the Environment Agency put forward their support for an extension to the boundary to include the former Priory water meadows/Bracebridge area. Natural England also commented that this part of the town had much potential as a wildlife habitat and the inclusion within a Conservation Area would also help this.
- 4.9 Nottinghamshire County Council (Conservation) and The National Trust gave strong support to a Conservation Area covering the Mr Straw's area. The National Trust in particular put forward a vast amount of information on the history of Mr Straw's house and also provided an overview of the character of that part of the town, the majority being a late Victorian/Edwardian suburb of considerable architectural and historic interest.

- 4.10 North Nottinghamshire College also made representations on the potential for a Conservation Area around the Mr Straw's area. They acknowledged the special interest of the area and in particular along Carlton Road, Blyth Road, Blyth Grove and Highland Grove, but suggested that the extensions to the original college building were of a 'brutalist' design. They suggested that a character appraisal be produced for the area and that the public be allowed to comment.
- 4.11 In addition to their comments on the Mr Straw's area, Nottinghamshire County Council also requested that a section on highway issues be added to each of the public realm chapters and to the management plan. This section should cover issues such as highway clutter, unsympathetic highway works and trees.
- 4.12 The Princes Trust suggested various amendments to the content of the appraisal, including the key views between the Priory and Bracebridge Pumping Station. They also requested that many of the gravestones be acknowledged as heritage assets, for both their locally historical and artistic significance.

### **Public meeting**

- 4.13 Nine people attended the public meeting held at Worksop Town Hall on the 25<sup>th</sup> January 2011. This group included a District Councillor along with various members of the local community. Officers talked to each in some depth about a number of issues, including:
- The historical development of Worksop;
  - The implications of living within a Conservation Area;
  - The purpose of the appraisal and consultation;
  - The detail of the management proposals.
- 4.14 In addition to the above, a number of specific issues were raised at the public meeting, including:
- Overall, positive support for the appraisal and management proposals. Most were in agreement with the majority of the present boundary, with additional comments relating to the desire to enlarge the Conservation Area to include open space adjacent the Priory/Bracebridge and to designate the Mr Straw's area;
  - Need to reduce highway clutter and improve street furniture;
  - Support for non-standard street name signs, colours to match the Minton tile signs (erected in 1859) found throughout Conservation Area – black with white text;
  - Discussions regarding the replacement of traditional single-glazed timber windows with modern UPVC;
  - Concerns over condition and maintenance of French Horn, Priory Gatehouse and Old Ship;
  - Concerns over empty properties on Bridge Street;
  - Positive comments on the amount and extent of consultation including flyers, site notices and individual letters. Also one person confirmed that he had read the draft appraisal in the Station Hotel and that the Worksop and District Archaeological and Historical Society had discussed the document there during one of their monthly meetings. This had led to several of the group completing questionnaires.

### **Other comments**

- 4.15 The Council received several telephone calls regarding the appraisal. These were positive about both the content of the document and the possible future designations, especially the Priory water meadows/Bracebridge area, Mr Straw's and Sunnyside.

## **5. Officer responses**

- 5.1 The response from the Conservation Team to issues raised in the previous section is outlined below. Where we concur with specific suggestions made by consultees, appropriate amendments have been made to the final appraisal document. Where necessary, furthermore, individual replies or telephone calls have been made to consultees.

### **Questionnaire**

- 5.2 The officer responses to the questionnaire are summarised in this section.
- 5.3 **Question 1 - Character:** The first question asked consultees to confirm which, if any, of the character elements listed were most important to them with respect to the Worksop Conservation Area. Out of the 18 consultees who answered this question, all of the respondents felt that all of the given examples were important to them (other than 1 person who was unsure about Castle Hill).
- 5.4 It is unsurprising that all respondents agreed with the full list, as these are also long-standing views shared by the Conservation Team and the character elements listed are all very visible parts of the special interest of the Conservation Area. Although none of the respondents mentioned the town's industrial heritage, the Conservation Team would also argue that this is also a large contributor to the character of the Conservation Area and its setting.
- 5.5 **Question 2 – Issues:** 100% of respondents agreed that the condition and/or maintenance of historic buildings, along with highway clutter, were the two most important issues facing the Conservation Area.
- 5.6 Historic buildings are clearly the biggest contributor to the character of a Conservation Area and within Worksop there are a number of such buildings which are currently empty or in need of repairs. Several buildings currently empty, such as the French Horn, the Old Ship and the Priory Gatehouse are all sited in very prominent locations and their condition is something that local people in particular care strongly about. It was therefore expected that this issue would be amongst the most common to be raised.
- 5.7 It was less expected to find that 100% of respondents also saw highway clutter as a major problem. Several local residents raised the issue of temporary signs/a-boards, particularly along Bridge Street. In addition, the numerous directional signs, road markings and crash barriers in close proximity to the Priory/Gatehouse were also felt to be especially unsympathetic to the character of the adjacent buildings and wider Conservation Area. However unexpected the strength of comments were, these are issues which the Conservation Team also feel strongly about. In response to this, several parts of the Appraisal,

including the management plan, have been amended to express the council's desire to remove much of the 'clutter', replace unsympathetic signage and to discourage new works which would have a detrimental impact on the character of the Conservation Area.

- 5.8 Question 3 – Management: Over 80% of respondents agreed with all of the management proposals put forward. 100% agreed with the use of relevant planning policies, regular monitoring and reviews every 5 years. 94% also agreed with the implementation of Article 4 Directions.
- 5.9 The emerging Local Development Framework (LDF) Core Strategy contains several policies which aim to protect heritage assets and their settings. In addition, existing national guidance, in the form of Planning Policy Statement 5 (PPS 5) also gives significant weight to all aspects of the historic environment. Several local documents, including the criteria on the identification of Non-Designated Heritage Assets (adopted January 2011) has also resulted in the protection of the District's heritage.
- 5.10 The Conservation Team is currently looking into the use of Article 4s, with a view to trial such a scheme in some of the smaller Conservation Areas within the District in the near future. Prior to the imposition of any Article 4 Direction, comprehensive consultation with affected residents will take place.
- 5.11 Question 4 – Improvements: A large number of comments were made in response to this question, covering areas such as historic buildings, landscapes, public realm and refuse. The most popular suggestions were with regard to the preservation and enhancement of the former Priory water meadows and Bracebridge fields. In response to the strong support for the preservation and enhancement of this area, the Conservation Area boundary was enlarged on the 6<sup>th</sup> April 2011 to include this historic open space and its associated buildings and structures (including Bracebridge Pumping Station).
- 5.12 In relation to the condition of particular buildings within the Conservation Area, the Council is currently working with the owners of several buildings at risk, including the Old Ship and the French Horn, with regard to their preservation and enhancement. Please contact the Conservation Team for more detailed advice on individual buildings.
- 5.13 In response to suggestions for more dog waste/general litter bins around the Priory/Bracebridge area, the Council's Environment Services team have confirmed that new waste bins were placed at both the western and eastern ends of the Priory water meadows site in 2010. Although the bin at the Bracebridge end was damaged in late 2010, a replacement is due to be fitted in the near future.
- 5.14 Highways improvements were also suggested, including the removal of a-board signs along Bridge Street. It is likely that this issue will form part of a highway survey referred to in the management plan.
- 5.15 Question 5 – Extension areas: In response to the 10 areas initially identified by the Conservation Team, 2 were especially well supported by respondents. The Priory water meadows/Bracebridge area received over 94% approval, with the Mr Straw's area over 89%. The Conservation team also feel strongly about these two areas. This led to the Priory water meadows/Bracebridge area being designated as part of the Worksop Conservation Area by Planning Committee

on the 6<sup>th</sup> April 2011. A character appraisal is currently being produced for the Mr Straw's area, with a proposed Conservation Area boundary due to be presented to Planning Committee in May/June 2011.

- 5.16 With regard to Sunnyside, out of the 15 people who commented on this, 9 people agreed with designation. However, discounting those 3 people who were unsure, the result is a 75% support for designation. It is therefore likely that a character appraisal will be produced for this area in May/June 2011, with a proposed Conservation Area boundary being taken to Planning Committee for designation in June/July 2011.
- 5.17 Most of the other areas identified received less support, with between 50-80% in most cases. These areas contain a large amount of local heritage although dispersed within modern/late 20<sup>th</sup> century development/interventions. It is considered that these areas do not have the degree of completeness necessary to justify designation. However, notwithstanding the listed buildings in those areas, buildings which are regarded as non-designated heritage assets (in line with the Council's criteria on identifying non-designated heritage assets approved in January 2011) have been mapped onto the Councils' GIS system and are therefore material considerations in planning decision-making. To find out whether a particular building has been identified, or to put forward a building for identification, please contact the Council's Conservation Team.

### **Public meeting**

- 5.18 The Conservation Team would like to thank the members of the public who attended the meeting on the 25<sup>th</sup> January 2011. The Council is pleased with the level of support expressed and positive comments made, but also recognise the issues and challenges raised by the management proposals. Particularly positive were the comments received regarding the amount of consultation (such as placing copies of the document and comment forms within public houses), which will help to inform future consultation events undertaken by the Conservation Team and wider Council.
- 5.19 In response to the comments on Conservation Area extensions/future designations, please refer to paragraphs 5.14, 5.15 and 5.16 of this report. For advice on particular properties within the Conservation Area, please see paragraph 5.12.
- 5.20 With regard to highway clutter and street furniture, amendments have been made to the landscape/public realm and management plan sections of the appraisal. In particular, reference has been made in the management plan to the need for a street survey which would identify the unsympathetic highway interventions such as signage, road markings or crash barriers. Such a survey could be produced by the District Council, County Council or other local group/organisation.
- 5.21 Discussions were also had regarding the replacement of traditional windows/doors with modern UPVC. The Conservation Team has recently updated its guidance on these issues, in line with changes to national policy (PPS 5) and guidance by other groups such as English Heritage. Please refer to the Conservation and Heritage section of the Council's website for further information.

### **Other Comments**

- 5.22 The Council welcomes the additional letters and telephone calls received regarding the appraisal. In particular, comments regarding the Priory water meadows/Bracebridge added to the case for designating this as an extension of the Conservation Area on the 6<sup>th</sup> April 2011.
- 5.23 With regard to Mr Straw's area, a proposed boundary will be taken to Planning Committee in May 2011 for designation as a new Conservation Area. As requested by North Nottinghamshire College, this will be accompanied by a Draft Conservation Area Appraisal (to be released for consultation shortly after designation) which will examine the special interest of the area and also put forward the Council's management proposals. This Draft Appraisal will incorporate information provided by both North Nottinghamshire College and The National Trust.
- 5.24 Various changes to the Worksop Conservation Area Appraisal have been made to reflect comments by The Princes Trust, especially regarding Worksop Priory and the Priory Gatehouse. Further comments regarding highways issues, received from Nottinghamshire County Council and The Princes Trust, have also led to various changes to the final version of the document.

## **6. Conclusion**

- 6.1 It is considered that the consultation strategy objectives have been met.
- 6.2 The appraisal document has been edited and amended in line with consultation outcomes as discussed above and will be put forward for Council approval on the 27<sup>th</sup> April 2011.
- 6.3 The next review of Worksop Conservation Area should take place in five years (April 2016).

## APPENDIX A: Example site notice (including map)



### **BASSETLAW** DISTRICT COUNCIL NORTH NOTTINGHAMSHIRE

Queen's Buildings, Potter Street, Worksop, Nottinghamshire S80 2AH.  
Tel: Worksop (01909) 533533 Fax: Worksop (01909) 533400 DX 723180 Worksop 3  
E Mail: [planning@bassetlaw.gov.uk](mailto:planning@bassetlaw.gov.uk) or [building.control@bassetlaw.gov.uk](mailto:building.control@bassetlaw.gov.uk)  
Minicom: Retford (01777) 713820 Worksop (01909) 533214  
[www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)

#### **Draft Worksop Conservation Area Appraisal – consultation**

In June 2010 Bassetlaw District Council designated Worksop Conservation Area, an enlargement of the previous Conservation Area. The Council has undertaken a detailed survey of the new Conservation Area, which has been drafted into a document called a *Conservation Area Appraisal*. This document discusses what is special about the Conservation Area and what should be done to preserve or enhance its character and appearance.

The Council is inviting you to view and comment upon the draft Appraisal and management plan. There are several ways in which you can view the document:

- At the Council's offices (Queen's Buildings, Potter Street, Worksop);
- Online at [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk);
- At Worksop Library;
- At The Priory Church, St John's Church, St Mary's RC Church, St Anne's Church and The Crossing; and
- At several public houses within the Conservation Area.

You may comment on the Appraisal through the web link listed above. Alternatively, you can write directly to the Council or email the Conservation Team at [michael.tagg@bassetlaw.gov.uk](mailto:michael.tagg@bassetlaw.gov.uk). Comments must be received on or before the **25<sup>th</sup> February 2011**. If you would like to view the Appraisal in an alternative format, or would like to discuss any issues relating to the Worksop Conservation Area, please do not hesitate to contact us.

A public meeting will be held on the **25<sup>th</sup> January 2011** between 3pm and 6pm at Worksop Town Hall to discuss the Draft Worksop Conservation Area Appraisal and management proposals. If you would like further information on this meeting, please call the Council's Conservation Team on 01909 533484.

**Michael Tagg**  
Conservation Officer (Planning Policy & Conservation)



INVESTOR IN PEOPLE

*Bassetlaw-Serving North Nottinghamshire*

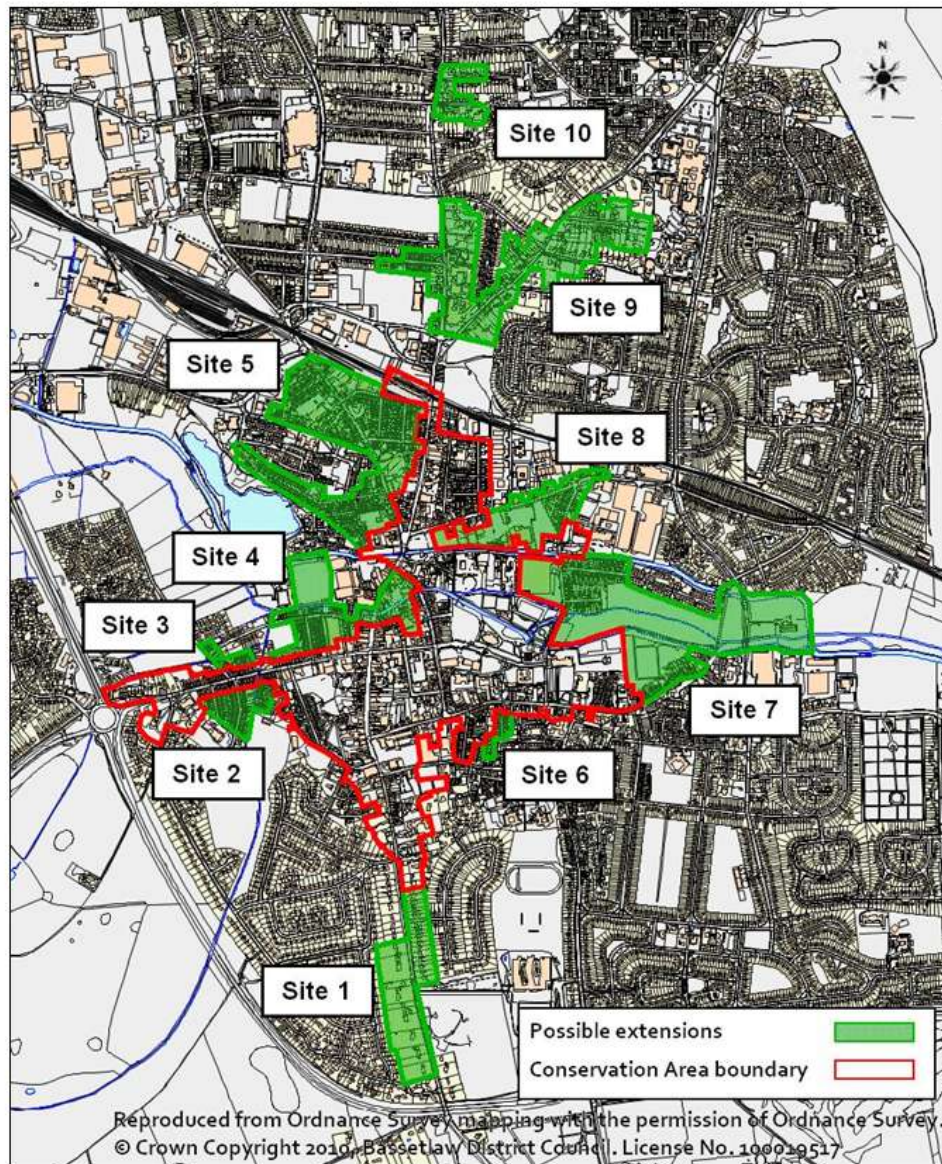
Director of Community Services



L HEAD dmsw 2/08



## Workshop Conservation Area - Existing boundary and possible extensions



Site 1 = Sparken Hill.

Site 2 = Extended Newcastle Avenue area.

Site 3 = Stubbing Lane.

Site 4 = Central Avenue area.

Site 5 = St John's area.

Site 6 = Vicars Walk & St Cuthbert Street.

Site 7 = Extended Priory & Bracebridge area.

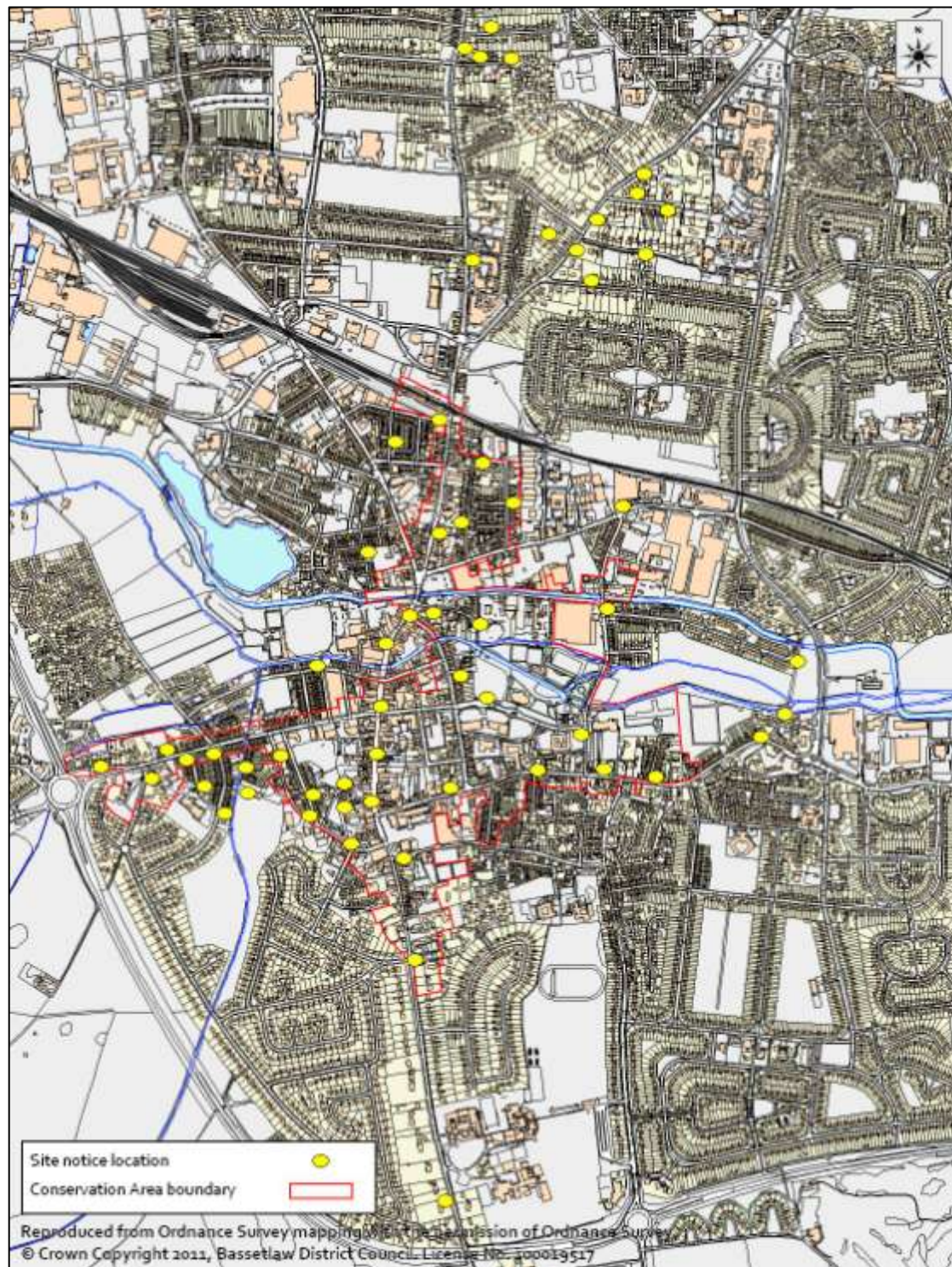
Site 8 = Eastgate & Kilton Road.

Site 9 = Mr Straw's area.

Site 10 = Sunnyside area.



## APPENDIX B: Map showing site notice locations





## APPENDIX C: Example questionnaire

### DRAFT WORKSOP CONSERVATION AREA APPRAISAL – QUESTIONNAIRE

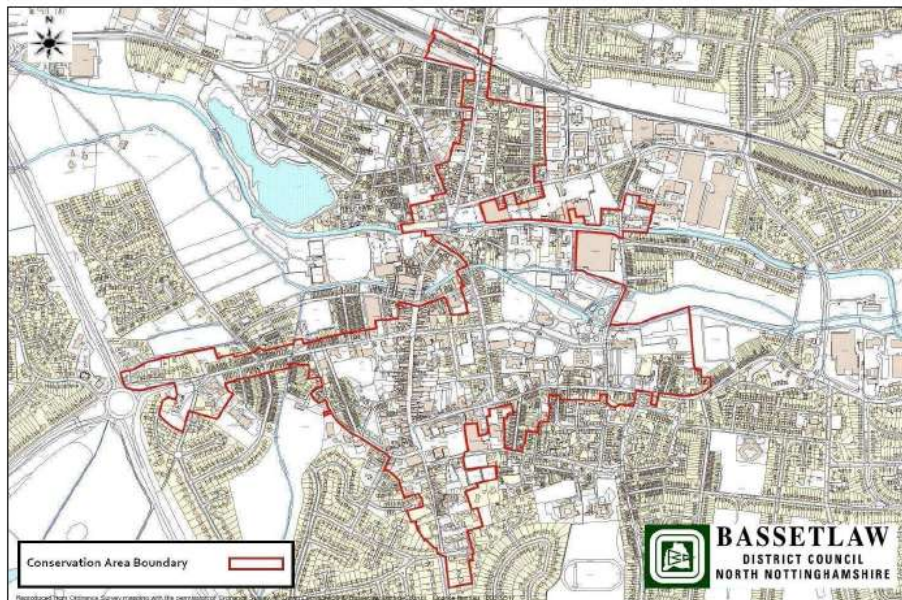
A draft Conservation Area Appraisal and management plan has been produced for the Worksop Conservation Area (see map below). The Appraisal assesses what is special about the historic and architectural character of Worksop Conservation Area. The management plan identifies what issues are facing the Worksop Conservation Area and sets out proposals and actions for its preservation or enhancement.

The Council is keen to know your views on the Worksop Conservation Area Appraisal. We would also like your thoughts on the appropriateness of the existing boundary of the Conservation Area, any possible extensions, and what issues you believe should be reflected in the management plan.

The complete draft Appraisal is available to view between the 14<sup>th</sup> January 2011 and the 25<sup>th</sup> February 2011 at:

- At the Council's offices (Queen's Buildings, Potter Street, Worksop);
- Online at [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk);
- At Worksop Library;
- At the Priory Church, St John's Church, St Mary's RC Church, St Anne's Church and The Crossing; and
- At several public houses within the Conservation Area.

Alternative formats are available on request. Please contact the Conservation Team on 01909 533484. If you would like to comment on the Draft Worksop Conservation Area Appraisal, please use the questionnaire set out below and return it to the Council on or before Friday 25<sup>th</sup> February 2011 using the prepaid return envelope attached. Your response will help to shape the future management, conservation and preservation of Worksop's special historic and architectural interest.



## Question 1 – Character

What is important to you about the Worksop Conservation Area?

Character Element	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
The quality and distinctiveness of the built environment					
The architecture, layout and setting of historic buildings on Bridge Street/Park Street/Potter Street					
The views and setting of the Priory Church and Gatehouse					
The views of St Anne's Church (Newcastle Avenue) and St John's Church (Gateford Road)					
The landscape of Castle Hill					
The landscape of Worksop Priory and The Canch					
The quality of trees, open spaces and boundary walls					

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

## Question 2 – Issues

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

Issues	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
Loss of traditional windows (and replacement with modern UPVC)					
Loss of traditional shop fronts					
Inappropriate signage					
Inappropriate new development					
The condition/maintenance of historic buildings					
The state of the public realm (pavements/surfacing etc)					
Highway clutter					
Street furniture					

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

### Question 3 – Management

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

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

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

#### Question 4 – Improvements

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

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

### Question 5 – Boundary changes

- a) The Conservation Team has identified 10 areas outside of the current Conservation Area boundary that are also considered to be of architectural or historic significance. Should any of these sites be included be within the Conservation Area? *Please write your reason(s) in the box below or annotate on the attached map with suggestions or comments.*

List of Possible Conservation Area Extensions	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
Site 1 (Sparken Hill)					
Site 2 (Area south of Newcastle Avenue)					
Site 3 (Stubbing Lane)					
Site 4 (Central Avenue, Bridge Place & Watson Road area)					
Site 5 (St John's area)					
Site 6 (Vicar's Walk & St Cuthbert Street)					
Site 7 (Extended Priory & Bracebridge area)					
Site 8 (Eastgate & Kilton Road)					
Site 9 (Mr Straws' area)					
Site 10 (Sunnyside area)					

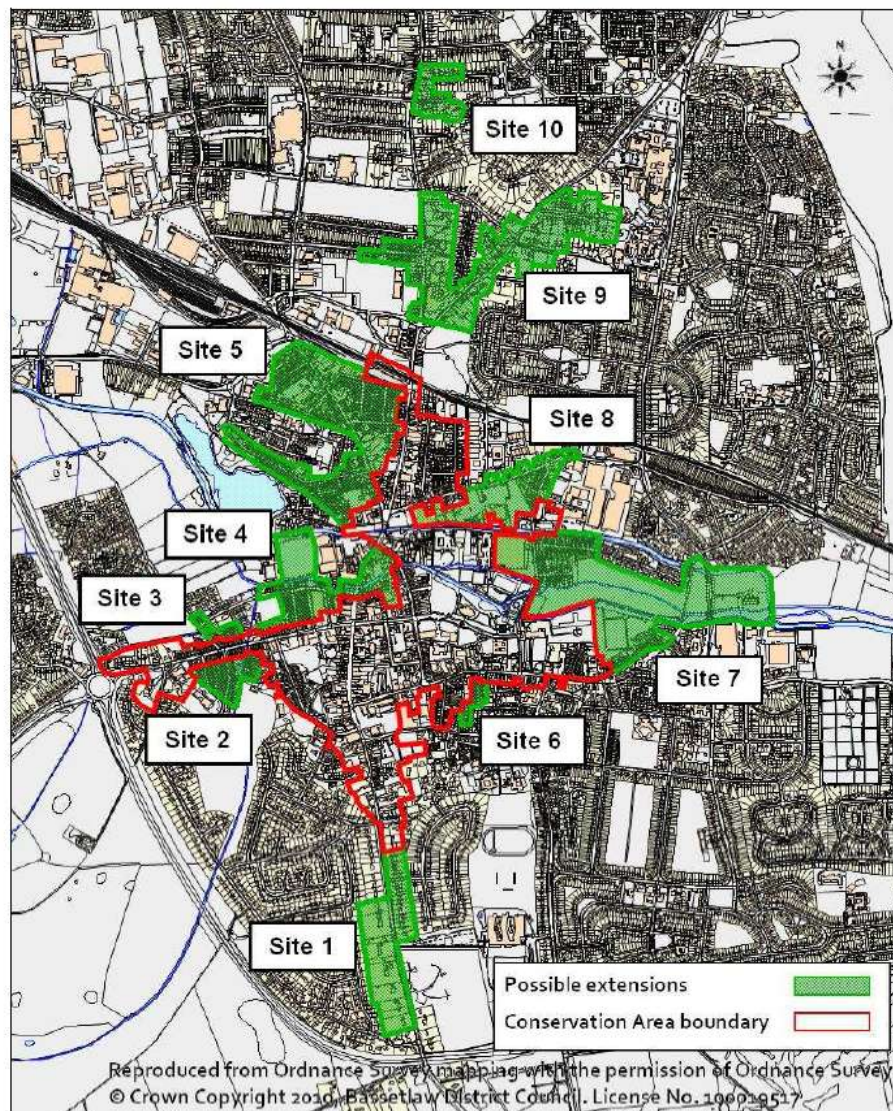
\* Please note: Sites 9 and 10 would potentially be separate Conservation Areas.

Reason(s):

- b) Are there are any further areas which you consider to be significant but are not listed above? *Please write in the box below or annotate on the attached map.*



## Worksop Conservation Area – Current boundary and possible extensions map



- |  |  |
|--|--|
| Site 1 = Sparken Hill.                   | Site 6 = Vicars Walk & St Cuthbert Street.   |
| Site 2 = Extended Newcastle Avenue area. | Site 7 = Extended Priory & Bracebridge area. |
| Site 3 = Stubbing Lane.                  | Site 8 = Eastgate & Kilton Road.             |
| Site 4 = Central Avenue area.            | Site 9 = Mr Straw's area.                    |
| Site 5 = St John's area.                 | Site 10 = Sunnyside area.                    |



## Further comments

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

## Feedback

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

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

**Please return by 25<sup>th</sup> February 2011 to:**  
Conservation Team, Planning Policy & Conservation,  
Bassetlaw District Council, Queens Buildings, Potter Street,  
Worksop, Nottinghamshire, S80 2AH



**BASSETLAW**  
DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE

## APPENDIX D: Consultation flyer

### Draft Worksop Conservation Area Appraisal

Bassetlaw District Council would like your views on the Draft Worksop Conservation Area Appraisal. This document is an assessment of the character and appearance of Worksop Conservation Area. It clearly defines and records the special interest of the area. This will ensure that there is an understanding of what is worthy of preservation. The appraisal will be used to formulate policies for the preservation and enhancement of the area and to provide material information for decision makers regarding future development in the area.

The Conservation Team will be available to answer your questions face to face at Worksop Town Hall on **Tuesday 25<sup>th</sup> January 2011** between 3.00pm and 6.00pm. Management proposals to conserve and enhance the character and appearance of the Conservation Area will be presented at the meeting.



The Appraisal can be viewed at:

- The Council's offices (Queen's Buildings, Potter Street, Worksop);
- Online at [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk);
- At Worksop Library;
- At The Priory Church, St John's Church, St Mary's RC Church, St Anne's Church and The Crossing; and
- Several public houses within the Conservation Area.

The closing date for comments is Friday 25<sup>th</sup> February 2011.



**BASSETLAW**  
DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE

For further information please contact the Conservation Team by phone on 01909 533484 or email [michael.tagg@bassetlaw.gov.uk](mailto:michael.tagg@bassetlaw.gov.uk).

## APPENDIX E: Worksop Guardian advertisement (14<sup>th</sup> January 2011 issue)

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

NOTICE IS GIVEN under the provisions of the 1990 Act that Bassetlaw District Council has produced a Draft Conservation Area Appraisal under Section 71 regarding Worksop Conservation Area.

The Council is seeking public views on the Draft Worksop Conservation Area Appraisal and management plan. There are several ways in which members of the public can view the documents:

- At the Council's offices (Queen's Buildings, Potter Street, Worksop)
- Through the Council's website at [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)
- At Worksop Library;
- At The Priory Church, St John's Church, St Mary's RC Church, St Anne's Church and The Crowing; and
- At several public houses within the Conservation Area.

The Council's Conservation Team will be available in Worksop Town Hall on the 25th January 2011 between 3pm and 6pm to discuss the draft appraisal and management proposals.

A questionnaire and prepaid return envelope can be obtained from any of the above locations or from the Planning Department. Please email the Conservation Team at [Michael.Tagg@bassetlaw.gov.uk](mailto:Michael.Tagg@bassetlaw.gov.uk) or [oliver.scott@bassetlaw.gov.uk](mailto:oliver.scott@bassetlaw.gov.uk), or call 01909 533484 or 01909 533191. Comments must be received on or before the 25th February 2011. If you would like to view any of the supporting documentation in an alternative format, or would like to discuss any issues relating to the Worksop Conservation Area, please do not hesitate to contact us.

Public responses will help us shape the future management, conservation and preservation of Worksop's special historic and architectural interest.

**Dave Armiger**      **Date: 14 January 2011**  
(Bassetlaw District Council)

Further information regarding Conservation Areas may be obtained from:

**Michael Tagg/Oliver Scott (Conservation)**  
Planning Department  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

 **BASSETLAW**  
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