

Worksop Conservation Area Appraisal

April 2011



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Document details

Title: Bassetlaw District Council: Worksop Conservation Area Appraisal.

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

Approved: This document was approved by Planning Committee on the 27th April 2011.

Consultation summary:

The Council undertook public consultation with local residents and property owners, English Heritage, Worksop and District Archaeological and Local History Society, 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/

A public meeting was held on the 25th January 2011. The outcomes of this meeting and public consultation on the draft appraisal and management plan is summarised in a consultation report, also presented to Planning Committee on the 27th April 2011. The consultation report is available on the Council's website and from Planning Services on request.

Front page: photographs of Worksop Conservation Area and its environs (source: Bassetlaw District Council, 2009/2010)

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1. INTRODUCTION

- 1.1 Worksop is the largest settlement within Bassetlaw and is close to the western border of the district, approximately eight miles to the west of Retford, nineteen miles to the south east of Sheffield and 13 miles north of Mansfield. The existing Conservation Area was designated on the 16th June 2010. This is an enlargement of the previous Conservation Area, part of which was originally designated in 1972. As a settlement Worksop is of significant age and is mentioned in Domesday. Worksop Conservation Area contains over 60 listed buildings, the second highest number (behind Retford) of any Conservation Area in Bassetlaw District.
- 1.2 The historic development of the town of Worksop is centred on two main areas, these being around Bridge Street/Potter Street/Park Street to the west and Worksop Priory to the east. Worksop lies at the junction of several important regional roads including the A57 between the M1/Sheffield and the A1/Lincoln; the A60 between Nottingham/Mansfield and Doncaster; and the A619 from the M1/Chesterfield.
- 1.3 The wider landscape is dominated by the historic development and influence of 'The Dukeries', large halls/estates at Worksop Manor, Clumber, Rufford, Thoresby and Welbeck, with smaller estates at Osberton, Gateford, Carlton in Lindrick and Wallingwells.

What is a conservation area?

- 1.4 From time to time, the local planning authority has a duty to designate new conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Unlike listed buildings, which are designated by central government, Councils designate conservation areas locally. Conservation areas were introduced by the Civic Amenities Act 1967. The legislation has since been consolidated under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.5 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))
- 1.6 An area may warrant designation if, for example, it has an historic layout of streets, or a grouping of historic buildings that reflect the materials and style of the region. It may also be an area reflective of a particular historical time period, or it could be that the relationships between buildings and spaces create a unique historic environment.
- 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;

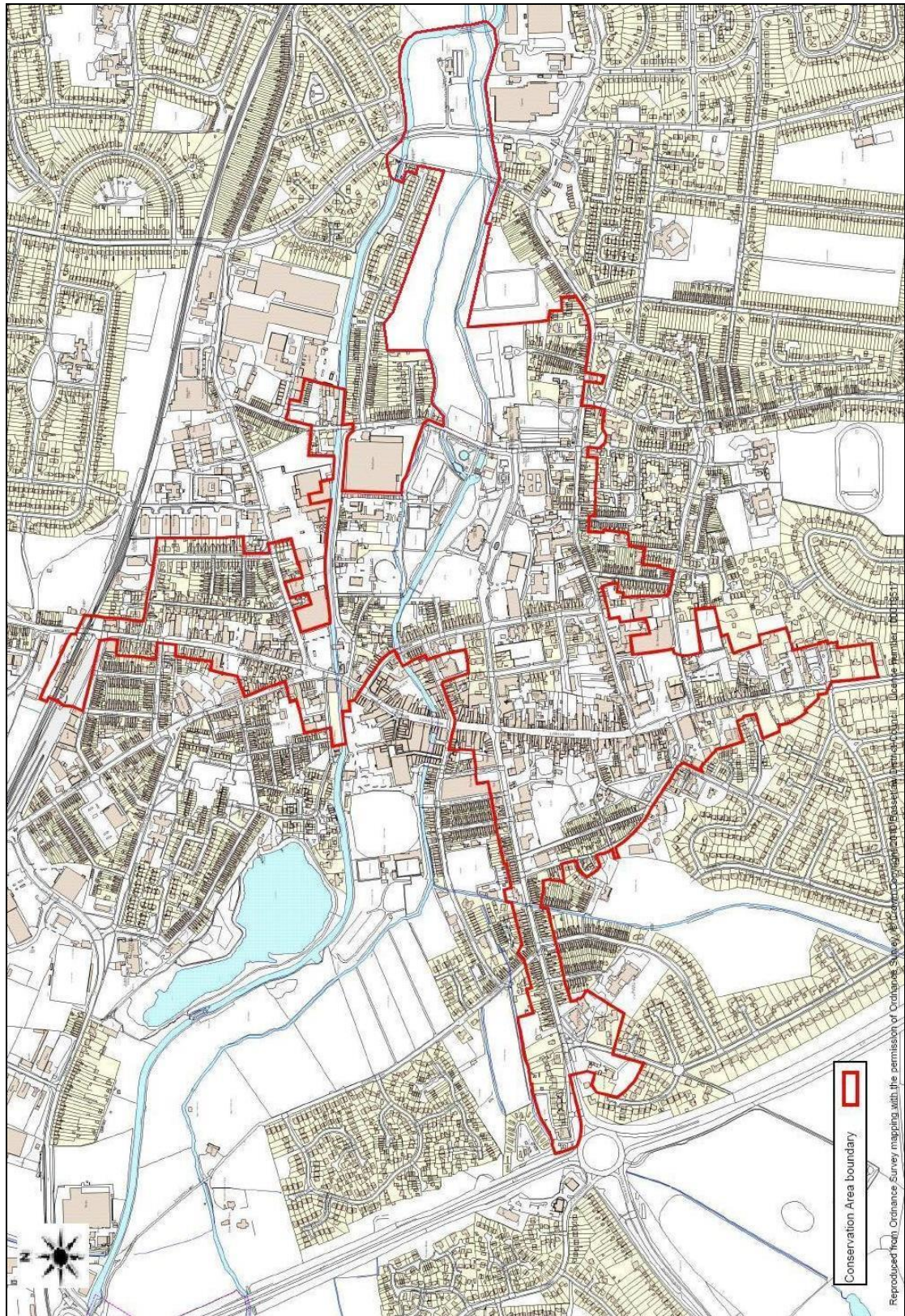
- In exercising their planning powers, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas;
- The local planning authority is able to carry out urgent works to preserve unoccupied unlisted buildings in a conservation area.

What is an appraisal?

- 1.8 This document is an assessment of the character and appearance of Worksop 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. 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.
- 1.9 Conservation area appraisals are based upon guidelines set out in English Heritage publications *Guidance on Conservation Area Appraisals* (2006) and *Guidance on the Management of Conservation Areas* (2006).
- 1.10 The following themes have been explored in the preparation of this appraisal:
- Archaeological and historical sites/monuments/buildings
 - Social, economic and demographic background
 - Current and past land use
 - Geological and topographical mapping
 - Building types, groups of buildings, density of buildings
 - Place names and historical references (e.g. road and transport evolution)
 - Aerial photos
 - Important views, vistas and landscapes
 - Historic environment record (HER) data
 - Plot layout/building orientation and the importance of gaps between buildings and any wider open spaces
- 1.11 Within the Conservation Area Appraisal, important buildings and topographical features have been identified because they contribute very positively to the character and appearance of the conservation area. **The exclusion of any building or feature within the appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the conservation area.** It should be noted that all planning proposals will be treated on their own merits.
- 1.12 Determining the merit of unlisted buildings in a conservation area requires careful consideration of a number of issues, including architectural merit, usage and relationship to the historic street layout. The methodology recommended by English Heritage has been adapted and utilised in this appraisal¹. Details are set out in Appendix B.

¹ English Heritage (2006), *Guidance on Conservation Area Appraisals*: page 25.

Map 1 – Worksop Conservation Area boundary

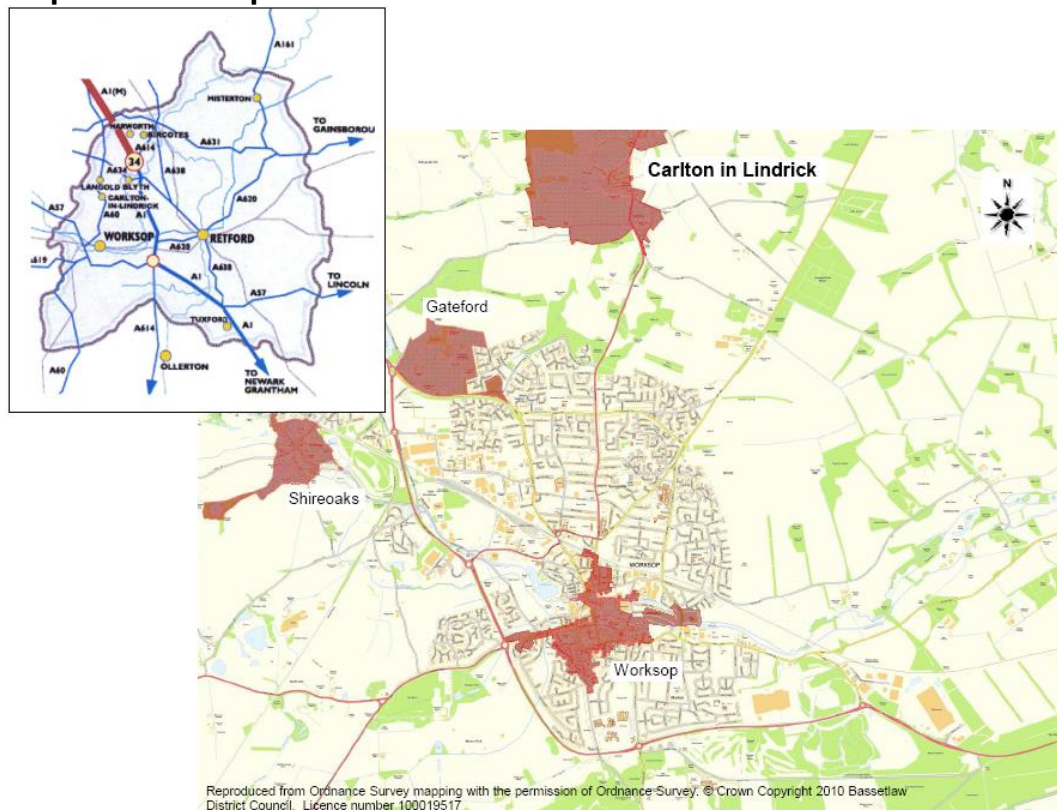


2. GEOGRAPHIC AND HISTORIC CONTEXT

Location and population

- 2.1 Worksop is situated close to the Nottinghamshire border with Derbyshire and Yorkshire and is built along the banks of the River Ryton, which flows from west to east through the town. The settlement has an estimated population of 40,940² people.
- 2.2 Worksop is set within an area of ducal and larger manorial estates laid out within and around Sherwood Forest, across North Nottinghamshire and North East Derbyshire, known collectively as 'The Dukeries'. To the west of Worksop is Worksop Manor, an estate that was formerly the site of an Elizabethan manor house (rebuilt in the 18th century). South of the town are the estates of Clumber, Thoresby and Rufford, and to the south west is Welbeck. Elsewhere smaller estates are located at Gateford, Carlton in Lindrick and Wallingwells to the north, Blyth and Hodsock to the north east and Osberton to the east. Nearby Conservation Areas exist at Shireoaks, Gateford and Carlton in Lindrick.
- 2.3 Worksop Conservation Area was designated on the 16th June 2010 and covers an area of approximately 0.65 square kilometres and has a perimeter of approximately 9.53 kilometres. There are over 1000 buildings (together with associated outbuildings) within this Conservation Area, the majority of which are residential or commercial in their use.

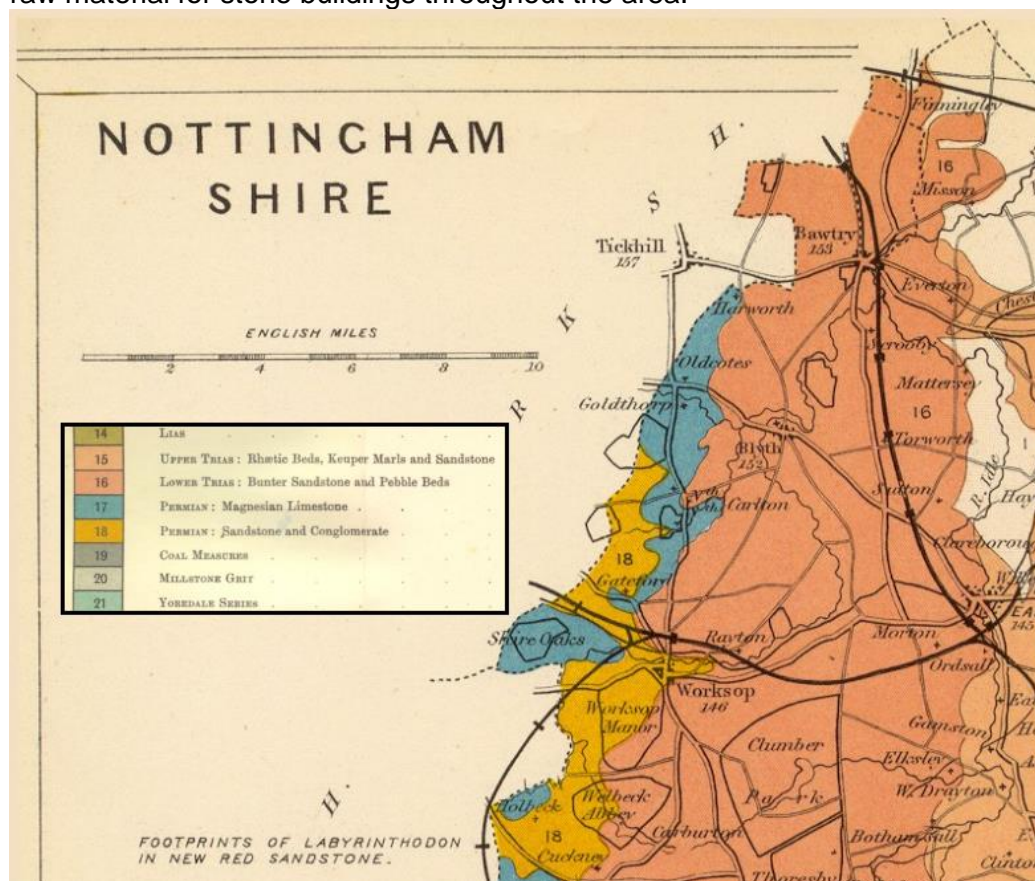
Map 2 – Worksop in a wider context



² Source: 2007 estimate, Office for National Statistics

Landscape setting and topography

- 2.4 The core of present day Worksop was formerly two separate but linked settlements, with Worksop centred around the present Market Place and the township of Radford located to the south of the Priory. Overall Worksop has developed alongside the River Ryton, which flows within a wide valley³ from Shireoaks to the west towards Osberton to the east. Several tributaries also flow into the Ryton although these were straightened/redirected in the 1700s and 1800s. Until the 19th century, the majority of development took place on the south side of the river along Bridge Street, Park Street and Potter Street. The Market Place is one of the highest points within the centre of Worksop, rising approximately 42 metres above sea level. Worksop is surrounded by large areas of woodland including Sherwood Forest to the south.
- 2.5 The centre of the settlement sits on a narrow outcrop of Lower Mottled Sandstone. This outcrop protrudes eastwards between the River Ryton and Potter Street/Cheapside/Retford Road for approximately one mile east of the Market Place. To the north, south and east of this is the Sherwood/Bunter Sandstone⁴, outcrops of which can be seen at Wigthorpe to the north and along Retford Road to the east (at Manton Wood). To the west of Worksop, areas of Magnesian Limestone at Shireoaks, Steetley and Anston provided much of the raw material for stone buildings throughout the area.



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>), 2010).

³ Prior to 1842, part of the river flowed around the west and north of Castle Hill. The course was altered by the 4th Duke of Newcastle to allow for the development of Newcastle Avenue.

⁴ Pebble beds also exist within the bunter sandstone areas.

- 2.6 To the east of Worksop town centre is the Priory, also on the southern bank of the River Ryton. This was surrounded on the south side by the township of Radford, geographically separate from Worksop until the 19th century. Management of the River Ryton around the Priory has altered throughout the past, with the area now known as The Canch previously occupied by Mills, a large pond and several water channels. The present Canch watercourse comprises the northern part of a pond used by the former Priory Mill. The form and layout of watercourses through Worksop were also affected by the construction of the Chesterfield Canal to the north in the 1770s, with a separate feeder channel created and river realigned. Along much of its length, the Canal is built in close proximity to the River Ryton within the same valley.
- 2.7 The railway line to the north of the town centre is constructed on a high and flat piece of ground between Shireoaks and Kilton Hill, where the line travels downhill and crosses the Ryton at Retford Road.

Origins and historic development

- 2.8 Worksop and the immediate vicinity appears to have been occupied in some form since the Neolithic period, with several stone axes found at various sites around the town, including at Eastgate. Other than Bronze Age remains found at Gateford, substantial settlement appears to have begun in the Iron Age period with evidence of Pre-Roman and Roman occupation at Raymoth Lane and Gateford. Few physical remnants of later Saxon settlement have been found, other than a 9th century strap end found at Windmill Lane and later documentary evidence. However, 'Wirchesop' is mentioned in the Domesday Survey of 1086, noted as a Saxon settlement with a market in the "Bernesedelaw" (Bassetlaw) Wapentake division of Nottinghamshire. The name 'Worksop' is likely to result from 'Wyrce'/'Were' (a personal name dating to the 6th and 7th century) and 'hop' meaning valley.



Figure 2.1: Top: Roman lead coffin found at Raymoth Lane. Bottom: 9th Century (Saxon) strap-end found at Windmill Lane. (Source: www.worksopheritagetrail.org.uk and Nottinghamshire HER, 2010).

- 2.9 At the time of the Norman Conquest, Domesday suggests that Elsi, son of Caschin, was the Saxon Lord of the Manor at Worksop. Following Saxon uprisings between 1068-1070, Elsi was replaced by the Norman Roger de Busli, who had also been given much of North Nottinghamshire and South Yorkshire in return for his efforts in the invasion. Worksop Castle appears to have been constructed early in the late 11th or 12th century, either by Roger De Busli or more likely by his successor William de Lovetot.



Figure 2.2: Remains of Worksop Castle, viewed from car park to south, looking northwards.

2.10 After an initial grant of monies in 1103, William De Lovetot, the second Norman Lord of Worksop, had laid the foundations for the Priory (possibly on the site of an earlier Saxon structure⁵). Throughout the medieval period, the manor of Worksop (focused around the castle mound) and the Priory (to the east) evolved as two separate settlements/townships, the latter given the name “Radford” by the canons⁶. According to Holland, the land between the castle and the Priory (present day Potter Street) was set aside for the building of houses for the inhabitants of the town during the 12th century. Several references also discuss a boundary between the two manors of Worksop and the Priory. One possible location for this that known locally as the ‘Heb Ditch’ (‘heb’ from the Old English ‘hebeny’, meaning dark), a man-made trench through the sandstone located between Bridge Street and Queen Street.



Figure 2.3: View of Worksop Priory Church from south east, looking north west.

2.11 In 1296, the Lord of the Manor, Thomas de Furnival, was granted a market charter for Worksop. As stated in the Calendar of the Charter Rolls in the Tower of London; “*Tho. de Furnival. Werkesope mercat’ feria et libera Warren*”. The term ‘*feria*’ relates to a yearly fair and ‘*libera Warren*’ allowing free warren, that is to allow the capture and sale of wild game from the warren (game enclosure)⁷. It is not known whether the medieval market was originally located south of the Priory Gatehouse (where the Cross currently sits) or close to the junction of Bridge Street/Potter Street, or indeed if there were two⁸. Worksop became a key market destination along the road from Nottingham to Blyth.

2.12 Throughout the late medieval period, the importance of Worksop as a centre for commerce in the area grew, with the trade in local commodities such as timber, malt and liquorice particularly noteworthy. By the Tudor period, these trades were referenced in journals of the time. In William Camden’s ‘*Britannia*’ of 1568, “*Workensop*” is described as: “*a towne well knowne for the liquorice that there groweth and prospereth passing well*”⁹. One site noted for the growing of Liquorice was that around the present Slack Walk (formerly a carriage route into Worksop Manor), with part of the site named as “Liquorice” on Kelk’s 1775 map of Worksop (see page 17). The trade in liquorice died out in the mid 1700s following the widespread importing of sugar cane from the Caribbean.

⁵ Cuthbert was a notable Saxon saint so an earlier church on the site is a possibility.

⁶ ‘Radford’ results either from the colour ‘red’ relating to the colour of the nearby sandstone; or from the Anglo-Saxon word “Raede” meaning a large/extensive area of land, in this case enclosed at the Priory near a ford over the River Ryton (Holland’s *History of Worksop*, 1826).

⁷ Holland’s *History of Worksop*, 1826, page 25

⁸ It may be the case that two separate market places existed at the same time, each for different types of produce (such as cattle, pottery, corn, etc). A market cross is shown on the Kelk map of Worksop (1775) at the junction of Bridge Street/Potter Street. However, the name ‘Cheapside’ (adjacent the Gatehouse) is also a reference to trade/a market.

⁹ From Camden’s *Britannia*, as translated by Philemon Holland in 1610.

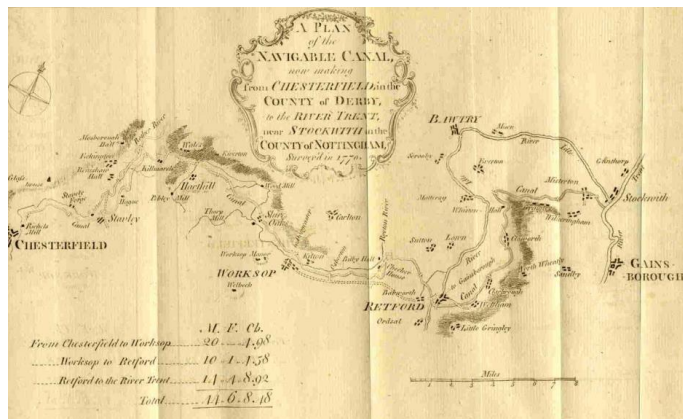
- 2.13 In 1586, the Earl of Shrewsbury constructed the large mansion of Worksop Manor (designed by Robert Smythson of Hardwick Hall and Wollaton Hall fame), in which James I (amongst others) was reputed to have stayed. The house was destroyed by fire in 1761. The present building was constructed by James Paine in 1763 but was only partially completed.



Figure 2.4: Drawing of the original Robert Smythson-designed Worksop Manor, built for the Earl of Shrewsbury in 1586. (Source: www.nottsheritagegateway.org.uk, 2010).

- 2.14 Worksop in the 18th century was increasingly renowned for its malting industry. A close commercial relationship with Chesterfield and wider Derbyshire saw the lead and salt pack horses from the west returning with malt from Worksop. The lead carried by the pack horses would be deposited at Tenter Green¹⁰, later renamed Lead Hill for this reason. Cloth trading, corn milling and timber milling were also important industries in the town, with mills of varying types and uses existing along the River Ryton including at the Priory (in use since Medieval times and utilising a large rectangular pond called a 'canch') and at the western edge of the town (part of which is now the Millhouse Public House)¹¹.

- 2.15 Trade accelerated with improvements to the transport infrastructure around the town including the construction of turnpike roads to Chesterfield (1738), Sheffield (1763), Doncaster (1765) and Newark (1780). Following the opening of the James Brindley-built Chesterfield Canal (officially on the 4th June 1777), the importing of raw materials became much easier and cheaper and the malting industry in particular saw a rapid expansion, with Worksop maltsters supplying much of the wider region and malt kilns were constructed throughout the town, particularly alongside the Canal¹². New development clustered around the Canal, thus creating a third distinct cluster of development



Map 4: Chesterfield Canal, as surveyed in 1770. Produced for *The Gentleman's Magazine* in 1772 (image source: www.flickr.com, 2010).

¹⁰ Tenter Green was originally named after local cloth producers drying their wares by stretching the material over tenterhooks.

¹¹ Further mills were constructed around the town over the 18th, 19th and early 20th centuries. At Windmill Lane (the road is named after this) was a windmill used for flour, and a steam mill (also for flour) was constructed off Eastgate/adjacent to the Canal in 1906.

¹² Small conical chimneys, remnants of the malting industry, survive throughout the town.

in the town (see map 5 below). It was also in the 18th century when many of the timber buildings in the centre of Worksop were rebuilt or re-fronted, often in a classical style, heavily influenced by Roman and Greek architecture. Many of these buildings still exist along Bridge Street, Park Street and Potter Street. Tunnels probably dating to this period connect the cellars of buildings throughout the Bridge Street/Potter Street area.



Figure 2.5: Late 18th/early 19th century buildings along Potter Street (left) and Park Street (right).

- 2.16 The Enclosure Act for Worksop (passed in 1803 but not executed until 1817) resulted in the enclosure of the commons, the most notable of which was located in the area of Victoria Square, Gateford Road and Carlton Road (Victoria Square was previously known as 'Common End'). Before the Enclosure Act, development was limited to the outer edges of the commons but following the Act, private construction took place throughout the commons.



Map 5: Worksop Enclosure Map, 1817 – Three distinct clusters around Bridge Street/Potter Street, The Priory/Radford and the Canal/Bridge Place (source: Worksop Library, 2010).

- 2.17 Later in the 19th century, additional turnpike roads to Mansfield and Retford (both completed in 1822) placed Worksop in the centre of an expansive road network across North Nottinghamshire, North East Derbyshire and South Yorkshire. In 1849, the Sheffield and Lincolnshire Junction Railway (built by the

Manchester, Sheffield and Lincolnshire Railway Company) opened in 1849 linking Worksop with Sheffield/Manchester to the west and Retford/Gainsborough/Lincoln to the east. This development included the construction of Worksop Railway Station, built by James Drabble of Carlton in Lindrick¹³. In 1875, the Midland Railway Company completed the line between Worksop, Mansfield and Nottingham.

- 2.18 After the construction of the Railways, Worksop expanded northwards, particularly around the turnpike roads of Gateford Road, Carlton Road and Blyth Road. The number of maltings also expanded rapidly with 29 separate kilns recorded in the town in 1860¹⁴. Larger maltings also developed close to the railway line at Carlton Road, Sherwood Road and Eastgate/Kilton Road. Breweries saw expansion in this period with the Worksop and Retford Brewing Company particularly noteworthy with breweries off Priorswell Road and Gateford Road and its offices on Bridge Place (now the Litten Tree Public House). In addition, Worksop was notable in the 19th century for its Windsor chair industry with names such as Gabbitas, Gilling, Allsop, Brammer and Kelk all regionally renowned. It was also in this period when the separation between Worksop and Radford townships began to disappear.



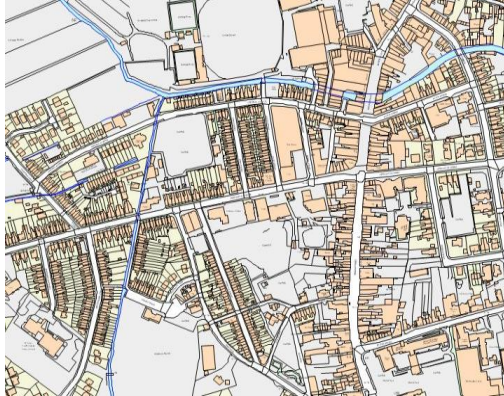
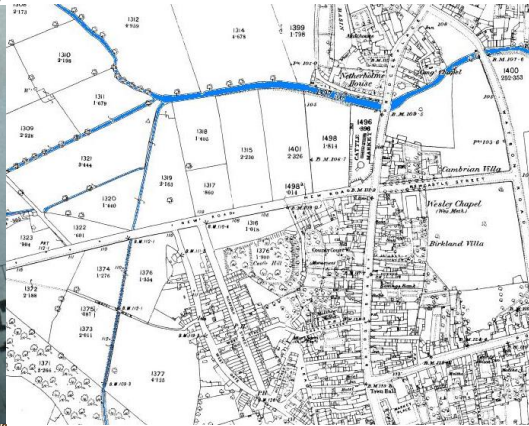
Map 6: c.1887-1899 County Series Map of North Worksop showing Canal and Railway (source: nomad plus, <http://info.nottinghamcity.gov.uk/imf/imf.jsp?site=BasicSite&rf=maps.asp>).

- 2.19 Other 19th century changes in the town centre included the construction of Newcastle Avenue (referred to as 'New Road' on mid-late 19th century maps) by the Duke of Newcastle in 1842. Part of this scheme included alterations to the

¹³ James Drabble also built Kiveton Park Railway Station in the same year.

¹⁴ Some of which still survive including at Bridge Place (presently 'Shoe Fayre') and Eastgate (formerly the flour mill depot and currently 'All Gears' vehicle repair centre)

course of the River Ryton and its tributaries; the main river was redirected northwards and a tributary that flowed from the Manor site was moved westwards. As the 1775 map below shows, this tributary previously acted as a moat around the western and northern sides of Castle Hill. A mill was also located along this tributary up to the mid-19th century. The changes to the river system also helped to drain the meadows to the north of Castle Hill, allowing for the construction of Central Avenue, King Street, Allen Street, Hardy Street and Ryton Street, all in the late 19th century.



Map 7 (top left): Extract from Kelk's 1775 map of Worksop with River Ryton (flowing west to east) and main tributary (south to north) highlighted. Source: Worksop Library, 2010.

Map 8 (top right): Extract from c. 1890 O.S. map of Worksop with redirected River Ryton and tributaries/drainage ditches highlighted.

Map 9 (bottom left): Extract from modern O.S. map of Worksop with River Ryton and tributaries/drainage ditches highlighted.

2.20 The present Town Hall was constructed in 1851 on the site of the former Moot Hall and initially used as the Corn Exchange, with an administrative/function space on the first floor. Following the creation of the Worksop Urban District Council in 1894 (Worksop Borough Council from 1931), the Corn Exchange became the Town Hall.

2.21 In 1854 the Duke of Newcastle had sunk a test borehole at Shireoaks. By 1859 the hard seam that would be mined was reached. Land to the north west of the town along Sandy Lane and Gateford Road was developed for housing for the new colliers. The exploitation of coal was a major change to a town that had otherwise been predominantly characterised by agriculture, and reflects the impact of the Industrial Revolution on the wider region. The colliery owners utilised both the Chesterfield Canal and Railway (both owned by the Manchester, Sheffield and Lincolnshire Railway Company at that time) for the transportation of coal to markets along the route. A high proportion of Shireoaks' coal was transported to the River Trent and then to the wider region and to London.

2.22 By 1889, Manton Colliery had been sunk to the south east of the town. The colliery created another rise in the local population, with new housing areas

constructed to the south east and to the north, establishing much of the present layout of the town.

2.23 In 1900, development in the centre of the town continued with a large range of shops (with housing above) known as The Arcade, built on the corner of Newcastle Avenue and Bridge Street (on the site of the former cattle market). In the 20th century, the expansion of the town's industrial base accelerated with glassworks and brickworks constructed to the north west of the town. Further development included a wire ropes factory (now Brunton Shaw Ltd) relocated from Sheffield after German bombing raids in the 1940s. Large scale industrial development occurred in the 1940s, 50s and 60s, primarily along Claylands Avenue, Sandy Lane and Shireoaks Road.



Figure 2.6: View of The Arcade from 1906.

2.24 From the 1950s, Worksop has expanded significantly in all directions, primarily in the form of housing estates built by both public and private sectors. Improvements in road transport in the late 1950s/early 1960s, particularly between Worksop and Sheffield, saw an influx of residents from South Yorkshire taking advantage of cheaper housing, especially since the mid-1970s.

2.25 In the 1950s and 60s, the nation-wide growth in retailing resulted locally in the construction of the Netherholme shopping centre (now the Priory Centre) and other smaller developments. By the 1970s, vehicular traffic through the town had reached a point of saturation and planning for a by-pass began. By May 1986, the Worksop by-pass was completed, routed around the western limits of the town and cutting through Newcastle Avenue/Mansfield Road on the site of Beards Mill.

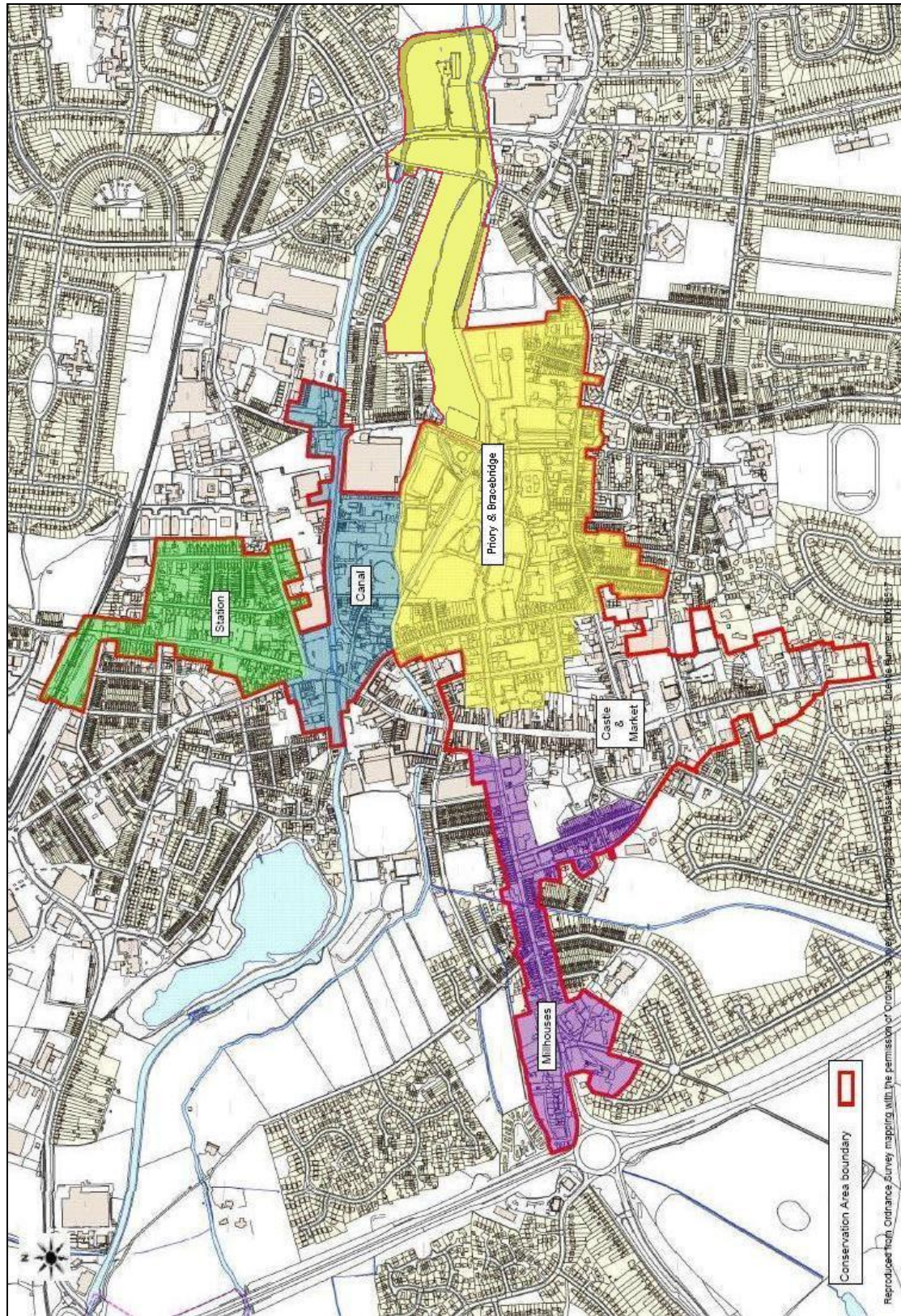
3. CHARACTER AREAS

3.1 Worksop Conservation Area can be divided into five distinct character areas (see map 10):

- a) **Castle & Market** – The historic centre of Worksop including the thoroughfares of Bridge Street, Park Street and Potter Street, together with the grade II* listed Old Ship Inn and the site of the 12th century castle, a Scheduled Ancient Monument.
- b) **Priory & Bracebridge** – The site of the early 12th century Augustinian Priory including the Church of St Cuthbert & St Mary, remains of Cloister Wall and Priory Gatehouse (all Grade I listed). In addition, the former Priory water meadows, Bracebridge Pumping Station, the main thoroughfares of Potter Street/Cheapside, Priorswell Road, Watson Road, Newcastle Street, Queen Street and Memorial Avenue, together with the area known as The Canch.
- c) **Canal** – Officially completed in 1777, the Canal flows through Worksop from west to east. The character area includes the grade II* listed Depository at Canal Wharf off Bridge Place, together with properties on Victoria Square, Canal Road, Kilton Road, Dock Road, Beaver Place and Church Walk.
- d) **Millhouses** – An area of industrial and associated residential development, including the grade II listed Millhouse Public House (originally part of the historic Beard's Mill), Park Cottage and St Anne's Church, together with properties on Newcastle Avenue, Norfolk Street and Westgate.
- e) **Station** – Including Worksop Railway Station and properties on and around Carlton Road, Eastgate, Gateford Road, Sherwood Road and George Street. Most buildings within this character date to the 19th and early 20th centuries and are linked to the development of the Railway.

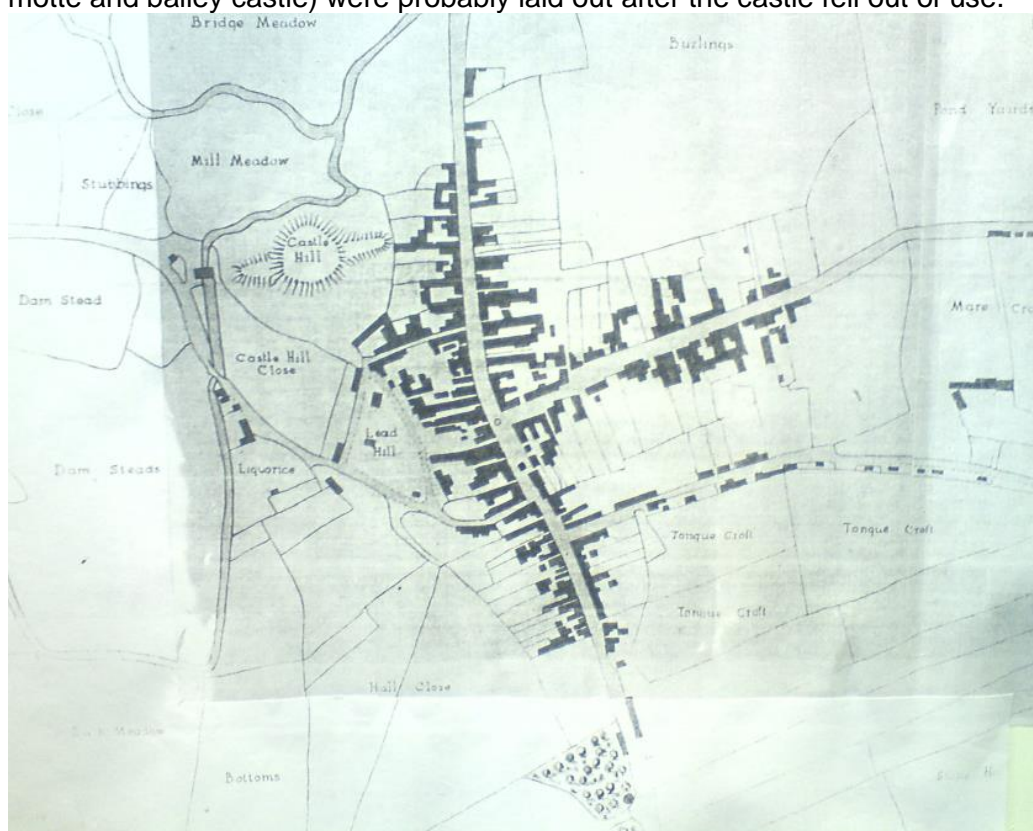
3.2 This Conservation Area Appraisal will now consider each of these character areas in turn.

Map 10 – Character areas



Castle & Market Character Area

- 3.3 The Castle & Market character area forms the historic core of the settlement of Worksop dating to at least the Norman Conquest, centred on the late 11th/early 12th century motte and bailey castle, the Market Place and the surrounding thoroughfares of Bridge Street/Park Street and Potter Street and a former access to the castle precinct, namely Castle Street¹⁵.
- 3.4 Buildings within the character area are primarily 18th and 19th century in date and are set close to the highways on the same alignment. However, the majority are set within long and narrow plots of land (burgage) that probably date to the medieval period. The oldest burgage plots (those on the east side of Bridge Street and on Potter Street) are likely to date soon after the construction of the castle. The plots to the west of Bridge Street (which back onto the former motte and bailey castle) were probably laid out after the castle fell out of use.



Map 11: Extract from Kelk's 1775 map of Worksop, showing medieval layout of settlement including Castle Hill and Castle Street, Westgate, Bridge Street/Park Street, Potter Street and Newgate Street (source: Worksop Library, 2010).

Layout and plan form

- 3.5 The layout of the Castle & Market character area is typical of a medieval settlement of this size and age, with the castle site (discussed in greater detail in paragraphs 3.10-3.15) surrounded in part by water to the west/north (redirected in the 19th century) and by a street (Bridge Street) to the east containing long and narrow burgage plots with buildings along the frontages.

¹⁵ Formerly called Ward Lane, indicating the presence of a ward/guard house at the entrance to the Castle.

Whilst the majority of buildings within the character area date to the 18th century onwards, most are constructed within the confines of the earlier land divisions and it is likely that some are sited on top of earlier foundations.



Figure 3.1: Buildings fronting Bridge Street, looking south.



Figure 3.2: Buildings (formerly cottages and tenements) within long narrow plots to west of Bridge Street frontage, looking east.

3.6 Other than medieval Bridge Street, the east side of Park Street also shows evidence of medieval settlement with several similarly long and narrow plots. Potter Street also retains elements of this pattern of long narrow plots with buildings along the frontage.

3.7 Potter Street, formerly called 'Pottergate' (named after the wares sold by local potters), links the castle site/Bridge Street with the Priory and township of Radford. Potter Street was laid out, according to Harrison's *Survey of Worksop* (1636), following the construction of the Castle and Priory in the 12th century, although Potter Street is not directly aligned with the castle entrance (Castle Street). It is, however, aligned with a market shown on Kelk's 1775 map (see map 11) situated at the junction of Bridge Street and Potter Street¹⁶, maybe suggesting that there were either two separate market crosses or the present cross has been moved. However, 18th century paintings do show the cross adjacent the Gatehouse. In addition, it should be noted that the present cross was probably erected originally as a boundary marker rather than to be the focus of a market. Whether a cross was located at Bridge Street has not been proven archaeologically, although any structure may not have been as substantial as the cross adjacent the Gatehouse. It is, therefore, likely that the market to which the charter was



Figure 3.3: Buildings fronting Potter Street (north side) with long and narrow plots behind.

¹⁶ It is likely that the present market cross began life as a boundary marker.

granted in the 13th century was located at Bridge Street, with the Gatehouse site possible holding fairs and unofficial markets¹⁷.

- 3.8 The northern end of Bridge Street was primarily undeveloped until the mid-late 19th century, partly due to its low-lying nature and proximity to the River Ryton. Wealth brought (especially) by local coal exploitation and malting/brewing, together with the arrival of the Railways, led to growth linking the main settlement at Worksop with the area around the canal. Most historic buildings in this area date to the mid-late 19th century at the earliest, with few exceptions.
- 3.9 A further medieval route through the town is Newgate Street, which appears to have been laid out in the 14th century¹⁸. Originally referred to as 'Newgate', this street provided a second link with Radford to the east and runs parallel to Potter Street. Much of the historic development along Newgate Street was cleared in the 20th century.

WS1 Summary of special interest:

- The established layout of Bridge Street/Park Street, Potter Street and wider area is characterised by plots containing buildings facing onto the highway and sited close to the highway boundary. **Any new development, including infill or replacement, should seek to respect this character.**
- The layout of narrow plots along Bridge Street/Park Street and Potter Street contribute positively to the historic plan form of the character area. **Proposals for the subdivision, reorientation or amalgamation of plots should not be supported.**
- Buildings within the character area are at relatively high densities with a maximum of four storeys in height. **New development should seek to respect this character.**
- Numerous rows of former cottages, industrial and commercial buildings and outbuildings exist to the rear of buildings on the frontage of Bridge Street/Park Street and Potter Street. **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.**

¹⁷ Please refer to Gill Stroud's *Extensive Urban Survey*, 2002, for a more detailed discussion on the history of markets and crosses.

¹⁸ According to Stroud, 2002.

Worksop Castle – Scheduled Ancient Monument

- 3.10 Castle Hill is a Scheduled Ancient Monument and comprises earthworks associated with a post-Conquest castle dating to the late 11th/early 12th century, possibly on the site of an earlier fortification (a copy of the Scheduling Report is included as Appendix C). The castle appears to be of a motte and bailey design. At the northern end of the site is the motte (a defensive mound, often utilising existing geology, with a shell keep enclosing buildings on top). Surrounding the motte was a large ditch and to the south was the bailey (an enclosed courtyard, containing ancillary buildings). Around the west and north of the site flowed a tributary to the River Ryton¹⁹. A mill was present on this watercourse during the 18th century (possibly on the site of earlier mill structures).
- 3.11 It is likely that the motte and bailey were connected via a bridge or raised platform over the ditch. The bailey is not scheduled as the whole site is covered in development dating to the 18th, 19th and 20th centuries. However, the 1775 Kelk map identified part of the former bailey as “Castle Hill Close” (see map 11) and the southern and western limits of the bailey appear to be bounded by present-day Westgate, with the east bounded by plots at right angles to Bridge Street. Figure 3.4 below shows a typical plan of a motte and bailey castle. Map 12 shows an approximation of the plan of the castle at Worksop.

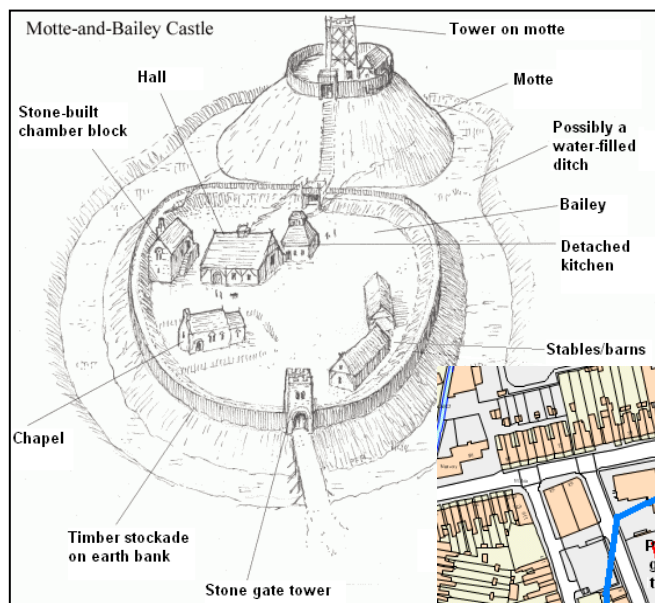
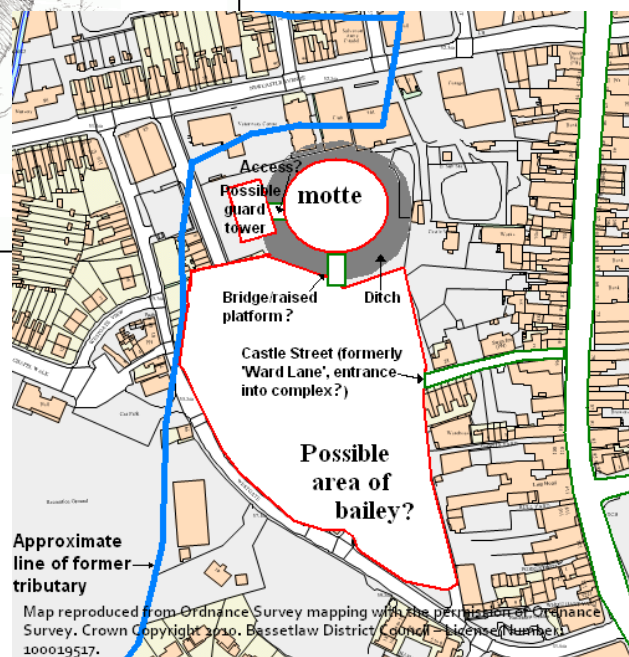


Figure 3.4: Diagram showing typical plan of a motte and bailey castle (adapted from drawing at: www.malpas.org.uk, 2010).

Map 12: Approximate plan of Worksop Castle using evidence from English Heritage's Schedule, historic maps and the Worksop Extensive Urban Survey, 2002.

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¹⁹ The course of the tributary was moved westwards in the mid-19th century.

- 3.12 In terms of the scheduled area, this includes the main castle mound/motte, associated ditch features and possible guard tower. The majority of the monument is grassed and maintained as a small park. A footpath runs between Norfolk Street to the north west and Castle Hill car park to the south, the majority of which is actually set within the ditch around the motte. Trees exist on the east side of the monument growing within the ditch. These trees screen the site from buildings to the east and vice versa.



Figure 3.5: View of Scheduled Monument from Norfolk Street to west. The motte (centre) and possible guard tower (left) are clearly visible with trees to the east (in distance).

- 3.13 To the east of the motte and bailey complex, Castle Street connects the site with Bridge Street. Castle Street was known as Ward Lane until the 19th century and is still referred to as such by local residents. Ward Lane is probably a direct reference to a former ward house (a guard house) located on this route between Bridge Street and the castle. From Bridge Street, Castle Street rises sharply to the west up to a point west of Castle Hill Car Park. Other access points into the bailey may also have existed. Lead Hill and Hill Street may be examples of this.



Figure 3.6: View along Castle Street towards Bridge Street, looking eastwards.



Figure 3.7: View along Castle Street from Bridge Street, looking westwards.

- 3.14 The bailey structure is less evident since the majority contains development from the 18th, 19th and 20th centuries. Earlier occupation of the bailey, and particularly on Tenter Green/Lead Hill, is discussed in several historical texts including in Harrison's Survey of Worksop, 1636. However, it is possible to envisage the confines of the site, given that Westgate sits several metres lower than the land it encloses to the north/east, rising to two distinct plateaus, the largest being Lead Hill Car Park and the smaller Castle Hill Car Park. A cross section of the bailey's form can be seen along Norfolk Street, built in the late 18th century to house mill workers.



Figure 3.8: View along Hill Street looking downhill towards Westgate (edge of bailey).



Figure 3.9: View along Norfolk Street from south, looking north uphill into area of former bailey.

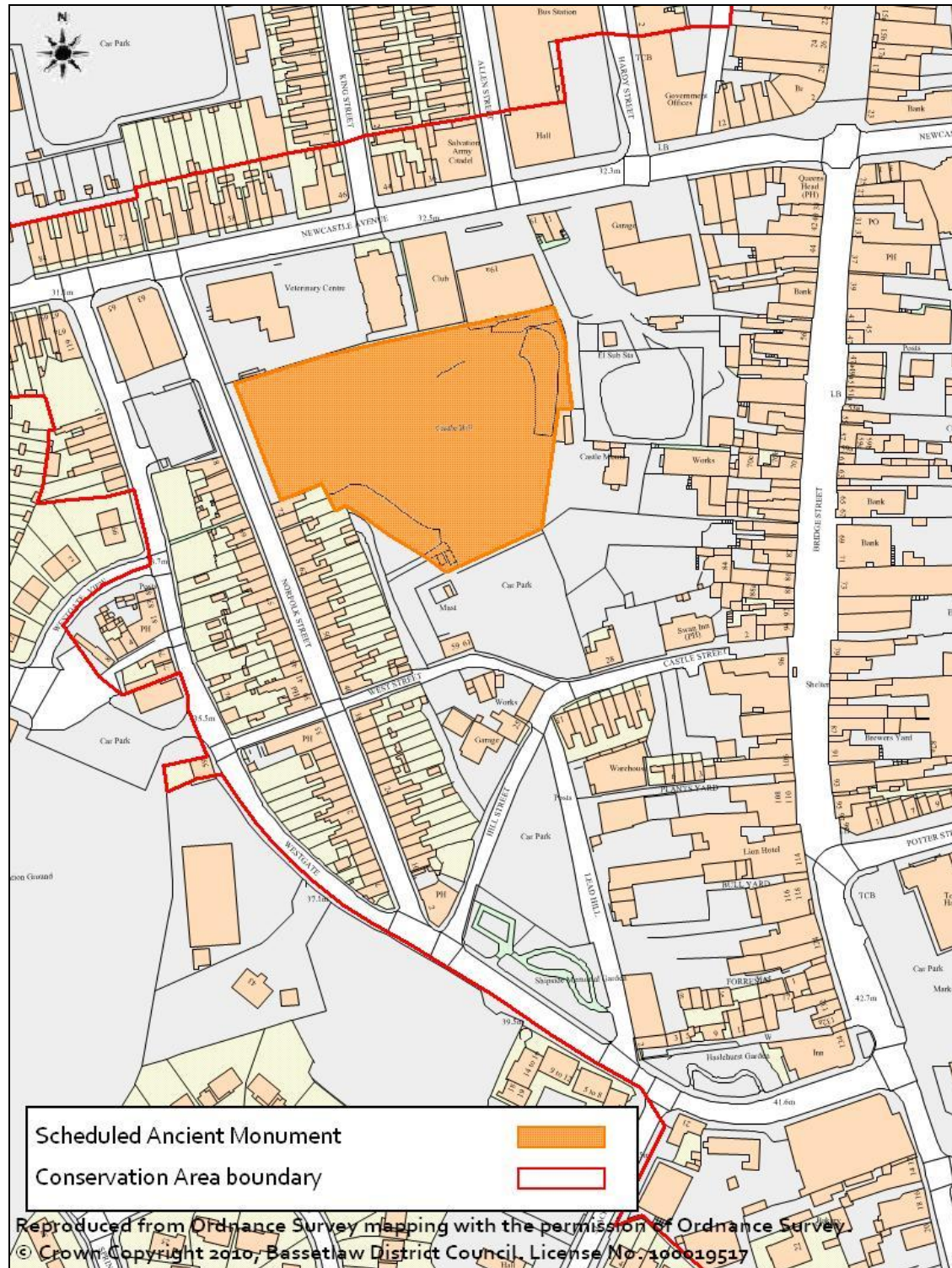
3.15 It is apparent that the castle as an administrative centre went out of use less than 400 years after its construction. John Leland in 1539 referred to Worksop Castle as “dene downe” and its site “scant knowen”²⁰.

WS2 Summary of special interest:

- Worksop Castle is a Scheduled Ancient Monument. As such, **Scheduled Monument Consent** will be required for works to any part of the Scheduled Ancient Monument not specifically excluded from the Schedule. For further information, please contact the Council’s Conservation Team or English Heritage.
- Worksop Castle is one of the oldest surviving structures within the Conservation Area and is central to our understanding of post-Conquest society and settlement in the town. **Proposals that would detrimentally affect the fabric, integrity, construction or setting of the Scheduled Monument will not be supported.**
- Our understanding of the castle and its bailey is limited in terms of its scale, construction, function(s), layout and precise boundary. **Where appropriate, further archaeological research will be required to support any proposed development within the area of the bailey shown on map 12.**

²⁰ Source: www.worksopheritagetrail.org.uk, 2010.

Map 13 – Worksop Castle – Scheduled Ancient Monument



Architecture: buildings and materials

3.16 The Castle & Market character area contains 44 listed buildings primarily along the main thoroughfares of Bridge Street/Park Street and Potter Street. These are all considered to contribute positively to the special character and appearance of the Conservation Area. In addition to these, many other buildings can be regarded as heritage assets. These are listed in full in Appendix B and are set out on map 15 (page 45). Buildings not highlighted are considered to be neutral in their character, appearance or significance.

3.17 Notwithstanding the castle remains, the oldest surviving building within the character area is The Old Ship Inn on the corner of Bridge Street and Westgate. Possibly dating to the 16th century and Grade II* listed, the building was originally the Angel Inn, becoming a private house for John Eddison before 1760 (according to the Duke of Norfolk's papers at Sheffield Archives). The building contains several phases including original timber framing/roof and a projecting oriel window on the east elevation (Bridge Street frontage). A second oriel window on the south east corner appears to have been erected in the 1930s after the building to the south was demolished (see historic photos right/below) and the Ship Inn was restored and extended to the rear. Other than the oriel windows, the south elevation along Westgate is particularly striking with its rubble base and timber-frame/rendered panels above (although these probably date to the 1930s). The majority of the east elevation is also rendered. Concrete tiles cover most of the roof structure. Smaller features include the 17th century seven-panel door and the carved timber brackets (either side of the door) supporting the oriel window.



Figure 3.10: East elevation of Ship Inn from 2008 and 1897 (source: Bassetlaw Museum, 2010).

3.18 Internal features include a 17th century carved timber overmantel, a further 17th century seven-panel door, an 18th century timber plank door and timber spiral staircase also 17th/18th century.



Figure 3.11: Top row: East elevation of Ship Inn from c.1930, 1970 and 2010; Bottom row: Ship Inn from south east in 1848 (left) and present day (centre); Bottom Right: Ship Inn from south west. Image sources: www.picturethepast.org.uk, (2010) and Victorian Worksop, (Jackson, M. 1992).

3.19 The most prominent building within the character area is the grade II listed Town Hall. Constructed in 1851 and originally the Corn Exchange, this replaced an ancient Moot Hall and houses on the Market Place. The building was designed in the Venetian style by Charles Gilbert (of Nottingham). In 1882, the Local Board of Health purchased the Corn Exchange and in 1894 when the Health Board became Worksop Urban District Council, the building was renamed Worksop Town Hall.



3.20 The Town Hall is built primarily of red brick and local Magnesian Limestone and has a hipped slate roof with parapet. The north elevation (facing Potter Street) was the main entrance to Town Hall until the construction of Queens Buildings in the 1980s, when the entrance steps were replaced with a stone wall and balcony above. The building frontage is symmetrical with five bays on both the ground and first floor. A central clock face, two narrow windows and a pediment sit above the first floor windows. Above the pediment (mounted on the roof) is a small square bell turret. Coats of arms are present on the north and west elevations (the Royal Arms and the Bassetlaw Arms respectively).



Figure 3.12: South elevation (original frontage) of Town Hall from 1970 and present day (source: Bassetlaw Museum, 2010).

3.21 The west elevation has a single projecting bay on the left (attached to the Potter Street frontage). The remainder of the original building is symmetrical with five ground and first floor bays, both in the Venetian style although the first floor has sashes with windows on the ground floor being tripartite and non-opening. The central openings were originally doorways, with the first floor having a balcony. Several of these windows have been altered in the 20th century. Other modern alterations include the replacement of a 19th century monopitch extension with one in a similar scale and design, although using modern (1970s) materials. A door header from the 19th century extension has been re-used in the 1970s extension (south elevation).



Figure 3.13: Worksop Town Hall – from west (top left), from south west in 1950 (top right), from south west today (bottom left), from south in 1970 (bottom centre) and from south in present day (bottom right). Source: www.worksopheritagetrail.org.uk, 2010.

3.22 Attached to the Town Hall are two former houses dating to the 18th century, also grade II listed and both constructed of red brick in the classical style prevalent in that period. To the east is a building with three storeys and five bays with segmented and splayed brick window headers and large ashlar keystones. Chimney stacks exist at both gable ends, although the roof is finished with 20th century concrete tiles. Between this and the Town Hall is a later 18th century house, with two bays and 20th century vehicular archway on the ground floor, which replaced a 19th century shop front.



Figure 3.14: Left: Mid-19th century former house. Right: Late 18th century former house with 20th century vehicular archway.

3.23 Elsewhere within this part of the Conservation Area, numerous examples of 18th and 19th century classical-inspired architecture forms the dominant character of much of Bridge Street, Park Street and Potter Street. Along Bridge Street, with buildings very evidently set within the bounds of medieval burgage plots as they have relatively narrow frontages and utilising much of the space to the rear, either as part of the main building or as rows of cottages or tenements where the town's poorer residents would live (see paragraphs 3.27-3.28).



Figure 3.15: 18th and 19th century classical-style buildings on Bridge Street opposite the Market Place.

3.24 Perhaps the most prominent of the Georgian buildings on Bridge Street is 130-132a Bridge Street, currently occupied on the ground floor by retail uses. This is a grade II listed five bay, three storey building of red brick and pantile roof, with '6 over 6' sash windows surrounded by segmented splayed window headers, large ashlar keystones and squared ashlar cills. The frontage is not symmetrical as it contains a coach opening (that appears to be contemporary with the building's construction) on the southern-most (left) bay, which also has a large ashlar keystone. The rest of the building contains three ground floor Victorian-style shop fronts, two of which are of the same design incorporating cornices, pilasters, stallrisers and a door



Figure 3.16: 130-132a Bridge Street, as viewed from Market Place.

of the same design incorporating cornices, pilasters, stallrisers and a door

on the right hand side. This building is one of three 18th century houses in a row, all of which carry a continuous window positioning, roof pitch/level and first and second floor single brick banding.

- 3.25 Given this similarity in scale, height and design, all three of these buildings appear to have been constructed at a similar time. Evidence from both 126/128 and 124 Bridge Street (both grade II listed) suggests this is the case. Both these buildings have a decorative rainwater head inscribed with “FA 1761” and “JE 1760” respectively. Similar to 130-132a Bridge Street, No.124 is not symmetrical having one of its three bays set back and a coach access underneath. Nevertheless, it does contain segmented brick window headers and ashlar keystones. No.126-128 however has taller first floor windows that appear to have been enlarged in the 19th century. This building also retains two small dormer windows on the frontage. Similar window detailing exists throughout the character area including at 79 Bridge Street.



Figure 3.17: Georgian buildings on Bridge Street, opposite Market Place.

- 3.26 Further south, 106, 108 & 110 Bridge Street (grade II listed) contains eight bays with three storeys plus attic space. The steep pitch of the slate roof and the off-centre chimney stack suggests the building is perhaps 17th century in date, although a rainwater hopper contains the inscription “M G & B 1747”. A coped parapet runs along the frontage, with modillioned eaves surviving above the three left hand bays (comparison with old photographs shows this parapet was originally more detailed). All windows have moulded stone surrounds, although glazing is in a variety of styles reflecting parts of the building in different ownership. A shallow dormer window exists above the third bay, the only such feature on the building’s frontage.



Figure 3.18: Frontage of 106, 108 & 110 Bridge Street from c.1890 and present day (source: Bassetlaw Museum, 2010).

- 3.27 On the ground floor (within the sixth bay) is a squared archway with a segmented lintel and large two-part keystone using ashlar facing, which also

continues around the sides of the archway. This opening leads to an alleyway, known as Plants Yard, one of the best preserved yards in the town centre. Immediately behind the archway (attached to 106 Bridge Street) is a row of tenements, although the window and door openings are filled in. A row of four 19th century cottages stretch further westwards, probably following the bounds of a former burgage plot adjacent to the castle.

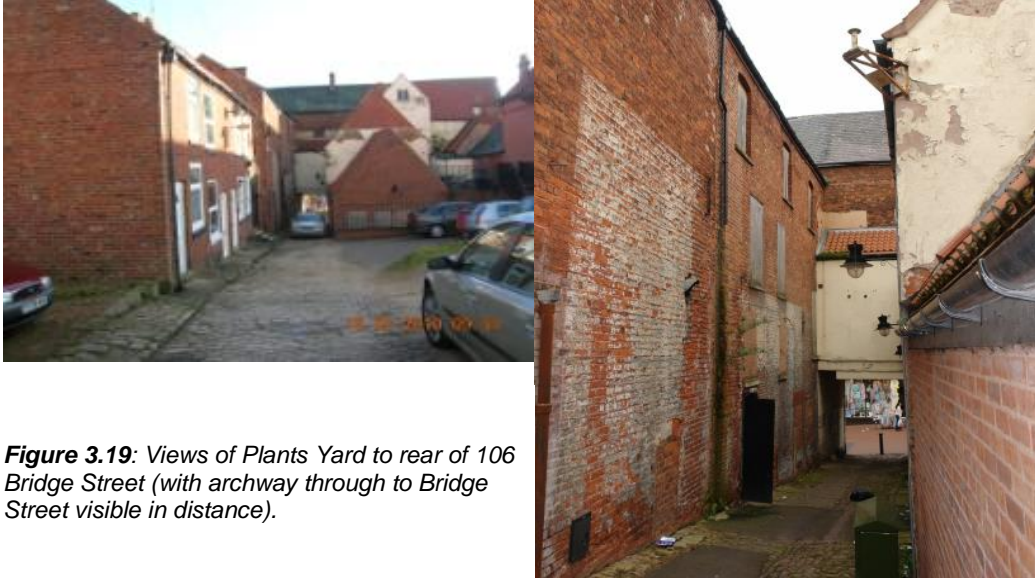


Figure 3.19: Views of Plants Yard to rear of 106 Bridge Street (with archway through to Bridge Street visible in distance).

3.28 Other yards/alleys include the rear of 14, 16 & 18 Park Street, White Hart Yard, Forrests Yard, Bull Yard and Brewers Yard together with Skittle Alley, all of which share similarities in terms of rows of cottages to the rear accessed from the road via narrow alleyways or coach openings. The north elevation of 79 Bridge Street (grade II listed) also shows the scars of previous occupation stretching to the rear of the building.



Figure 3.20: Top left: Rear of 14 Park Street. Top right: White Hart Yard. Bottom left: Building within Forrests Yard. Bottom right: North elevation of 79 Bridge Street.

3.29 Facing the junction with Potter Street, No.112 Bridge Street (The Lion Hotel) also dates to the 18th century with 19th century ground floor alterations and is

grade II listed. Built of irregular ashlar blocks with stone window surrounds, the building has a hipped slate roof with off-centre brick chimney stack. Five stone columns separate the four bays at ground floor level, with the right hand side bay forming a coach entrance. Above the fascia sign, 19th century iron cresting survives across the frontage, this being a feature missing from other 19th century shop fronts in the town (most were removed during World War Two).



Figure 3.21: Frontage of The Lion Hotel, 112 Bridge Street.

3.30 Other buildings dating to the 18th century conform to similar designs and styles discussed earlier this section. A further example from this period is 60-66 Bridge Street (also grade II listed), a former house with 20th century ground floor extensions to the front. Behind this later frontage, a five bay 18th century symmetrical frontage of rendered brick, pantile roof and moulded stone architraves exists, with three dormer windows in the roofspace. The first floor windows were filled in and painted black in the 20th century. A section of the original central door moulded pediment can still be seen below the central first floor window. A two storey extension was attached to the side of the building in the 19th century. This contains similar moulded architraves and is rendered, although it has a slate roof and the roof height is lower than the original building. A keystone on the rear of the building is inscribed with the date “1769”.



Figure 3.22: Views of frontage to 60-66 Bridge Street

3.31 Park House on Park Street was constructed for the Foljambe family (of Osberton Hall) in the 1760s. The original part of the building (the central L-plan section) is three storey and is built of red brick with moulded stone window surrounds, brick banding at first and second floor level and contains a canted bay window on the frontage. The 1847/8 extension to the north is rectangular and its main frontage faces northwards, with a blank gable facing Park Street (eastwards). This part of the building has brick window headers with small ashlar keystone. The southern part of the building dates to the late 19th century and is constructed of white colour-washed brick with squared stone lintels

above windows and doors. The current front door is within this portion and has five panels with sidelights and boot scrapers either side²¹ (the main door into the original building was to the rear). The whole building is roofed primarily in natural slate.



Figure 3.23: Park House, Park Street, from south east (top left), from north east (top right) and from south west (bottom). The three distinct phases of construction can be seen together along the frontage.

3.32 Park House features various styles seen elsewhere in the character area and wider Conservation Area. Three styles of window surround can be identified, together with five types of window form. Immediately to the south of Park House, 40 Park Street borrows from several of these earlier styles (including the projecting bay window) and appears similar in scale and design to Park House. 40 Park Street appears to date to the early-mid 19th century.



Figure 3.24: Frontage of 40 Park Street.

3.33 Early 19th century buildings are also common in the character area, especially on Park Street to the south. Most share similarities with the 18th century buildings in terms of their scale, materials or detailing. One of the largest of these is 21-27 Park Street, a row of four, three storey town houses of red brick with slate roof, squared stone window cills and segmented tapered ashlar

²¹ A feature common to buildings from the 18th and 19th century in the Castle & Market character area.

headers with the large keystone design seen elsewhere in the character area. A feature of particular note is the doorway on each of the four properties, all with a moulded timber surround, rounded pediments and decorative overlights.



Figure 3.25: Left: Frontage of 21-27 Park Street. Right: Front door to 21 Park Street.

3.34 Similar buildings exist throughout this part of the Conservation Area, including at Park Place to the south east and at 49-59 (formerly Bath Terrace²²) Potter Street to the north east. All are alike in both age and scale, although Park Place is comprised of two building phases (late 18th and early 19th century) with a mix of two and three storeys, with 49-59 Potter Street having less decoration around the doorways (please note also the unsympathetic window designs/materials).



Figure 3.26: Above: Frontages of 1-7 Park Place (late 18th century left, 19th century right); Left: 49-59 (Bath Terrace) Potter Street (early 19th century)

3.35 Along Potter Street, several 18th and early 19th century buildings share features such as moulded stone architraves around windows, segmented window and door arches with large keystones and more generally, are similar in scale and materials. All buildings within the older part of Potter Street date to the 18th and early 19th century, are of either two or three storeys and are constructed of either red brick or ashlar stone with pantiles or natural slate on the roof. Chimneys are mostly brick built and contain brick or stone detailing.

²² Named after the 19th century bath house previously located to the rear of the dwellings.



Figure 3.27: View of buildings on north side of Potter Street, looking from south west.

- 3.36 All the buildings within the range shown above are of considerable architectural and historic interest. However, the original part of 33-35 Potter Street (a former house, now the Masonic Hall and a solicitors) that dates to the early 18th century is especially striking with its combination of ashlar exterior with natural slate roof and symmetrical frontage containing seven bays. The central bay on the ground floor has a Doric portico with pediment over a recessed panel (possibly the original doorway), with a doorway on both left and right sides. Moulded eaves and stone architraves add to the appearance of the frontage, together with the three dormer windows with a mix of pediment styles. The rear (of the original building) also has a symmetrical appearance with two storey projecting canted bays at both ends.



Figure 3.28: Frontage of 33-35 Potter Street.



Figure 3.29: Rear of 33-35 Potter Street.

- 3.37 As well as 18th and early 19th century classically-inspired buildings, later 19th and early 20th century buildings are also common within the character area, particularly along the main thoroughfares of Bridge Street, Park Street and Potter Street and of various styles and types. Along Bridge Street, between the 18th century former houses, are a number of commercial/retail buildings.
- 3.38 At the junction of Bridge Street and Potter Street a row of four buildings, all mid-19th/early 20th century in date, bridge the gap between earlier structures either side. All encompass elements of classical architecture seen elsewhere although they have purpose-built commercial space on the ground floor, itself uncommon in previous centuries. These buildings also feature less formal and more artistic frontages and features such as transom windows and window tracery.

- 3.39 The earliest of the group of four is 120-122 Bridge Street, which is early 19th century and classical in design. However, the glazing element provides a considerably greater proportion of the frontage compared with earlier buildings. The '1 over 1' sash windows were a change in direction during that period as glass became cheaper and easier to produce. 114 Bridge Street (designed by A.H. Richardson in 1905) again uses classical features, although has decorative transom windows set above side opening casements, again a move away from 18th and early 19th century styles.



Figure 3.30: Group of mid-19th/early 20th century buildings on Bridge Street. Left: 120-122 Bridge Street (centre), No.118 (centre right) and No.116 (right). Right: No.120-122 (left), No.118 (centre left), No.116 (centre) and No.114 (centre right).

- 3.40 In the centre of the group is 116 and 118 Bridge Street, both dating to 1900. No.116, (originally built for the Sheffield Bank), has a symmetrical appearance with pediments above the second floor windows. However, tracery is used to create intricately shaped windows on the first floor together with 'egg and dart' detailing on the cornice. A slim bay containing two vertical sidelights and decorative corbel (inscribed '1900') are attached to the otherwise symmetrical frontage.



Figure 3.31: Windows at 116 Bridge Street.

- 3.41 No. 118 is constructed in the domestic revival style and is considerably narrower than its neighbours, with art deco brickwork patterns, decorative rainwater goods and an ornate front-facing gable design (the only one along this part of Bridge Street), a feature of that particular architectural movement. Again the materials used for both buildings are predominantly red brick or Magnesian Limestone, with natural slate or rosemary tile (common in this era) roofs hidden behind decorative parapets.



Figure 3.32: Brick pattern, 118 Bridge Street.

- 3.42 Other early 20th century buildings of prominence in the character area include the French Horn Hotel (grade II listed), constructed in 1906 (to replace the

original French Horn Public House) by local architect Frederick Hopkinson on behalf of the Hooson Brothers (brewery) of Sheffield (who also manufactured bricks and had a general store adjacent to the French Horn (on the site of Copthall House). The French Horn has been empty since 2008.



Figure 3.33: Top left: French Horn in 2007 prior to closure. Top right: Present day. Bottom left: Former Hooson Bros. store to west, 1910 (source: www.picturethepast.org.uk, 2010). Bottom centre: Oval overhead above front entrance. Bottom right: Arched window openings with tracery and stained glass designs.

3.43 The frontage and part of the side (east) is decorated in faience dressings (glazed tiles) with a combination of light and dark green colours used above a narrow brown-coloured band, manufactured by the Burmantofts company of Leeds²³. Intricate decorations on the tiled part of the building include a heavily scrolled pediment above the main doorway and various naturalistic designs in relief. The name of the building is also presented in a narrow lighter green-coloured band that continues around the whole of the tiled part of the building. The rest of the building is characterised by a red brick construction with terracotta horizontal banding, window detailing, finials and a cartouche inscribed “Rebuilt 1906”. An oriel window at first floor level projects over the south east corner of the building.

3.44 The French Horn is one of four public houses in Worksop with a faience frontage²⁴, all constructed in the early 20th century. Elsewhere within the Castle & Market character area, the Swan Inn on Castle Street (also a replacement of an earlier public house) dates to 1926, built for Henry Tomlinson’s Anchor brewery of Sheffield. The building has a faience ground floor frontage (although less intricate than the French Horn) in an art deco-inspired angular design, with mock Tudor-style timber work/rendered panels above²⁵. Similar to the French Horn, the faience element contains a narrow band at fascia level with the name

²³ Probably the best known late 19th/early 20th century producers of tiles and architectural ceramics in the country. Numerous listed buildings exist throughout the country that contain Bermantofts ceramics, especially in the larger cities. Newcastle Central Railway Station and the Great Hall at the University of Leeds are fine examples.

²⁴ The four buildings are The French Horn (Potter Street), The Swan Inn (Castle Street), The Fisherman’s Arms (Church Walk) and The Vine Inn (Carlton Road).

²⁵ Nearly identical in appearance to the Ship Inn, Shalesmoor, Sheffield, also a Tomlinson inn.

of the building, the brewery and its goods (“Fine Ales, Beers, Stouts”, etc) on display. The remainder of the building is of red brick with a natural slate roof and brick chimney stacks of differing heights.



Figure 3.34: Views of faience and mock Tudor-style frontage facing Castle Street.

3.45 To the north of the historic core, one of the largest developments in the late Victorian period was constructed between 1903-1911 (in three stages) on the corner of Newcastle Avenue and Bridge Street on the site of the cattle market²⁶, known as The Arcade. This is a large 2, 3 and 4 storey, U-shaped building, with ground floor retail units and residential above.



Figure 3.35: The Arcade site in 1900 (top left); 1903, south elevation (top right); 1930, south east corner (centre left), 1932 during a flood, north east corner (centre right); modern day, south east corner (bottom left) and north east corner (bottom right). Sources: www.picturethepast.org.uk and Bassetlaw Museum, 2010.

3.46 The Arcade was built by local builder T.J. Pepper and was a copy of a design of buildings on Alexandra Road in Cleethorpes, by Grimsby-based architect

²⁶ Historically cattle were sold alongside food and other goods at the original medieval market site south of the Bridge Street/Potter Street junction (shown on the Kelk’s 1775 map, page 21). The cattle market was created in 1878 after the food and goods part of the market was relocated to the current Market Place adjacent to the Town Hall.

Ernest E. Bentley, utilising a mix of classical, gothic and arts & crafts styles. The south east corner of the building (built for and still occupied by Barclays Bank) is predominantly classical in appearance being decorated with ashlar blocks, columns and a balustrade parapet. The remainder of the building is of red brick with stone detailing, with two terracotta inserts on the east elevation with the dates “1903” and “1911” inscribed, and a similar limestone insert on the south elevation showing the date “1912”.



Figure 3.36: Left and centre: Terracotta inserts with the dates “AD 1903” and “AD 1911”. Right: Stone detailing on second and third floor, facing Bridge Street.

3.47 The most prominent features on the rest of the building are the projecting canted bay windows at first floor level (see figure 3.35) and the parapets with decorative mouldings and finials, both elements placed on all three of the main frontages (facing Newcastle Avenue, Bridge Street and Central Avenue). Several bay windows and parapets have been removed or adapted in the last few decades and few of the original shopfronts survive. In addition, several parts of the building have been re-fronted, the most notable of which was by the Burton clothing company, adding a neo-classical frontage (typical of Burton stores) in the late 1930s. Behind all the frontages, the original roof remains intact across the length of the building.

3.48 As is evident throughout this appraisal, in the Victorian period Worksop expanded to the west, north and east, with very little development to the south (due to the proximity of Worksop Manor’s park). The exception to this was a small suburb that grew around the western entrance to Worksop Manor (now Robinson Drive). The first building constructed in this area was St Mary’s Roman Catholic Church, a grade II listed building of ashlar²⁷ and slate built in the gothic-revival style by M.E. Hadfield, 1838-1840, for the Duke of Norfolk, a practising Catholic.



Figure 3.37: West elevation of St. Mary’s Roman Catholic Church, facing Park Street.

3.49 The church has a highly decorative frontage (west end) with many features that contribute to the special interest of the building and wider Conservation Area. Between the buttresses, a timber door with intricate iron work is surrounded by an arched doorway, all set within squared moulding featuring gargoyles and crests of the Duke of Norfolk. Above, gothic-style traceried windows and a recessed statue (of the Virgin Mary and child) break up the flat ashlar face. At the top of the gable, a bell cote with bronze cross provides a feature visible for a significant distance to the south, west and east.

²⁷ Local historians suggest some of this stone was re-used from a demolished building at the Shireoaks estate.



Figure 3.38: West elevation features including door (left), windows (centre) and bell cote (right).

3.50 The length of the church contains five symmetrical bays of mullioned arched windows with plain parapet. Dividing each bay are buttresses, found on all sides of the building. On the east side, the chancel is apsidal in shape and contains the same style of mullioned transomed windows as elsewhere. Stained glass exists in the north, east and south facing windows. The roof has pitched construction surrounded by a parapet and featuring a small cross above the east gable. Attached to the church is a presbytery, also of limestone. Around the perimeter of the site, a stone wall (approximately 2-2.5 metres high) forms much of the boundary, within which the ground level is significantly higher. Stone walls continue southwards on this side of the highway, along the remainder of Park Street (around Parkside).



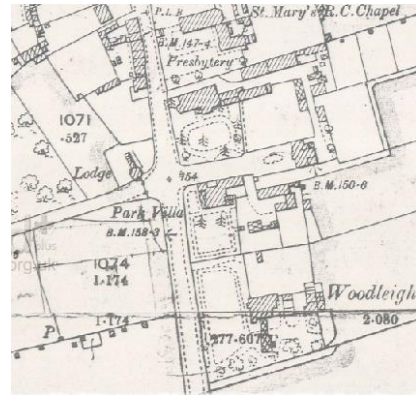
Figure 3.39: Left: South elevation of church with attached presbytery, viewed from south west. Right: Stained glass as viewed from inside building.

3.51 To the east, the former Catholic school (now the Catholic Church Hall) is constructed of coursed rubble in a T-plan, with shallow coping on all three gables, a cross on the west facing gable and roofed in plain rosemary tiles. Architectural features on the school include moulded stone window surrounds/mullions, ashlar quoins and transomed timber casement windows. These features are also found on the presbytery. To the east of the 19th century school, a later (early 20th century) school building of red brick and natural slate is joined to the original school by a mid-20th century brick extension. A two metre high brick wall with ridged clay tile capping exists around much of the school site (including the entrance off Park Street).



Figure 3.40: Catholic church (right) and school (left), as viewed from Park Place to north.

3.52 South of the church and school site, four mid-late 19th century villas²⁸, constructed for the Duke of Newcastle (after his acquisition of the Manor of Worksop), are of red brick with Magnesian Limestone detailing and natural slate roofs. The buildings appear to be consistent with the work of Nottingham architect TC Hine (the Duke's official surveyor from 1854), a prominent architect of the mid-late 19th century both locally in Nottinghamshire and nationally. All buildings occupy generous grounds, other than Newcastle House (originally the Worksop Manor estate office), which is set at the end of a broad driveway opposite the former eastern entrance to the Manor. All the villas share design features including stone-built canted bay windows of varying sizes and brick chimney stacks with stone moulding. Two of the villas, namely Newcastle House and Parkside, share other features such as ashlar quoins, projecting gables and bay windows with parapets containing circular perforations. Newcastle House is primarily symmetrical in design and contains a pediment on the frontage with relief designs (showing elements of the Coat of Arms of the Duke of Newcastle).



Map 14: Extract from c.1897 O.S. showing 19th century villas (source: *Nomad plus*, 2010).



Figure 3.41: Top: Parkside from west (left) and south (right); Bottom: Newcastle House from west, close up (left) and from junction of Park Street/Robinson Drive (right).

3.53 Forming the southern boundary to the driveway leading to Newcastle House is Sherwood House (originally called Park Villa), formerly the Duke of Newcastle's Worksop Manor estate manager's house. More so than the other villas in the vicinity, Sherwood House exhibits strong gothic and arts & crafts features throughout, similar to several buildings in Hardwick (the estate village within Clumber Park, also built on behalf of the Duke of Newcastle). Of special note

²⁸ A lodge to Worksop Manor was previously located on the west side of Park Street on an entrance to the Manor. This was relocated in the mid-20th century to a point approximately 200 metres south west of the A619/A60 junction, also adjacent an access to Worksop Manor.

are the north west turret, roof finials, trefoil window opening, front boundary wall (of red brick with stone capping) and side gate piers with ball finials. Boundary walls in particular (and their respective gate piers) contribute greatly to the character of the streetscene in this part of the Conservation Area.



Figure 3.42: Views of Sherwood House (formerly Park Villa) from north west (top left); from west (top right); from north east, showing gate piers with ball finials (bottom left); and from south west, showing front boundary wall (bottom right).

3.54 Throughout the Castle & Market character area, certain architectural features such as squared architraves, pediments, segmented tapered window headers, large ashlar keystones or coursed rubble/ashlar walls are common to many of the historic buildings, not surprising in a town centre heavily developed in the 18th and early 19th centuries. Historic shopfronts are usually mid-late 19th century in origin, when the ground floors of houses along Bridge Street (especially) were converted for retail use.



Figure 3.43: Left: Segmented window headers with large keystones at Eyres, Park Street; Centre: Squared architraves at 100-104 Bridge Street; Right: Pediment at 44 Bridge Street.

3.55 Other features of note include decorative window headers such as those at 78-80 Bridge Street, parapet styles including the use of balustrading and friezes, mock-timber with rendered panels, brick eaves detailing (such as dentil coursing), cupola chimneys/ventilators (some of which are a remnant of the 18th

and 19th century malting industry) and street name plates of Minton tiles (affixed to each end of every street by the Local Board of Health in 1859²⁹).



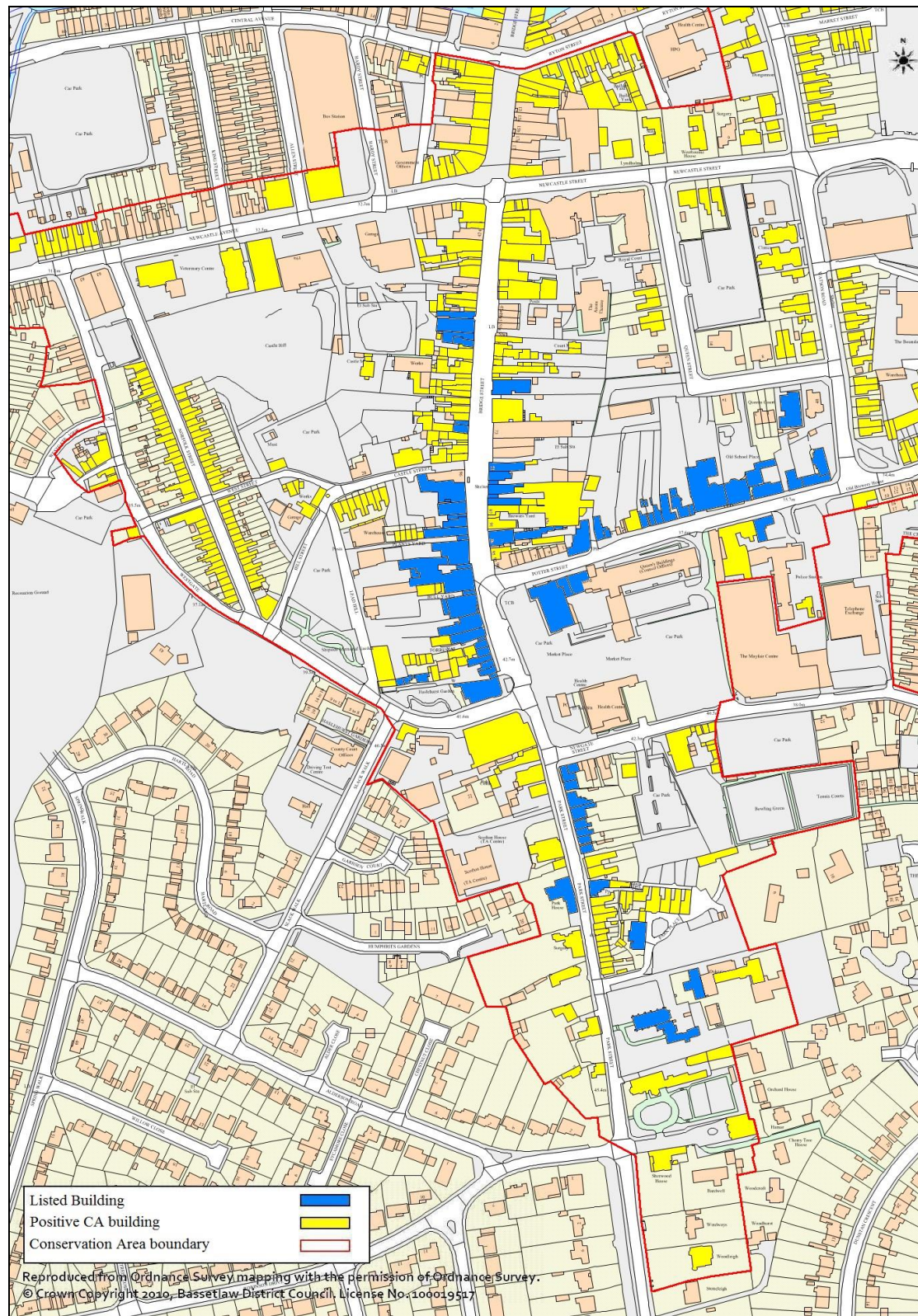
Figure 3.44: Decorated window header at 78-80 Bridge Street; Centre: Cowl ventilators at Worksop Bowling Club, Newgate Street; Right: Minton tile street name plate at Hill Street.

WS3 Summary of special interest:

- Along with its listed buildings, the Castle & Market character 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 15. **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 character area.**
- Buildings are generally two, three or four storeys. Buildings from the 18th and 19th centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by brick and stone chimneys. **New development should complement the form and mass of the historic buildings within the character area.**
- Facing materials for buildings are predominantly red brick or Magnesian Limestone. A painted render finish is also common, particularly on Bridge Street. Roof materials are primarily clay pantiles or natural slate, with rosemary tiles often used on late 19th/early 20th century buildings. **New development should use materials that reflect or complement the traditional materials of the character area, including appropriate timber joinery.**
- Period architectural features such as window headers/cills, door surrounds, chimney pots and shopfronts form an essential part of the special interest of the character 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 material appropriate to the building and its setting.**

²⁹ Source: Worksop & District Archaeological & Local History Society, 2008.

Map 15: Castle & Market – buildings



Disclaimer: The identification of heritage assets (as shown on the above map and as discussed in the appendix) is by no means exhaustive and the 'list' of 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.

Public realm, amenity spaces, landscaping and boundary treatments

- 3.56 Due to the urban nature of the character area, very little open space exists outside of a private residential setting. Most buildings are sited close to the highway and to each other, a reflection of the medieval development of the town.
- 3.57 The largest area of open space is the Scheduled Ancient Monument at Castle Hill. The significance of this site with respect to local history and archaeology is discussed in paragraphs 3.10-3.15 of this appraisal. In terms of the importance of the site as an area of open space, the site is surrounded by urban development on all sides and it would appear (from comparing historic maps) that the site has remained primarily undeveloped since the demolition of the castle approximately 500-600 years ago. The majority of the site is lawned, although mature trees (including several willows) exist within the former boundary ditch of the castle to the north, east and south west. Castle Hill is overlooked from two, three and four storey buildings (notwithstanding differences in land levels) to the west, south and east. Castle Hill is the largest area of public open space within the character area.



Figure 3.45: Mature trees (including two willows) within ditch around castle motte, viewed from west, looking eastwards.

- 3.58 A considerable area of open space also exists around St Mary's Church on Park Street, part of which is the grave yard. Surrounding the whole church yard on the north, west and east are mature lime trees, which are sited close to the limestone boundary wall. The majority of these trees are covered by Tree Preservation Orders (TPOs). To the south east of the church and Presbytery, a small orchard of fruit trees separates the church and school sites.



Figure 3.46: Pollarded lime trees and Magnesian Limestone boundary wall to front of St Mary's Church, Park Street.

- 3.59 To the north of the church, open space contributes to the setting of Park Place, the L-shaped row of town houses (numbers 1-3 of which are grade II listed)

located behind properties on Park Street. A circular driveway encloses a raised island lawn to the south/east of the buildings. South of this, a larger lawned area with mature apple tree contributes to the setting of the surrounding heritage assets.



Figure 3.47: Large lawn to south of Park Place.



Figure 3.48: Small raised lawn to south/east of buildings at Park Place.

- 3.60 Other open space in the character area includes the bowling greens to the south of Newgate Street. These have been in existence for approximately 100 years as can be seen on the c.1912 O.S. map. The two greens are surrounded by a one metre high stone wall with a combination of hedges, fencing and walls on the boundaries.



Map 16: Extract from c.1912 O.S. map, showing bowling greens (source: Nomad plus, 2010).



Figure 3.49: Bowling green, looking eastwards.

- 3.61 The only other significant areas of open space are the two public gardens north of Westgate, namely Haslehurst Garden and Shipside Memorial Garden. Both are bounded by low stone walls and have mature trees of various species on their northern boundaries.
- 3.62 Mature trees are scattered around the character area, most of which are to the rear of buildings along Bridge Street, Park Street and Potter Street, with very few on the road frontage. Most trees within the character area are isolated, although some small groupings also exist, particularly to the east of Bridge Street, to the west of Park Street, to the north of 28 Castle Street and to the north of 37 Potter Street (some of which are protected with a TPO).

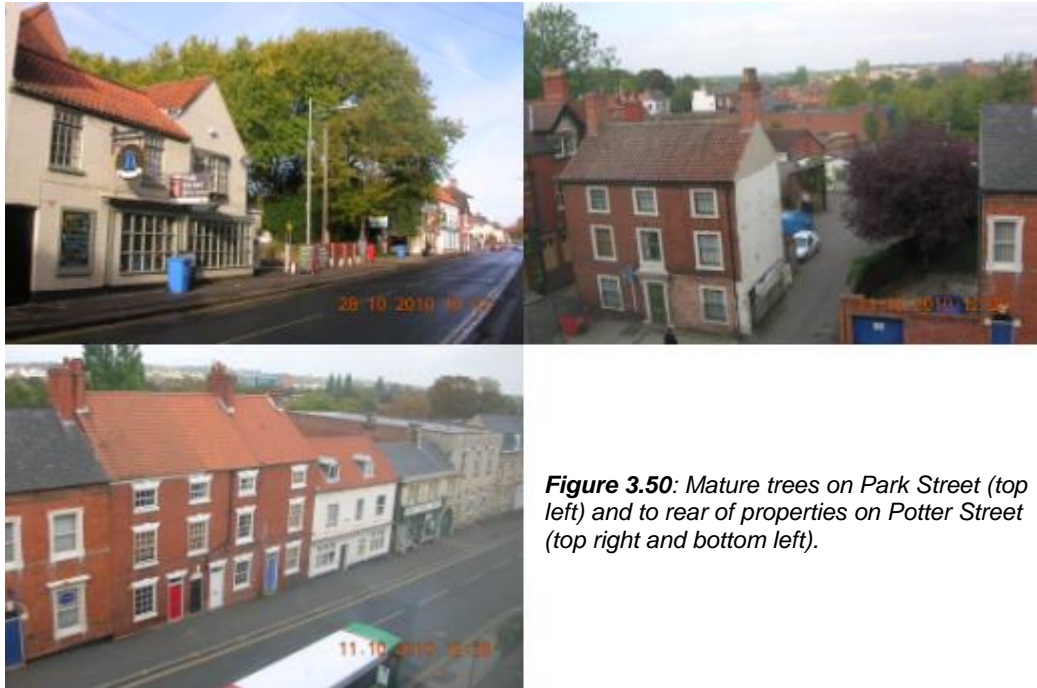


Figure 3.50: Mature trees on Park Street (top left) and to rear of properties on Potter Street (top right and bottom left).

3.63 Within the grounds of the mid-19th century villas (probably built for the Duke of Newcastle) on Park Street/Sparken Hill, mature trees exist, particularly along the road frontage but also within the large gardens. Of particular prominence are the copper beech trees in the grounds of Sherwood House, their canopies covering much of the area of the garden and also neighbouring properties. The villas are also bounded by some of the most significant boundary walls (including gate piers) in the Conservation Area, constructed of both Magnesian Limestone and red bricks, in various styles and bonds.

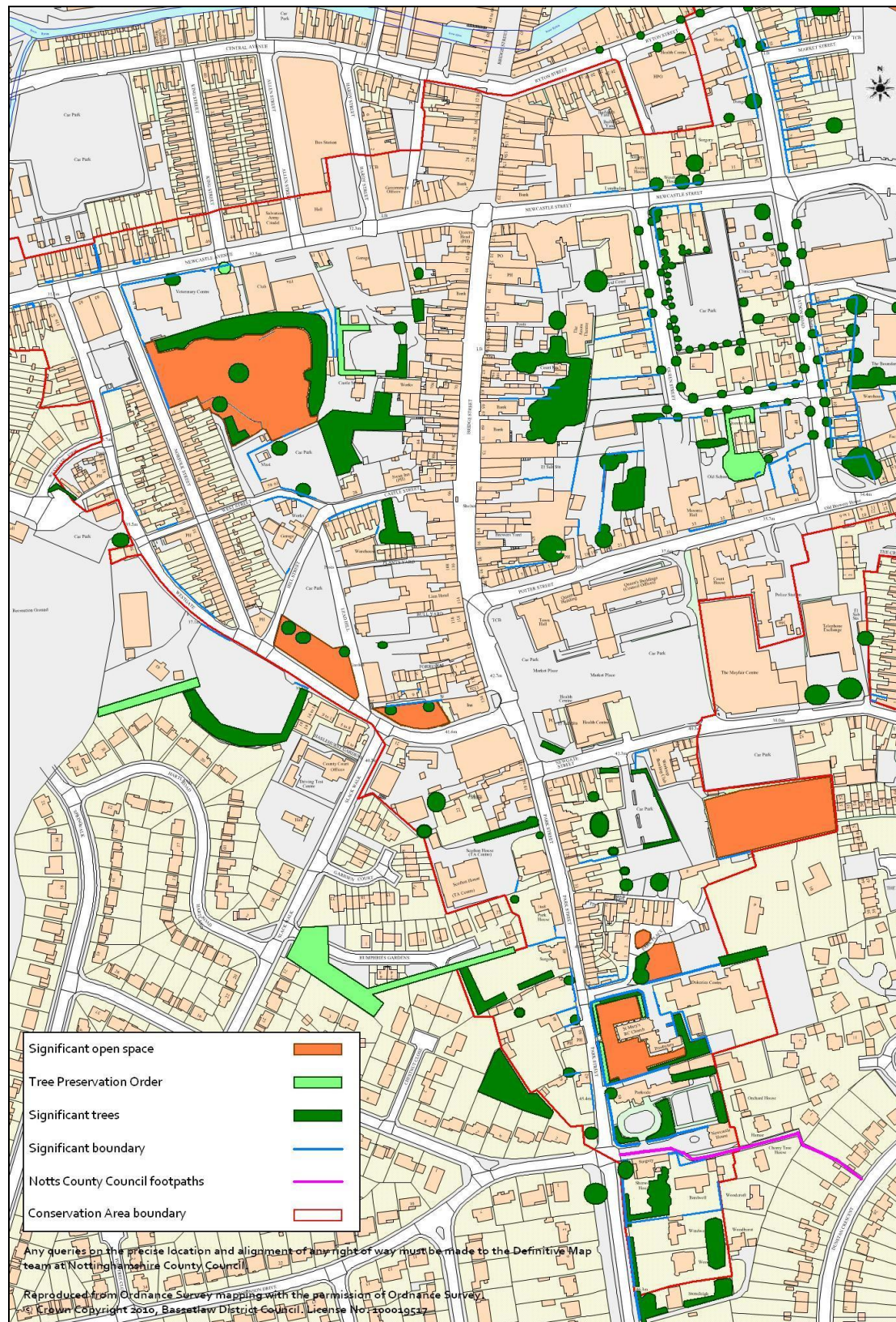


Figure 3.51: Top: Gate piers at Woodleigh (left), Sherwood House (centre) and Windways (right). Bottom: Boundary wall at Parkside (left) and copper beech trees at Sherwood House (right).

WS4 Summary of special interest:

- The character area contains a wide variety of landscape features including boundary treatments, verges, open space and trees (as indicated on map 17). Of particular note are the open spaces of the Canch and Priory/Bracebridge, the stone and red brick walls along Park Street, West Street and Westgate, together with the numerous mature trees off Bridge Street, Park Street and Potter Street and around Castle Hill. **Every effort should be made to retain these features within the character area where they contribute positively to the special interest of the Conservation Area. Loss of features that contribute positively to the special interest of the Conservation Area should not be supported.**
- Boundary walls are generally local Magnesian Limestone, red brick or a combination of the two. A mixture of coping styles exists, with stone or brick/clay copings the most common. **New development should take account of traditional boundary treatments. Proposed boundary treatments that are contrary to the local character should not be supported.**
- The character area contains a significant number of highway interventions (including signage, lighting, crossings, barriers and road markings) which are of an unsympathetic design and often insensitively located. **Efforts to reduce highway clutter and replace unsympathetic highway additions (including signage, lighting, crossings, barriers and road markings), with more traditional/sympathetic interventions will be supported. Future highway development/works which are unsympathetic to the setting of the Conservation Area will not be supported.**
- The character area contains a significant number of highway interventions (including signage, lighting, crossings, barriers and road markings) which are of an unsympathetic design and often insensitively located. **Efforts to reduce highway clutter and replace unsympathetic highway additions (including signage, lighting, crossings, barriers and road markings), with more traditional/sympathetic interventions will be supported. Future highway development/works which are unsympathetic to the setting of the Conservation Area will not be supported.**

Map 17: Castle & Market – 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

- 3.64 A number of significant views exist within, into and out of the character area, focusing on the most important buildings and landscape features (as identified on map 18). One of the most noteworthy of these is had from Potter Street looking westwards towards 18th, 19th and early 20th century buildings along Bridge Street. The differences in the heights of these buildings, together with their varied designs and use of materials, helps form one of the most recognisable views in the town.
- 3.65 Views along Potter Street towards Bridge Street are also flanked to the south by the Town Hall and to the north by the French Horn. Both buildings are amongst the most striking in the Conservation Area although they are vastly different architecturally. The north-facing symmetrical frontage of the Town Hall with its Venetian fenestrations, red brick with ashlar detailing and bell turret provide a continuation of the classical influence seen elsewhere in the character area. In contrast to this is the French Horn, with its faience frontage of light and dark green colour, complex mouldings and terracotta detailing.



Figure 3.52: View westwards along Potter Street towards Bridge Street, with the French Horn (centre right) particularly prominent).



Figure 3.53: View westwards along Potter Street towards Bridge Street and Town Hall (left).

- 3.66 From the junction of Potter Street with Bridge Street, views northwards are drawn to the numerous historic buildings along Bridge Street, including the former Nottingham and Nottinghamshire Bank (No.69-71)³⁰. This building is larger than its immediate neighbours being three storeys in height. It is also decorated with an ashlar-face with impressive balustraded parapet on the frontage. Beyond the buildings on Bridge Street, views are also drawn towards the spire of St John's Church (grade II listed) on Gateford Road, approximately 850 metres to the north.



Figure 3.54: 69-71 Bridge Street with balustrade parapet visible above second floor windows.



Figure 3.55: View northwards along Bridge Street from junction with Potter Street. Spire at St John's Church visible in centre.

³⁰ Designed by Nottingham architects Heazell (Arthur Ernest) & Sons, 1899.

- 3.67 From the same location, views southwards include a row of 18th century former houses and the Ship Inn (discussed on pages 30-31 and 28 respectively). Further south, Eyre's furniture store is sited at the junction of Bridge Street/Park Street with Westgate. The Eyres building is comprised of two distinct parts: a mid-19th century three storey building facing Park Street and a late 19th century building facing both Westgate and Park Street. The later element is also three storeys although significantly taller than the earlier building to which it is attached. The Eyres building is prominently located and the rendered and painted finish contrasts with the red brick used elsewhere in the immediate vicinity (other than the Ship Inn).



Figure 3.56: Views of Eyres building from north east, looking south west, from 1910 (left) and present day (right). Source: www.picturethepast.org.uk, 2010.

- 3.68 The junction of Newcastle Avenue/Newcastle Street with Bridge Street also contains focal buildings, which afford important views radiating along the thoroughfares. Both the Barclays Bank (part of The Arcade) and the former London Joint City and Midland Bank (designed by Gotch & Saunders, 1923), on the north side of the junction, are prominent with their ashlar frontages compared to the red brick used elsewhere in the vicinity, particularly the rest of The Arcade. Views of these buildings are drawn from Newcastle Avenue to the west, from Bridge Street to the south and from Newcastle Street to the east.



Figure 3.57: View of Barclays Bank and The Arcade from south east, looking north west.



Figure 3.58: View of HSBC Bank from south west, looking north east.

- 3.69 At the northern end of The Arcade, at the corner of Bridge Street and Central Avenue, the 1930s classical and modernist architecture of the Burton building is visible along most of the length of Ryton Street to the east. The contrast of the light rendered and painted finish is stark compared with the red brick elsewhere. The emphasis on clean lines and square/rectangular shapes gives

the building a salient quality in the otherwise vernacular Arcade. Mature trees along Ryton Street also help to channel views towards this building.

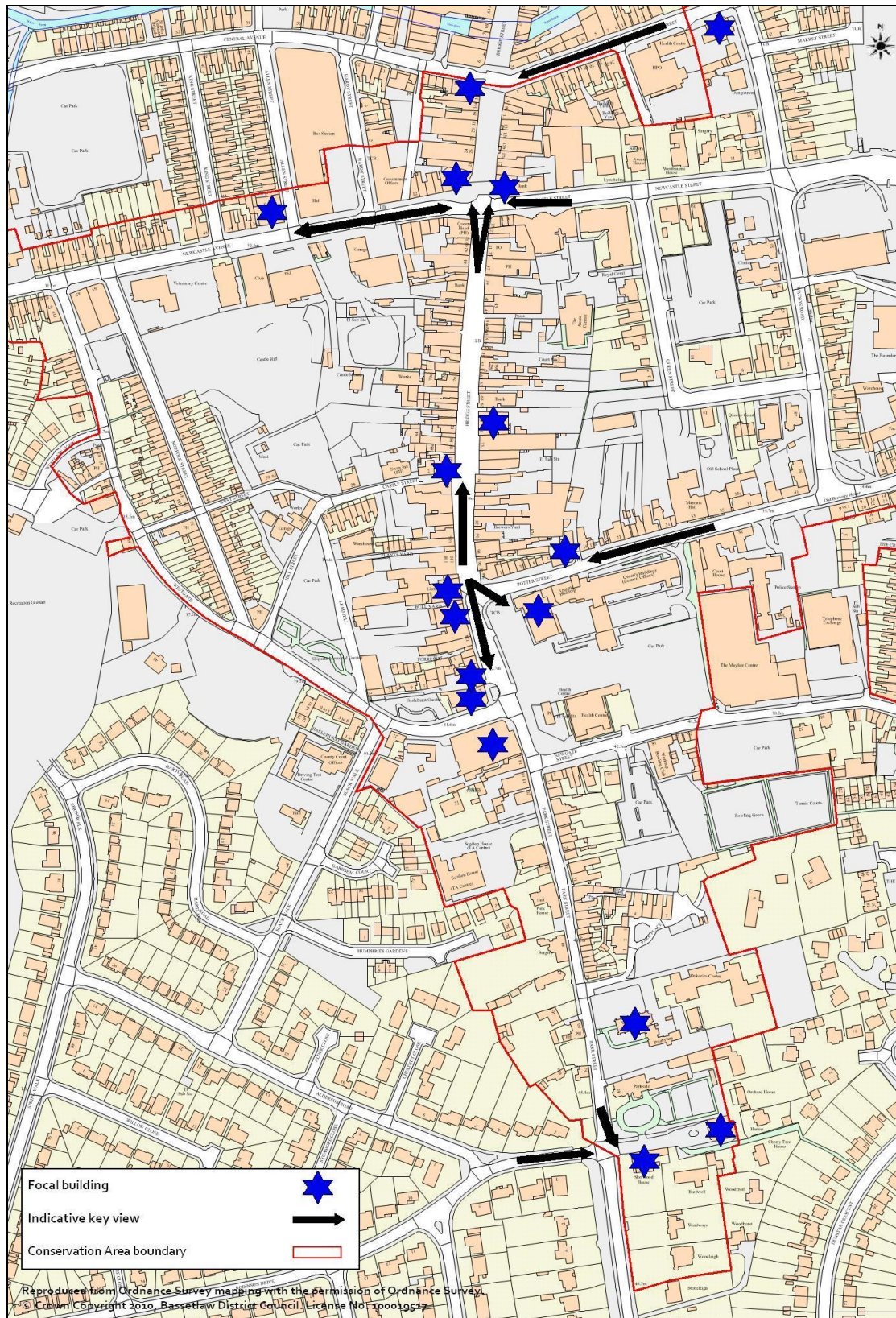


Figure 3.59: View westwards along Ryton Street, towards Burton building (distant centre).
Source: Google Maps, 2010.

WS5 Summary of special interest:

- There are a number of important views within, into and out of the character area. **New development that harms any view or vista that is of acknowledged importance into, out of, or within the Conservation Area should not be supported.**

Map 18: Castle & Market – 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.

Priory & Bracebridge Character Area

3.70 Worksop Priory was established in the early 12th century, funded by William de Lovetot, the second Norman Lord of Worksop. Whether the Priory was located on an earlier religious site is not clear, although there was almost certainly an earlier church nearby given that Worksop was a sizeable settlement mentioned in Domesday. In addition, one of the church's saints (Cuthbert) was Saxon in origin and the Priory church was, unusually, on the south side of the cloister.



Figure 3.60: View of Priory Church from Memorial Avenue to west.

3.71 The majority of the buildings around the Priory site were demolished as part of the dissolution of the monasteries in the 1530s. However, the Priory Church and Priory Gatehouse (both grade I listed) were spared. The character area comprises the Priory site and much of the township (named Radford by the Priory canons) that grew around it, particularly alongside Potter Street/Cheapside³¹. The character area also includes 19th and early 20th century development around Bracebridge and along Potter Street, Watson Road, Memorial Avenue, Newcastle Street and Ryton Street, that effectively joined up the formerly separate townships of Radford and Worksop.

Layout and plan form

3.72 The Priory & Bracebridge character area is primarily constructed around the main east/west route connecting the Priory with the town centre, that being Potter Street/Cheapside. To the west of the Priory Church, Priorswell Road runs northwards from Potter Street and formerly led to the Prior Wells³² and the commons. Prior to the 1890s, Priorswell Road (known as 'Priorwell' Road until the early 20th century) ran through the Priory Gatehouse and along the cobbled pavement between the Gatehouse and the Priory Church. Part of the Cross Keys public house was demolished and the road re-routed to the west of the Gatehouse in the late 19th century.



Figure 3.61: Drawing of Priory Gatehouse from 1810 by R. Nicholson, showing road through archway. Source: www.picturethepast.org.uk.



Figure 3.62: view of Priorswell Road, as diverted to the west of the Gatehouse in the late 19th century.

³¹ "Cheap" is from the Old English 'cap' meaning trade, i.e. referring to trade on this site.

³² Low lying land around the Ryton and tributaries, probably containing several ponds.

3.73 Between the Priory and the town centre, Watson Road bisects the two formerly separate townships and runs northwards towards the River Ryton, the Chesterfield Canal and Bridge Place. Westwards from Watson Road, Newcastle Street runs towards the junction of Bridge Street and Newcastle Avenue. Eastwards, Memorial Avenue connects Watson Road with the Priory Church.



Figure 3.63: View along late 19th Watson Road from south, looking north towards junction with Newcastle Street/Memorial Avenue

3.74 Unlike the centre of Worksop with its numerous surviving Medieval burgage plots, the Priory & Bracebridge character area has very few, as the settlement was small when compared with Worksop to the west, and the most significant activity would also have been within the confines of the Priory complex until the 1530s. Outside of the complex, the majority of development until the 19th century was restricted to the area around Abbey Street/Low Town Street, although most of the medieval land boundaries that existed here were eradicated by 20th century development.

3.75 Most of the character area was agricultural until the mid-19th century, other than a small number of buildings fronting Potter Street. The Priory Mill was an isolated complex of buildings located to the north west of the Priory Church at the eastern end of The Canch³³, a rectangular pond/lake constructed in the early 19th century to supply the Mill. The Priory Mill went out of use in 1876 and the majority of the pond silted up. Those buildings were then used by William Brammer & Sons (chair makers) until most were destroyed by fire in 1912³⁴. The remaining part of the 19th century pond is still referred to as The Canch.

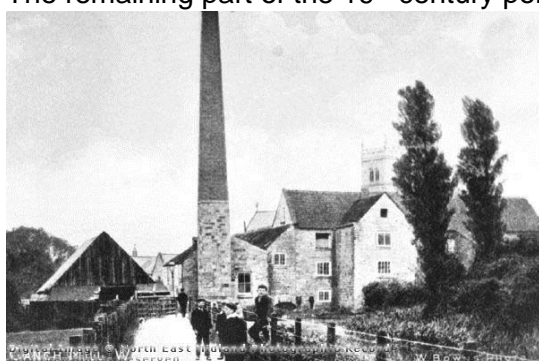


Figure 3.64: View of Priory Mill and Canch from north west, 1904. Source: www.picturethepast.org.uk, 2010.



Figure 3.65: View of site of Priory Mill and Canch from north west, present day.

³³ The word 'canch' is a mining term that refers to the material removed both above and below a mineral (usually coal) seam. Over time this term has also become attached to ground-level trenches.

³⁴ Some sections of wall still survive, forming part of the small council depot building on the site.

3.76 To the east of the Priory site, the former Priory water meadows sit alongside the River Ryton as far as and including the area known as Bracebridge³⁵. This was formerly the site of a medieval house and mill (associated with the Priory), although this building (referred to as 'Jesus House' on Kelk's 1775 map) was demolished in the 19th century. Other than the thoroughfare of Bracebridge (converted into a footpath following the construction of High Hoe Road in the 1970s), very few historic layouts exist in this area, primarily since the area was prone to flooding and therefore left as meadow/grazing. At the eastern end of the character area, the Bracebridge Pumping Station sits within an area surrounded by the Chesterfield Canal and the River Ryton.

WS6 Summary of special interest:

- The established layout of Potter Street and Cheapside is characterised by plots containing buildings facing onto the highway and sited close to the highway boundary. Buildings on Watson Road and Newcastle Street also face the highway although are generally sited behind short front gardens. **Any new development, including infill or replacement, should seek to respect this character.**
- The layout of narrow plots along Potter Street, Cheapside and Watson Road contributes positively to the historic plan form of the character area. **Proposals for the subdivision, reorientation or amalgamation of plots should not be supported.**
- Buildings within the character area are at relatively high densities although the majority are two or three storeys in height. **New development should seek to respect this character.**

³⁵ The name 'Bracebridge' dates back to at least the 12th century, as it is mentioned in a grant (of land) by Richard de Lovetot to Worksop Priory from 1160.

Architecture: buildings and materials

3.77 The Priory & Bracebridge character area contains 11 listed buildings (including Worksop Priory, the Priory Gatehouse and Bracebridge Pumping Station) primarily along Potter Street/Cheapside, Priorswell Road and Memorial Avenue. These are all considered to contribute positively to the special character and appearance of the Conservation Area. In addition to these, many other buildings can be regarded as heritage assets. These are listed in full in Appendix B and are set out on map 22 (page 68). Buildings not highlighted are considered to be neutral in their character, appearance or significance.

3.78 At the heart of the former Augustinian Priory complex is the Priory Church of Our Lady and St Cuthbert. This is grade I listed, of Magnesian Limestone and contains one of the most prominent features on the town's skyline, a pair of 12th century towers on the west end. The towers, comprising four stages, are square in plan form and finished with moulded pinnacles in each of their four corners. Although various major restorations have taken place throughout the 19th and 20th centuries, a vast array of medieval architectural features exist throughout the building including lancet windows, round and 'zigzag' moulding around the doorways and windows, moulded banding and gargoyles.



Figure 3.66: View of western towers of Priory Church from south west, from c. 1910 (above) and present day (below). Source: www.picturethepast.org.uk, 2010.

3.79 The main body of the church, the nave, sits between single storey aisles on both north and south sides and contains moulded lancet windows in regularly spaced bays. The aisles contain several conquest-era doorways with zigzag moulding, akin to those on the west end. Attached to the north side of the western towers, part of the Priory brew house (incorrectly referred to as a cloister in the list description) survives although in considerable disrepair.

3.80 At the eastern end of the church, several 19th/20th century alterations to the building can be seen, including the reconstruction of the Lady Chapel³⁶ (built using stone from the demolished Priory Mill) and the modernist-style crossing tower of 1966-1974 (by Laurence King). Although these alterations all contain architectural features from different periods, the uniformity of materials, in particular Magnesian Limestone and glass (other than the 1966-74 crossing and east end), helps to retain/reinforce the significance of the whole building.

³⁶ A ruin until 1922, restored as a memorial to those killed in the First World War using plans drawn by Sir Harold Brakespear.



Figure 3.67: View of east end of Church from 1905 (left) showing ruins of Lady Chapel, and from present day (right) showing 20th century alterations, including the restoration of the Lady Chapel and the addition of the 1966-74 crossing tower.



Figure 3.68: Various views of Worksop Priory Church including the western towers (top left) and restored Lady Chapel (bottom left).

3.81 To the south of the Priory Church, the Priory Gatehouse (also grade I listed) sits astride the former route of Priorswell Road that runs northwards from Potter Street/Cheapside. Most of the Gatehouse structure dates to the 14th century although several alterations and restorations have taken place over the centuries. The most drastic change on the site was to the road that ran through the Gatehouse arch. This was diverted westwards around the building in 1894 and the Market Cross realigned in 1896.

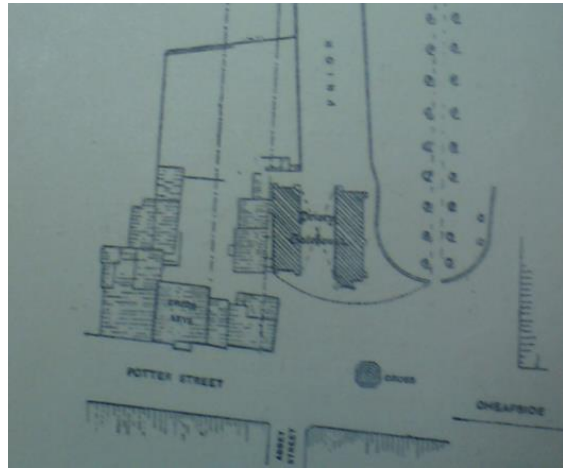


Figure 3.69: "Plan of Diversion of Road, Priory Gatehouse, Worksop" dated c1890. Source: *The Dukery Records, Robert White, 1904.*

3.82 Of particular note are the moulded arches (through which Priorswell Road used to pass), the niches with statues, the shrine chapel with its gabled and traceried parapet, the mullioned and lancet windows and the decorative buttresses. Internally, the Gatehouse retains medieval joinery including moulded arch braces, carved corbels, span beams and wall plates.



(Continued on page 61...)

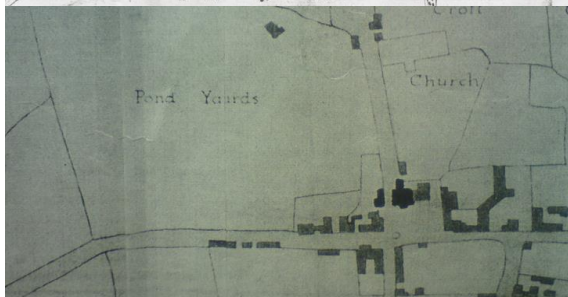


Figure 3.70: Various views of Worksop Priory Gatehouse including: pre-1894 frontage showing Market Cross and relocation of Market Cross in 1896 (preceding page, top); and views of present day including rear of building (page 60, bottom; and above left).

3.83 To the front (south) of the Gatehouse, the Market Cross (grade II listed) dates to the 13th century. It is likely that this is the same Cross erected at the junction of Bridge Street and Potter Street following the 1296 market charter award for Worksop granted to Thomas de Furnival. This is supported by a map of the Priory, most likely dating to the early 18th century (which does not show a Market Cross next to the Gatehouse) and the Kelk map of 1775 that shows Market Crosses at both sites (this may relate to the time the Cross was moved).



Map 19: "Plan of Pond Yards", possibly dating to the 18th century. Source: Sheffield Archives, 2010.



Map 20: Extract from Kelk's 1775 map showing area around Priory. Source: Worksop Library, 2010.



Map 21: Extract from c.1875 O.S. map showing area around Priory. Source: Nomad plus, 2010.

3.84 During the Victorian period, the Priory area became the focus of education for the township of Radford and wider Worksop, with a number of establishments being founded up to the turn of the 20th century. Indeed, the upper floor of the Priory Gatehouse had been used as a school for centuries, from 1628 housing the Abbey School for Poor Children. In 1789 John Byng wrote of one of the teachers “holding forth to his pupils³⁷”. Its use as a school ceased only after the construction of the Infants School in the 1850s (see paragraph 3.85).

3.85 To the north of the Priory Church, the current Church Hall (originally the Abbey Girls’ School and later an infant school) dates to 1840-41, is grade II listed and continues the Magnesian Limestone trend within the Priory precinct. The school takes several architectural elements from the Priory Church including its linear form, the use of symmetrical bays, lancet windows and overall proportions.



Figure 3.71: Church Hall, south elevation.



Figure 3.72: Church Hall, north elevation.

3.86 By 1859, an infant school was built to the east of the Gatehouse. The Abbey Infant School³⁸ is built in the Jacobean Revival style using red brick with stone mullioned and transomed windows and a steeply pitched slate roof. A datestone states: “Rectory Infant School A.D. 1859”. Again the simple plan form of the school (with attached house, forming an L-plan) reflects details contained within the Priory Church, Gatehouse and girls’ school (mullioned windows, steeply pitched roof, etc). The infant school also contains chimney cowl, features seen elsewhere in the Conservation Area. These were available locally in the late 19th century as a result of the malting industry.



Figure 3.73: Left: View of former Abbey Infant School from south west. Centre: Datestone and cupola chimneys/cowls on frontage. Right: Former Abbey Boys’ School, Vicar Walk.

3.87 A boys’ school was constructed on Vicar Walk in 1874. The building has a series of gables on all four sides, with the roof plan comprising four T-shapes at right angles. Although the building is now roofed in concrete tiles, the majority of the original windows and brick/stone/fascia detailing remains. This cluster of educational sites also included the Worksop Boys’ Home (Abbeyhurst/55 Cheapside) and the Worksop Girls’ Home (Yew Tree Villa/90 Cheapside) from the early 1900s (both housing children from the workhouse).

³⁷ From *A Tour in the Midlands*, (J.Byng, 1789)

³⁸ Financed by Robert Ramsden Esq of Carlton Hall, Carlton in Lindrick (Source: *Carlton in Lindrick 1760-1914*, Local History Study Group, 1980).



Figure 3.74: Left: Extract from original plan of Abbeyhurst from 1901, by local Architect F. Harrison (source: Bassetlaw Museum, 2011). Right: Abbeyhurst, present day.

3.88 In the 1930s, the present Ryton Park School (originally the Worksop Central School) was built to a design by L. E. Maggs, Nottinghamshire County Architect (who also designed the college building on Blyth Road).



Figure 3.75: View of former Worksop Central School from north east (source: Google Maps, 2010).

3.89 In the later Victorian period Worksop expanded rapidly, including in the area between the two townships of Radford and Worksop. A tree-lined avenue called Watson Road (named after the local landowner Sir Henry Watson of Park Cottage, Newcastle Avenue) was constructed in the 1870s to link Bridge Place to the north with Potter Street to the south. The majority of buildings on Watson Road (semi-detached houses and larger villas) were constructed between 1895 and 1905, most designed by local architects J. Allsopp and T.H. Pennington and built by T. J. Pepper (also the builder of The Arcade shown on page 39). Features common to Allsopp and Pennington buildings include decorative bay windows, stone window/door headers and cills, gable-end chimneys, decorative terracotta bricks (often placed in rows at first floor and eaves level), low front boundary walls and tile-capped plot division walls.



Figure 3.76: Top: 35-37 Watson Road, also the home of T.J. Pepper; Bottom: J. Allsopp/T.J. Pepper dwellings on east side of Watson Road.

3.90 Allsopp and Pennington buildings can be found in other parts of the character area. The majority of Market Street and parts of Victoria Road can also be directly attributed to either the architectural designs of J. Allsopp/T.H. Pennington or the building style of T.J. Pepper. The Worksop & District Archaeological & Local Historical Society even refers to T.J. Pepper as “the father of modern Worksop³⁹”.

³⁹ From *A Worksop Miscellany*, Worksop & District Archaeological & Local Historical Society, 2008.



Figure 3.77: Pennington-designed and Pepper-built dwellings on Market Street.



Figure 3.78: Allsopp-designed dwellings on Victoria Road.

- 3.91 A large part of the character area comprises open space known collectively as The Canch, taking its name from the adjacent body of water. To the south of area is Memorial Avenue, constructed in the 1920s to link Watson Road and Priorswell Road. In the centre of Memorial Avenue is the grade II listed War Memorial, designed by local architect A.H. Richardson (who also designed the King Edward VII public house on Ryton Street) and constructed in 1925. The Memorial is constructed on limestone ashlar blocks with a central granite plinth, bronze plaques and iron lamps, railings and chains (recently restored). A smaller memorial of carved stone dating to 1923 (set into a later brick wall) exists on the north side of Memorial Avenue in the grounds of the library. This was originally attached to the Victoria Hospital (demolished in 1996 and replaced with the supermarkets).



Figure 3.79: Listed War Memorial from 1950 (left) and present day (centre). Former Victoria Hospital War Memorial in grounds of library (right). Source: www.picturethepast.org.uk, 2010.

- 3.92 To the north of the listed Memorial, the grade II listed Central Library and Museum is set within a large lawned/planted garden. The building was constructed in 1938 to a design by local architects J. Haslam, Son & Hollely. It features various Art Deco and Classical architectural features brought together in a Moderne style. Of special note is the domed roof over the central chamber, the apsidal west and east



Figure 3.80: Views of Worksop Library including, Top: frontage in 1938 (source: Nottinghamshire Archives, 2010); Bottom left: view from south east; Bottom right: view of front entrance from south west, showing boundary wall and gates.

ends, the metal-framed windows, the portico on the frontage and the overall mix and composition of red brick and ashlar blocks. To the front of the Library, facing Memorial Avenue, a low brick wall with ashlar coping/metal rails has 14

evenly spaced brick piers on each side of the central ornamental gateway. The whole site has a strong symmetrical emphasis when viewed from the south.

- 3.93 Other significant buildings in the character area include the former Vicarage on Potter Street. This dates to the early 19th century and contains a relief window to the rear, one of only a few within the Conservation Area. The former Vicarage is also separated from Potter Street by a large limestone boundary wall. In addition, part of the former Priory Mill in the Canch park still survives, under which the former Mill Race (watercourse) still flows today, on its way to re-joining the River Ryton to the east of the town.



Figure 3.81: Left: Frontage of former Vicarage, Potter Street. Centre: Relief window to rear of former Vicarage. Right: Surviving part of former Priory Mill in The Canch.

- 3.94 Other than the former Priory Mill, relatively little of the character area's industrial built form has survived into the present day. An exception is the former Sherwood Confectionery Company site (purchased by Trebor Sharps Ltd in 1976 and originally built by J.W. Castledine), presently 47 Potter Street, located to the rear of a row of early 19th century dwellings known as Bath Terrace (49-59 Potter Street)⁴⁰. The range of buildings comprise a 19th century bakehouse/stables⁴¹ with arched access to the interior of the site, with the main factory building in an L-plan dating to the 1920s (the plans submitted for the present building's approval date to 1920 and 1924). This building includes significant architectural features such as the cupola chimneys/cowls on the main east-west building, original natural slates and ridge tiles on the roof, original timber windows and decorative air bricks.



Figure 3.82: Top Left: Bath Terrace (49-59 Potter Street); Bottom Left: Covered access to former bathhouse/confectionery site; Top Right: Original plans for Sherwood Confectionery Company Factory (north elevation) at rear of Bath Terrace (dated 1924); Bottom Right: Former factory, present day.

⁴⁰ Named after the bath house that existed to the rear of the site.

⁴¹ Containing a painted entrance sign that reads: "Sherwood Confectionery Co."

- 3.95 On the opposite side of Potter Street, a former brewery office is all that remains of a small brewery complex dating to at least the late 18th century (the building appears on Kelk's 1775 map). In the 1950s, the complex was owned by the Home Brewery of Nottingham and the building in question contained two shops and an office on the ground floor, with residential accommodation above. The building is rendered, although limestone walling can be seen close to floor level, indicating the age of the building.



Figure 3.83: Left: Frontage of 48 Potter Street (Old brewery House) as shown on plans submitted to Nottinghamshire County Council in 1960s (source: Bassetlaw District Council Planning Services, 2010); Right: Present day (source: Google Maps, 2010).

- 3.96 To the north and north east of the Priory Church, a large area of open space stretches eastwards towards the edge of the present-day town. At the eastern edge of this is the area of Bracebridge, which contains the former Bracebridge Pumping Station (grade II listed). This was constructed in 1881 and was designed by J. Allsopp (the borough engineer at the time).



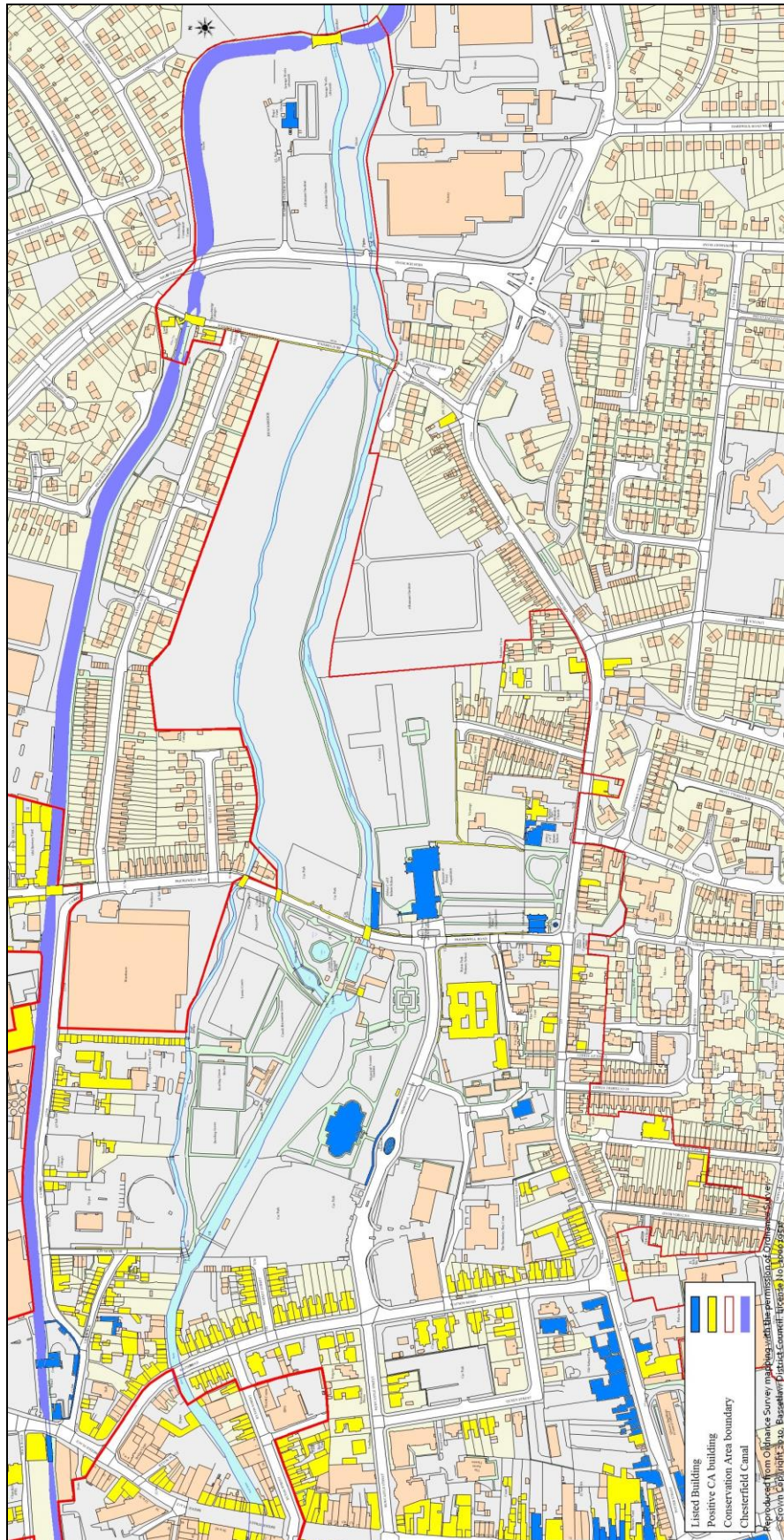
Figure 3.84: Views of Bracebridge pumping station from west (left) and east (top right). View of decorative iron work on interior (bottom right).

- 3.97 The Pumping Station is constructed in the Italian Romanesque-style and is primarily constructed of red brick with ashlar detailing and a slate roof. Little of the original machinery remains inside the structure, although much of the decorative ironwork is still visible. This is one of the most recognisable buildings in the District and its setting extends far beyond the present Conservation Area boundary.

WS7 Summary of special interest:

- Along with its listed buildings, the Priory & Bracebridge character 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 22. **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 character area.**
- Buildings are generally two, three or four storeys. Buildings from the 18th and 19th centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by brick or stone chimneys, with cupola/cowl ventilators also common. **New development should complement the form and mass of the historic buildings within the character area.**
- The Priory & Bracebridge character area contains a large number of late 19th/early 20th century housing. **The substantial alteration or loss of such buildings will not be supported.**
- Facing materials for buildings are predominantly red brick or Magnesian Limestone. A painted render finish is also common. Roof materials are primarily clay pantiles or natural slate, with rosemary tiles often used on late 19th/early 20th century buildings. **New development should use materials that reflect or complement the traditional materials of the character area, including appropriate timber joinery.**
- Period architectural features such as window headers/cills, door surrounds, chimney pots and shopfronts form an essential part of the special interest of the character area. **Proposals for the preservation and enhancement of such features will be supported. The unsympathetic alteration or loss 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 material appropriate to the building and its setting.**
- Worksop Priory, the Priory Gatehouse and Bracebridge Pumping Station are all amongst the most architecturally and historically significant buildings within the Conservation Area and wider District. **Proposals for the preservation and enhancement of original features will be supported. Proposals that would be detrimental to the historic fabric of the Priory, Priory Gatehouse or Bracebridge Pumping Station, or to their settings, will not be supported.**

Map 22: Priory & Bracebridge – buildings



Disclaimer: The identification of heritage assets (as shown on the above map and as discussed in the appendix) is by no means exhaustive and the 'list' of 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.

Public realm, amenity spaces, landscaping and boundary treatments

- 3.98 As a result of its religious and industrial heritage and its proximity to the River Ryton, the Priory & Bracebridge character area contains a large amount of open space (approximately one third of its total area), most of which was once owned by the Priory. The majority of this is within the Ryton valley and stretches from The Library/The Canch to the eastern edge of the town up to the Bracebridge Pumping Station.
- 3.99 The Priory site includes much of this area, which is also surrounded by historic limestone walls to the west and east. The open space (including churchyard) contributes to the setting of the two grade I listed buildings within the complex (Priory Church and Priory Gatehouse) and also contains numerous mature trees and gravestones⁴². Two tree-lined north-to-south route ways (paved with stone setts) connect the Gatehouse/Cheapside with the church's west and south entrances. Much of the Priory site is also likely to contain considerable archaeological remains, particularly to the north of the church where many of the ancillary Priory buildings are likely to have been located.



Figure 3.85: Left: Tree-lined route between Priory Church and Cheapside, looking southwards. Right: Mature trees along eastern boundary of Priory Church grave yard.

- 3.100 Between Priorswell Road and Bracebridge, a large area of open space exists alongside the River Ryton. Much of this area was known as the Priory Water Meadows in the medieval period and has remained undeveloped since this time. Mature trees on the southern boundary of this site for a significant boundary between the priory site and the Victorian housing areas.



Figure 3.86: View of open space from High Hoe Road, looking westwards (image source: Google Maps, 2010).

⁴² Many of the gravestones are themselves regarded as heritage assets of historic and artistic interest.

- 3.101 To the west of Priorswell Road, the area collectively known as The Canch contains a considerable amount of open space with only a handful of isolated buildings. Until the late 19th century, much of this area formed the mill pond associated with the Priory Mill. The pond silted up and was eventually filled in during the 1870s.



Figure 3.87: View of The Canch from the Priorswell Road to south east, looking north west.

- 3.102 The largest building within The Canch, the former Library and Museum, is surrounded by a large garden (predominantly lawned) with a boundary wall (brick with stone coping and metal rails) on the frontage. The garden and wall contribute considerable to the setting of the Library, the wider Conservation Area and also the Priory Church visible to the east.



Figure 3.88: Views of landscaping around grade II listed Library, including: Top left: gardens to south and east; Top right: Boundary wall fronting Memorial Avenue (top right); and gardens/park to north of Library (bottom left and right).

- 3.103 The remainder of the Canch contains a number of otherwise separate lawns and gardens, connected by a series of footpaths running across the site, the majority of which run from west to east. The River Ryton, part of the former

mill pond (The Canch) and the former Mill Race (sluice channel) flow through the site. Two bowling greens and a play park are located in the north east part of the area. The most visible element of The Canch is its mature trees, including chestnut, lime, poplar and willow, which are scattered across the site, including alongside a number of the footpaths and watercourses. Several stone walls exist to the north of the Library, including part of an earlier walled footway to the west of the bowling green that previously connected Church Walk to the north west with the Priory Church (possibly how Church Walk got its name).



Figure 3.89: Views of footpath alongside The Canch from east (left) and west (right).



Figure 3.90: Limestone wall to west of bowling green, previously lining the route from Church Walk towards the Priory Church. Its construction is likely to be 18th century or earlier as it does not appear on 19th century maps.

3.104 The western part of the character area contains very little open space, other than private gardens. However, mature trees (mostly lime trees) line both sides of Watson Road and Queen Street for the majority of their respective lengths. The trees are also planted at regular intervals, a significant feature of the planned layout of Watson Road and Queen Street in the late 19th and early 20th century. Large specimen trees are also sited within the grounds of the larger buildings within this part of the Conservation Area.

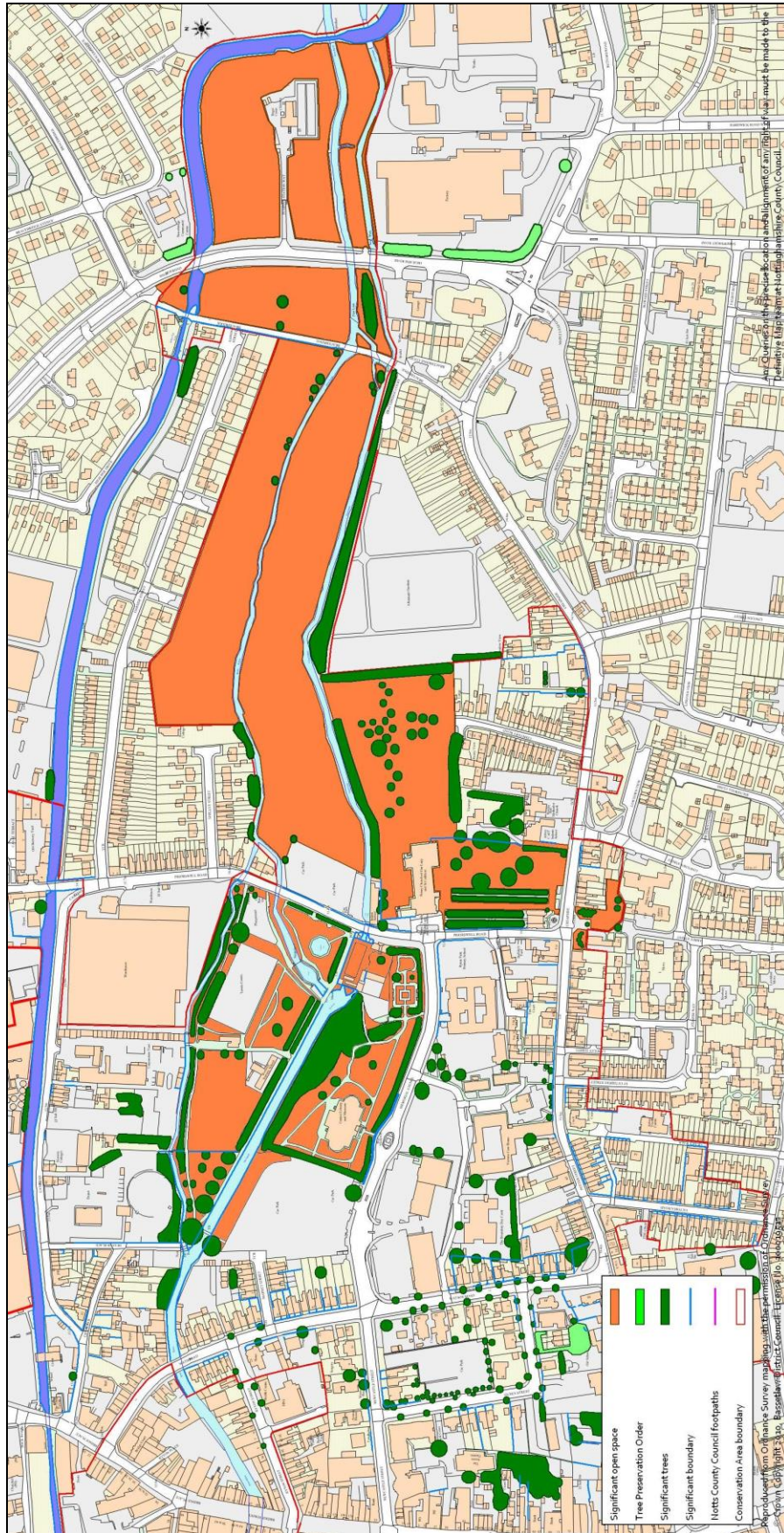


Figure 3.91: Mature trees along Queen Street (left) and specimen tree adjacent to the King Edward VII public house, off Watson Road (bottom left).

WS8 Summary of special interest:

- The character area contains a wide variety of landscape features including boundary treatments, verges, open space and trees (as indicated on map 23). Of particular note are the stone walls along Priorswell Road/Potter Street, the bow top railings around The Canch and the stone and brick walls along Bracebridge, Watson Road/Memorial Avenue, together with the numerous mature trees around The Priory and its former water meadows, The Canch, Watson Road, Queen Street, Newcastle Street and Memorial Avenue. **Every effort should be made to retain these features within the character area where they contribute positively to the special interest of the Conservation Area. Loss of features that contribute positively to the special interest of the Conservation Area should not be supported.**
- Boundary walls are generally local Magnesian Limestone, red brick or a combination of the two. A mixture of coping styles exists, with stone or brick/clay copings the most common. **New development should take account of traditional boundary treatments. Proposed boundary treatments that are contrary to the local character should not be supported.**
- The character area contains the majority of the Conservation Area's significant open space, including The Canch, the Priory precinct, the former Priory water meadows and Bracebridge. **Every effort shall be made to preserve and enhance these open spaces and the significant features within them. The loss or unsympathetic alteration of these important open spaces shall not be supported.**

Map 23: Priory & Bracebridge – 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

3.105 The most prominent building within the character area is undoubtedly the Priory Church. Several key views are focused on the church and in particular, its two western towers. From the north along Priorswell Road, views of the church can be had from a significant distance away, from as far north as the bridge over the Chesterfield Canal. The church is seen against the backdrop of nearby mature trees both within the Priory site and also within The Canch.



Figure 3.92: View of Priory Church from north.

3.106 To the west of the church, views along Memorial Avenue are drawn from a bend in the road situated to the north of Ryton Park School. Views eastwards take in the western end of the church. From the same point, views are also drawn westwards and are drawn towards the War Memorial located in the centre of the road, and also the former Library. The scale, fabric and intricate decoration of the War Memorial, together with the domed roof, classical entrance portico and front boundary wall of the Library, create one of the most significant and memorable vistas in the entire Conservation Area.



Figure 3.93: View of War Memorial from east, along Memorial Avenue.



Figure 3.94: View of Priory Church from Memorial Avenue to west.

3.107 The former Library also forms part of a view along the footpath along the northern side of the Canch watercourse. From a point south west of the bowling greens, a wide panorama includes the former Library, together with mature trees throughout the wider area. In the distance to the south east, the western towers of the Priory Church can be seen through a tree-lined footpath.

3.108 South of the Priory Church, the Priory Gatehouse is another prominent building, the frontage of which (together with the adjacent Market Cross) is particularly visible from points to the east along Cheapside and to the south along Abbey Street (the original Medieval thoroughfare which was aligned with the southern entrance of the Gatehouse).



Figure 3.95: View of Priory Gatehouse and Market Cross from Cheapside to east.



Figure 3.96: View of Priory Gatehouse and Market Cross from Abbey Street to south.

- 3.109 Away from the Priory complex, the former Infant School to the east is prominent from points along Low Town Street to the south. The front-facing gable of the former school house with its mullion windows and cross at the roof apex draw the eye along this key view.
- 3.110 To the west of the character area, views are also drawn from the junction of Ryton Street with Watson Road to the south west, towards the Burton's building on bridge Street/Central Avenue. The modernist architecture of the frontage with its vertical window openings and white-coloured flat facing are a stark contrast to the otherwise red brick and limestone detailing that makes up the majority of the local vernacular in that area (see page 53).
- 3.111 To the north and north east of the Priory Church, Bracebridge Pumping Station (grade II listed) sits at that end of the open space alongside the River Ryton, with its chimney particularly prominent. Similarly, the Priory Church is also prominent from the Bracebridge end of the Conservation Area, against the backdrop of the open space and mature trees of the former meadows.

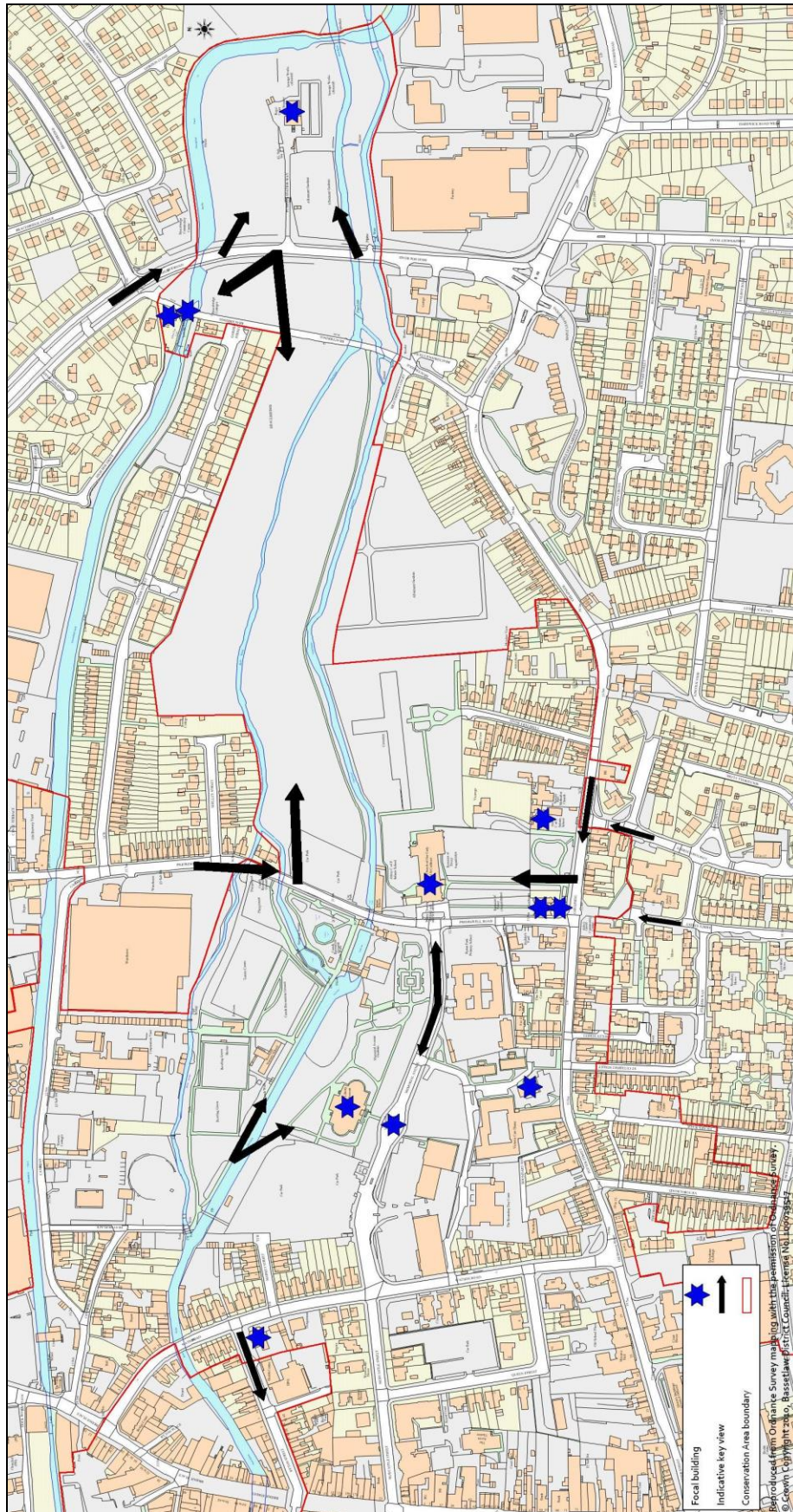


Figure 3.97: View of Bracebridge Pumping Station from Priorswell Road, looking eastwards.

WS9 Summary of special interest:

- There are a number of important views within, into and out of the character area. **New development that harms any view or vista that is of acknowledged importance into, out of, or within the Conservation Area should not be supported.**
- Views of the Priory Church, Priory Gatehouse and Bracebridge Pumping Station form an integral part of the character of the Conservation Area. **New development that harms any view of the Priory Church, Priory Gatehouse or Bracebridge Pumping Station should not be supported.**

Map 24: Priory & Bracebridge – 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.

Canal Character Area

3.112 The Chesterfield Canal was officially opened on the 4th June 1777 and was designed by James Brindley, the master canal builder who was also responsible for the Trent and Mersey Canal, the Staffordshire and Worcestershire Canal and the Coventry Canal amongst others. The canal was constructed to the north of the town and on the north side of the River Ryton valley. Following the canal's construction, industry and settlement grew around the crossing point of Bridge Street (now Bridge Place) with the canal. This settlement (known locally as The Wharf) would remain geographically separate from the rest of Worksop until the 1860s.



Figure 3.98: View of Chesterfield Canal from west, looking east towards The Litten Tree (originally the Worksop and Retford brewery offices) and the grade II listed Town Lock (dated 1776).

3.113 Prior to the construction of the canal, much of this area comprised of commons, land shared by the population for both grazing and arable farming. Given the history of the character area, the majority of its historic buildings date to the late 18th and 19th century, although some appear to be constructed on the foundations of earlier (possibly agricultural) buildings.

Layout and plan form

3.114 In the middle of the 18th century, very little development existed other than small clusters of buildings around Bridge Street/Place, Eastgate and the turnpike roads to Attercliffe/Sheffield (completed in 1763) and Doncaster/Blyth (1765). The few buildings that did exist were concentrated in the area known as Common End (re-named Victoria Square after Queen Victoria's Golden Jubilee in 1887) and were associated with the new canal. The majority were sited on the western part of Common End, although were aligned to the west of the Attercliffe turnpike (perhaps indicating the route of a pre-turnpike road). The public house to the west of Victoria Square (presently Disraelis), part of which appears to be shown on the 1775 and 1817 maps, is on this alignment.



Map 25: Extract from Kelk's 1775 Map of Worksop showing Chesterfield Canal (source: Worksop Library, 2010).

3.115 The majority of the character area lies to the south of the Chesterfield Canal⁴³. Its layout is formed by the medieval and later turnpike roads, with Bridge Place bisected by the Chesterfield Canal. Unlike the character areas of Castle & Market or Priory, pre-enclosure development within the canal character area is probably the result of encroachment into the edges of the former commons. After the construction of the canal, these encroachments formalised/expanded and development became more planned. Land divisions were rare in this part of the town until the early 19th century, when the commons appear to have been divided into regular plots for sale (the Enclosure Map of 1817 below shows land north of the Chesterfield Canal labelled as “Lot I”, “II”, “III”, etc).



Map 26: Extract from Worksop Enclosure Map, 1817, showing canal character area (source: Worksop Library, 2010).

3.116 The main focal point is the Canal Wharf area which includes the grade II* listed depository, located to the east of Bridge Place/Victoria Square. To the south of this, Church Walk is a narrow street with (primarily) residential buildings close up to the road. Church Walk terminates at Beaver Place, although is likely to have continued eastwards towards a pedestrian crossing of the River Ryton that collapsed in the mid 20th century.



Figure 3.99: Canal Depository, off Canal Road.

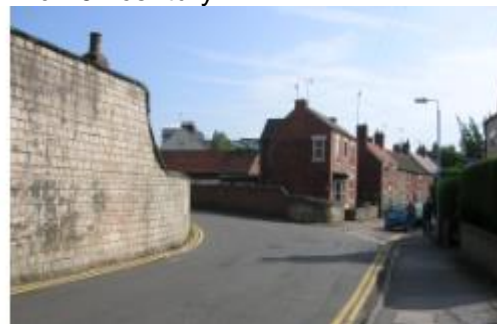


Figure 3.100: Junction of Church Walk (centre and right) with Canal Road (left).

⁴³ Much of the earlier development to the north has been lost during the 20th century.

3.117 Canal Road⁴⁴ (connecting Church Walk with Priorswell Road) runs along the southern edge of the canal and contains primarily 19th and early 20th century industrial and residential development. Plots are generally at right angles to the road, with groups of buildings (especially industrial) set around courtyards also common.

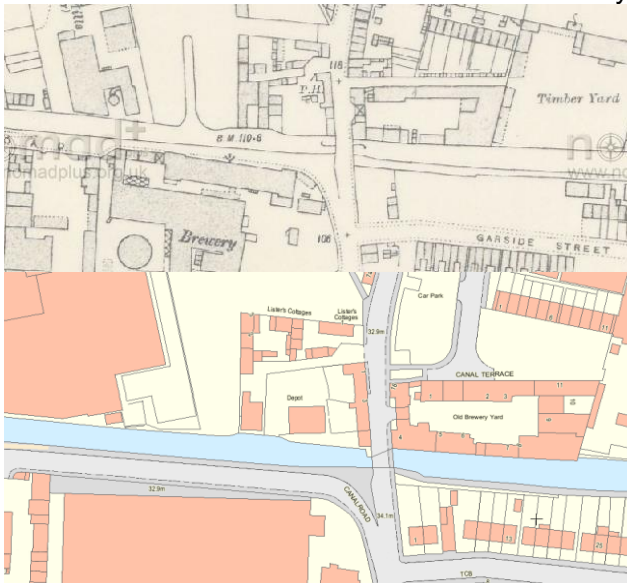


Figure 3.101: view of rear of buildings on south side of Canal Road, looking northwards towards Smith's Flour Mill.



Figure 3.102: View along Canal Road from east, looking west towards Smith's Flour Mill (right).

3.118 At the eastern side of the character area, a cluster of late 18th/early 19th century buildings exists on the west side of Kilton Road. To the east, the former brewery yard (of the Worksop and Retford Brewing Company) survives, formed around a central courtyard. North of this, former cottages (now commercial units) sit alongside Canal Terrace, a road that used to connect to Kilton Road until the mid-20th century.



Map 27: Extract from c.1912 O.S. map showing Chesterfield Canal with cluster of buildings to west of Kilton Road (containing the public house) and the brewery yard to the east. (source: Nomad plus, 2010).

Map 28: Modern O.S. map showing buildings west and east of Kilton Road (source: Nomad plus, 2010).



Figure 3.103: View of buildings to west (centre) and east (distant right) of Kilton Road, with canal bridge also shown (right).



Figure 3.104: View of north side of Brewery Yard buildings (right), with former houses on Canal Terrace to north (left).

⁴⁴ Labelled "Prior Well Road" on the 1817 Enclosure Map, a reference to the area known as Prior Wells (see map 25), upon which the road was built.

WS10 Summary of special interest:

- The established layout of the character area is of plots at right angles to the roads, although of varying widths and lengths. A mix of buildings sited both up to and set back from the highway can be seen throughout. Small groups/short terraces of cottages and workshops are also common. **Any new development, including infill or replacement, should seek to respect this character.**
- The layout of narrow plots along Church Walk and Canal Road contributes positively to the historic plan form of the character area. **Proposals for the unsympathetic subdivision, reorientation or amalgamation of plots should not be supported.**
- Buildings within the character area are at relatively high densities although the majority are two or three storeys in height. **New development should seek to respect this character.**

Architecture: buildings and materials

- 3.119 The Canal character area contains five listed buildings, four of which are directly associated with the Chesterfield Canal. These are considered to contribute positively to the special character and appearance of the Conservation Area. In addition to these, many other buildings can be regarded as heritage assets. These are listed in full in Appendix B and are set out on map 29 (page 90). Buildings not highlighted are considered to be neutral in their character, appearance or significance.
- 3.120 Although not in itself listed (many structures along its length are, including the Worksop Town Lock), the Chesterfield Canal is regarded as one of the most significant heritage assets in Bassetlaw District, given its role in the economic, environmental and social development of the settlements along its route. Throughout the Conservation Area, much of the canal is lined with stone and brick walls, some of which relate to the construction of the canal, whilst others are the remains of earlier canal-side buildings.



Figure 3.105: Rear of former canal depository, viewed from east.



Figure 3.106: View of part of earlier building on north side of canal.

- 3.121 The most recognisable building within the character area is the former canal depository (grade II* listed), which straddles the canal to the east of Victoria Square. The building dates to the early 19th century and is of light coloured brick with a hipped slate roof. The building comprises three storeys, the ground floor of which contains the arch over the canal. The arch is finished with a decorative ashlar block soffit on both the front and rear, with several access doors underneath. The building also retains its original casement windows and most of the window shutters. However, large double doors (ground and first floor) were removed in the 1990s.



Figure 3.107: Views of frontage of former canal depository from Victoria Square to west, from 1956 (top) and present day (bottom). Source: www.mikeclarke.myzen.co.uk, 2010.

- 3.122 Evidence of the site's industrial and commercial past exists on both the outside and the inside of the building. On the outside, the lifting winch/crane is

sited near the edge of the canal to the west of the building. Inside, surviving features include the windlass over the archway and cast iron columns.

- 3.123 Attached to the rear of the building (east elevation) is a 19th century lean-to extension, although constructed of the local Magnesian Limestone and with a slate roof. This also contains small window openings either side of a large double door opening, although now containing a single door with timber infilling.



Figure 3.108: Left: Lifting winch/crane to west of former depository. Right: Magnesian Limestone lean-to extension to east of former depository.

- 3.124 To the west of the depository is the former canal cottage (now a public house), similarly built using light coloured bricks and with a hipped roof (though with 20th century concrete tiles). The original features include numerous stone cills, brick window arches and door fanlight.



Figure 3.109: Former canal cottage, now Waterfront (public house), viewed from south west.

- 3.125 The depository and former cottage are surrounded on the south and east sides by a large wall, constructed of both light-coloured brick (on the inside) and Magnesian Limestone (facing Church Walk/Canal Road), with stone coping. Two entrance gate openings exist on the west and east sides, both with matching piers of red brick and stone banding. Attached to the inside of the wall are the remains of former blacksmiths' forges, a necessity on a canal that was horse-powered throughout its history as a commercial waterway (up to the 1950s).



Figure 3.110: Top left: Stone boundary wall to south of former depository and canal cottage; Top right: Former blacksmiths' forges attached to boundary wall; Bottom: View of boundary wall and entrance to east of former depository, off Canal Road.

3.126 The oldest building in the character area is 38 Church Walk⁴⁵, a stone-built house dating to the late-17th century. The scale and construction of the building is similar to manorial/ducal houses/lodges and vicarages seen in nearby villages and manorial estates. It is therefore likely that the construction of the building had some link to either the Priory or the Manor. Several periods of alterations can be seen throughout, including the creation of a symmetrical frontage (probably in the early-mid 19th century) with moulded stone facing blocks and a Jacobean-style projecting bay⁴⁶. The early history of this building is not clear, although local folklore suggests the house was constructed using stone from the former Radford Priory boundary wall⁴⁷ (this theory is attached to other stone-built structures in the town).



Figure 3.111: Left: Frontage of 38 Church Walk; Right: West elevation, facing rear garden of No. 36.

⁴⁵ Visible on the 1817 Enclosure map, alongside 'Foot Way' – Map 26, page 78.

⁴⁶ Similar in its design to Worksop Railway Station.

⁴⁷ Although this theory is unproven, the building is certainly constructed from very large ashlar blocks, an expensive commodity if purchased directly from a quarry. It is, therefore, likely they came from an earlier building or structure in the area.

3.127 At the sides and rear of the building, much more of the original construction can be seen, including the gable-end projecting chimney stacks and eaves moulding. The original L-plan and stone construction of the building is also apparent from the west and east sides. Attached to the east of the building, a store building (which also appears to have been used as a Bethel Chapel) forms the eastern boundary to the access to the industrial area at the rear. At the front of the former chapel, a small stone plinth is situated near to the former entrance.



Figure 3.112: Top Left: West elevation of house; Top right: House and former chapel viewed from north east; Centre left: Stone plinth on frontage; Centre right: East elevation of house; Bottom left: Former chapel, viewed from south east; Bottom right: South elevation (rear) of house.

3.128 The canal character area includes much of the town's industrial heritage, including a large proportion of 19th development relating to the malting and brewing industry. One of the most influential companies through the 19th and early 20th centuries was the Worksop & Retford Brewery Company, which had several sites (and suppliers) alongside the canal. Although the brewery no longer exists, the Brewery Office (constructed in 1882) remains on Victoria Square (now a public house). Features of interest include the clock with stone surround in the north east corner, the lancet-style window mouldings on the first floor and the shallow parapet around the north and east sides.



Figure 3.113: View of Litten Tree from north east, from c.1900 (left) and present day (right). Sources: www.picturethepast.org.uk and Google Maps, 2010.

3.129 At the eastern end of the character area, a former depot, cottages and the Brewery Yard were all associated with the Worksop & Retford Brewery in the late 19th/early 20th centuries. West of Kilton Road, groups of early 19th century vernacular cottages (including the original Boat Inn/ later the Royal George public house) are sited around a courtyard fronting the canal. To the east of the road, the former Brewery Yard (on the site of an earlier timber yard) comprises a range of brick-built buildings around a central courtyard, accessed through an archway off Kilton Road with a secondary access off Canal Terrace. The archway (with moulded keystone featuring the brewery's logo of a cross attached to an oak tree) makes Brewery Yard another of the more recognisable buildings within the Conservation Area.



Figure 3.114: Left: Views of 3-5 Kilton Road (formerly the Boat Inn/Royal George, the tap public house for the brewery) from c.1900 (top) – source: M. Jackson, 1992, 'Victorian Worksop', and present day (centre); Top right: View of 1-3 Kilton Road from south west, with canal, early 20th century replacement canal bridge and Brewery Yard also shown; Centre right: West elevation of Lister's Cottages; Bottom Left: South elevation of Brewery Yard; Bottom right: Archway into Brewery Yard with moulded keystone.

3.130 As was the case with malting and brewing, the gas industry has also had a lasting effect on the built form of the canal character area, much of which dates to the early 20th century. On the east side of Bridge Place, the former Gas Showroom (now a public house) was constructed around 1925 (to a design by J. Haslam) and is similar in scale to the former brewery office and also features a prominent feature corner (on the north west). This building, however, has more of a classical influence with its use of stone piers and rounded pediment on the corner. The first floor of the building is finished with orange-coloured brickwork, a contrast to the darker red used throughout much of the Conservation Area.



Figure 3.115: View of former Gas Showroom from North east.

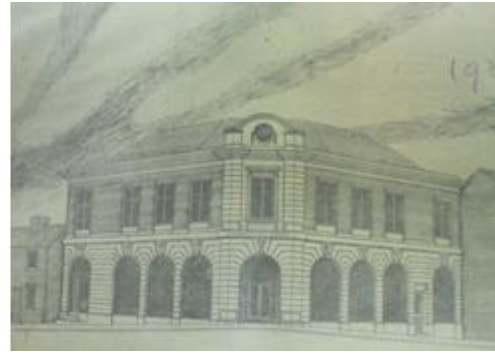


Figure 3.116: Original plan of Gas Showroom, as reported in the Worksop Guardian, 1931. Source: Worksop Library, 2011.

3.131 Further buildings associated with the gas industry exist on Beaver Place, with the former gas offices (to the west) and the former gas works (to the east). The Gas Offices (constructed in 1914) have one of the more prominent architectural features in the character area, the copper dome with pinnacle at the south east corner of the building. In addition to the dome, the stone moulding/detailing and combination of stone and red brick across the south and east elevations form one of the most distinctive landmark buildings within the entire Conservation Area. In the setting of this building, a large brick wall with stone copings runs on the east side of Beaver Place, formerly enclosing the gas works (now demolished).



Figure 3.117: Left: Former Gas Offices, viewed from south east; Top right: View along Beaver Place with former Gas Offices on west with brick wall to east; Bottom right: Decorative section of the brick wall, adjacent to the footbridge over the River Ryton.

- 3.132 To the south of the former Gas Offices is another of the faience (glazed tiled frontage) public houses, of which there are four within the Conservation Area. The frontage of the former Fisherman's Arms contains similar colouring and lettering styles to the French Horn on Potter Street, which may indicate the origin of the tiles as being the Bermantofts factory (of Leeds).



Figure 3.118: Former Fisherman's Arms, Church Walk.

- 3.133 The accessibility of Worksop via the Chesterfield Canal between the late 18th and early 20th centuries resulted in large areas of land between Eastgate and the canal being developed for industrial purposes. Other than the malting and brewing industry, another large employer in the area was the milling industry. Smith's Flour Mill (also known as Albion Mill) was constructed in 1906 and is still one of the tallest buildings in the town. The north frontage is particularly prominent with its Flemish-style gable and brightly painted lettering. Internally, the majority of the original 1906 structure and machinery survives, with the iron columns used throughout the building.

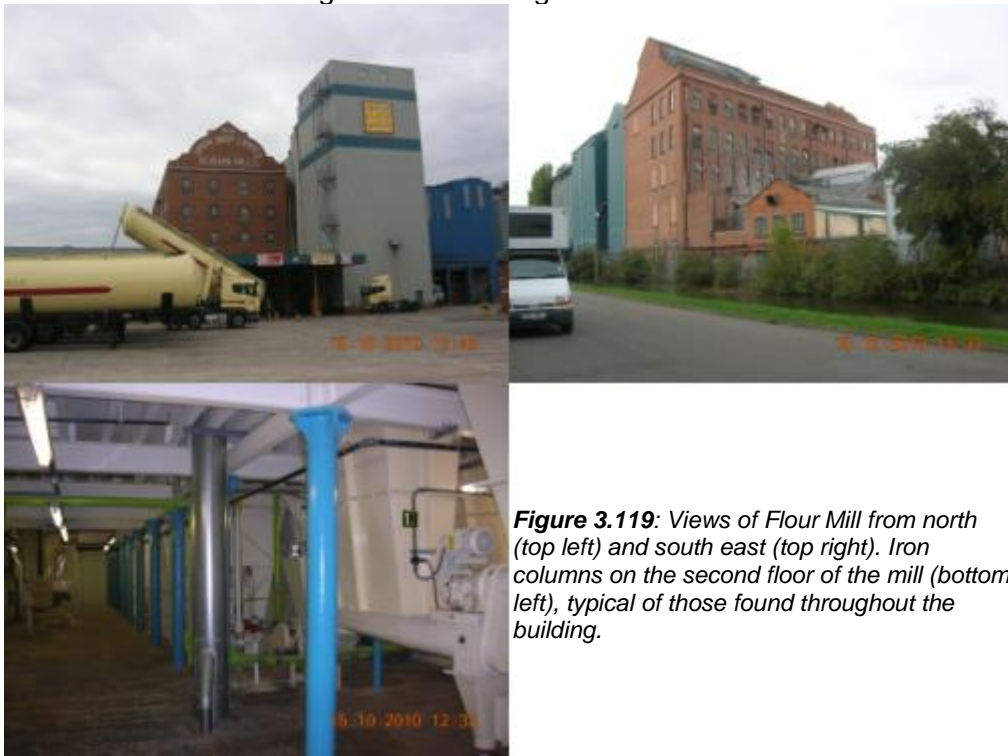


Figure 3.119: Views of Flour Mill from north (top left) and south east (top right). Iron columns on the second floor of the mill (bottom left), typical of those found throughout the building.

- 3.134 Other later 19th/early 20th century buildings that contribute to the character of this part of the Conservation Area include those within Corporation Yard, a

site with numerous small workshops with links to the timber industry, electricity generation and the fire service amongst others. The most prominent building within the site is the former hose drying tower used by the fire service in the early 20th century. Originally this building appears to have been a water tower, although was adapted for hose drying during the late 19th/early 20th century (and also housed an air raid siren in the 1930s/40s).



Figure 3.120: Top: View of Corporation Yard from upper floor of Smith's Flour Mill to north; bottom left: View of workshops with cupola-style ventilator on roof in eastern part of site, from north west; Bottom right: View of water tower/hose tower from north, looking south.

3.135 The Worksoop Conservation Area has very little in the way of notable mid-20th century architecture, with the Burtons building and the Central Library being the most notable exceptions. A further example is the former shop/dance hall (now a gymnasium) on the corner of Bridge Place and Watson Road, constructed of concrete in the art deco style, with a corner turret, horizontal rows of glazing and rendering painted white. An internal staircase to the rear of the building also exhibits the same circular turret design as found on the frontage.

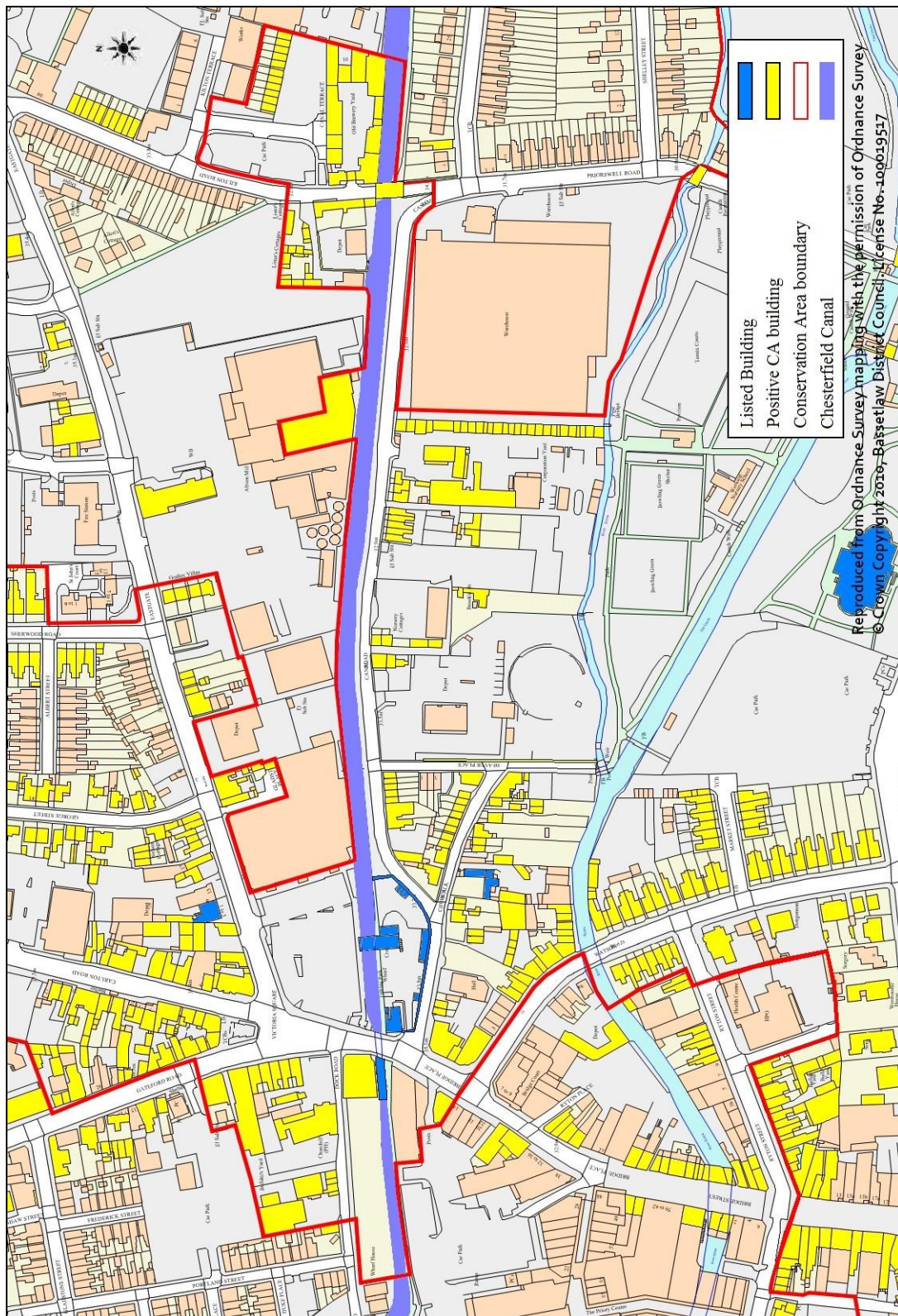


Figure 3.121: View of 7-9 Bridge Place, from south west.

WS11 Summary of special interest:

- Along with its listed buildings, the canal character 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 29. **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 character area.**
- Due to its industrial past, buildings within this character area range from single storey to five/six storeys in height, those with links to industry being the largest. Buildings from the 18th and 19th centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by brick or stone chimneys, with cupola/cowl ventilators also common. **New development should complement the form and mass of the historic buildings within the character area.**
- The Canal character area contains a large number of late 19th/early 20th century housing. **The substantial alteration or loss of such buildings will not be supported.**
- Facing materials for buildings are predominantly red brick or Magnesian Limestone. A painted render finish is also common. Roof materials are primarily clay pantiles or natural slate, with rosemary tiles often used on late 19th/early 20th century buildings. **New development should use materials that reflect or complement the traditional materials of the character area, including appropriate timber joinery.**
- Period architectural features such as window headers/cills, door surrounds, chimney pots and shopfronts form an essential part of the special interest of the character area. **Proposals for the preservation and enhancement of such features will be supported. The unsympathetic alteration or loss 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 material appropriate to the building and its setting.**
- The Chesterfield Canal (together with its associated historic structures and furniture including locks, bridges, cottages, walls, moorings, etc) is amongst the most important heritage assets within Bassetlaw District. **Development that would detrimentally affect the character, appearance or setting of the canal and its associated structures and furniture will not be supported.**

Map 29: Canal – buildings



Disclaimer: The identification of heritage assets (as shown on the above map and as discussed in the appendix) is by no means exhaustive and the 'list' of 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.

Public realm, amenity spaces, landscaping and boundary treatments

- 3.136 Notwithstanding private gardens, the canal character area has very little significant open space. One exception to this is the canal itself, which flows through the Conservation Area from west to east. Due in part to its relatively straight course, the canal provides a valuable break between high density buildings (both industrial and residential) on both sides⁴⁸.



Figure 3.122: View of Canal from site to west of Litten Tree (left), looking eastwards towards Depository (distant centre).



Figure 3.123: View of open space to west of Litten Tree (distant centre), looking eastwards.

- 3.137 At the western end of the character area and to the north of the canal is an area of lawn and garden, formerly the site of a maltings and depot/wharf. The site contains a number of footpaths, one of which runs alongside the northern bank of the canal. Several mature and semi-mature trees are also site along the northern edge of the site, which help to enhance the setting of the adjacent canal.

- 3.138 Due to the density of buildings within much of the character area, significant individual trees and groups of trees are less common than in the adjacent Priory & Bracebridge character area. One of the most prominent trees within the entire Conservation Area is the large London Plane situated on the north side of Victoria Square, to the south of the former post office. This species was particularly popular in the late 19th and early 20th century period, in part due to its suitability in built up areas⁴⁹.



Figure 3.124: View of London Plane tree at Victorian Square, looking northwards.

- 3.139 The area around Beaver Place and Church Walk also contains a number of mature trees that contribute to the character and appearance of the Conservation Area. To the south of properties on Church Walk, several large poplar trees can be seen for a significant distance on all sides, including from The Canch to the south east and from Gateford Road to the north west. To the east of this site, the southern half of the former gas works (previously the

⁴⁸ This is also true of the River Ryton to the south.

⁴⁹ The roots of the London Plane can withstand significant compaction without disturbing the paving above.

site of a 19th century house and gardens called Ryton Villa) contains mature trees of several species, which also enhance the appearance of the Conservation Area and the setting of nearby heritage assets.



Figure 3.125: Trees at former gas works site (viewed from Smith's Flour Mill to north east).



Figure 3.126: Large poplar trees to rear of No.46 Church Walk, looking southwards.

3.140 As with the rest of the Conservation Area, historic boundary treatments are commonplace, the majority of which are stone/brick walls. The most prominent is perhaps the boundary wall to the south of the canal depository/Waterfront public house, which is itself grade II listed. The majority of other walls separate residential properties, although some are also associated with the Chesterfield Canal. Particularly along Canal Road, the contrast between the mid-late 19th century brick boundary walls and earlier stone walls (or possibly parts of earlier buildings) forms part of the intrinsic character of the character area.



Figure 3.127: View of stone wall to rear of No.22 Canal Road (part of an earlier building).

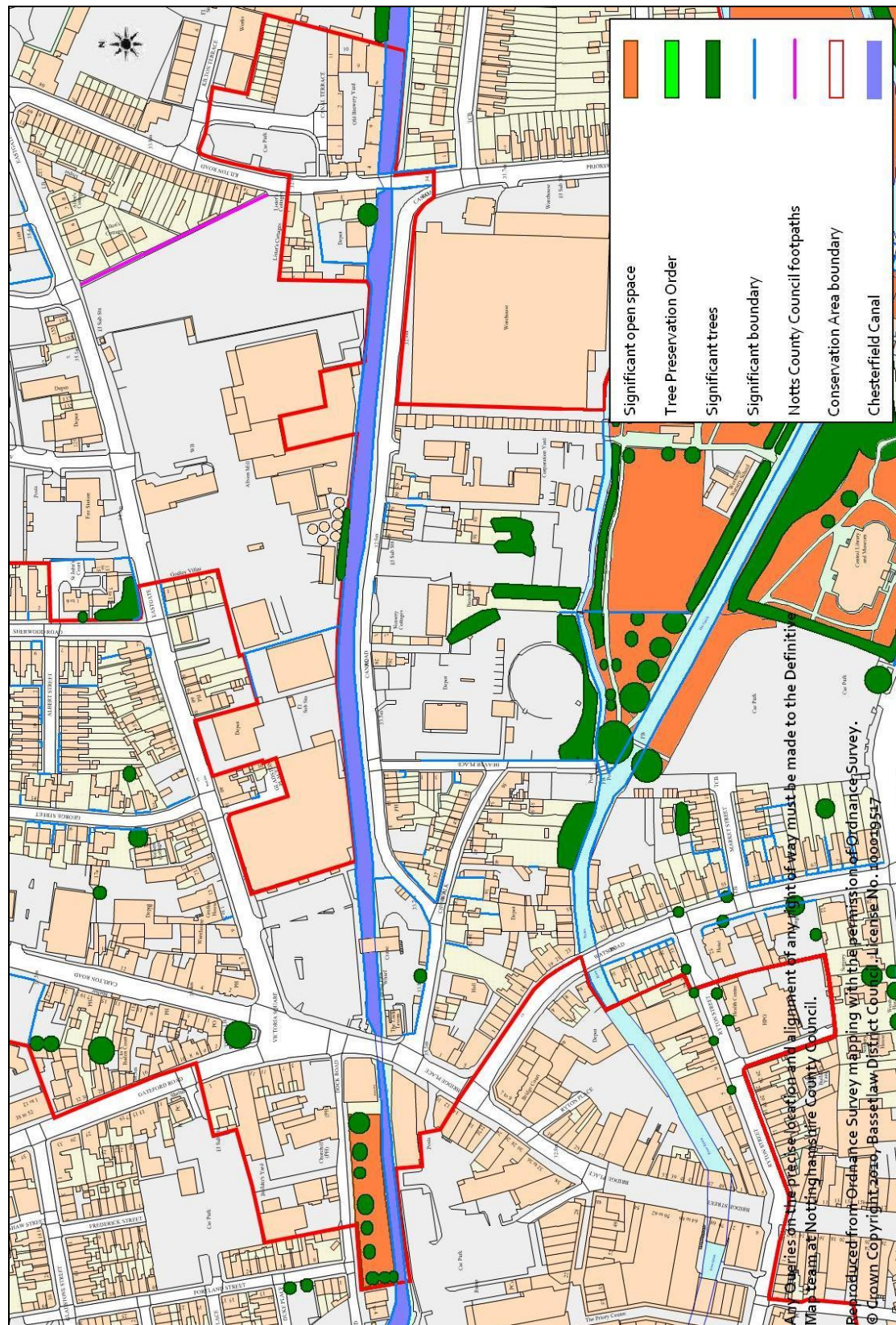


Figure 3.128: View of stone/brick wall to west of No.37 Church Walk.

WS12 Summary of special interest:

- The character area contains a wide variety of landscape features including boundary treatments, verges, open space and trees (as indicated on map 30). Of particular note are the stone and brick walls along Church Walk, Canal Road, Beaver Place and along the length of the canal; together with the numerous mature trees around Victoria Square, Church Walk, Beaver Place, Dock Road and alongside the canal. **Every effort should be made to retain these features within the character area where they contribute positively to the special interest of the Conservation Area. Loss of features that contribute positively to the special interest of the Conservation Area should not be supported.**
- Boundary walls are generally local Magnesian Limestone, red brick or a combination of the two. A mixture of coping styles exists, with stone or brick/clay copings the most common. **New development should take account of traditional boundary treatments. Proposed boundary treatments that are contrary to the local character should not be supported.**
- The character area contains a significant number of highway interventions (including signage, lighting, crossings, barriers and road markings) which are of an unsympathetic design and often insensitively located. **Efforts to reduce highway clutter and replace unsympathetic highway additions (including signage, lighting, crossings, barriers and road markings), with more traditional/sympathetic interventions will be supported. Future highway development/works which are unsympathetic to the setting of the Conservation Area will not be supported.**

Map 30: Canal – 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

3.141 Along the length of the Chesterfield Canal, views are drawn towards the various focal buildings and other built features within the character area (see map 31). Perhaps the most familiar view when entering the town from the north is that from the bridge over the canal at Bridge Place. From this point, the depository to the east is particularly prominent, with the arch over the canal, the mix of light coloured brick and natural slate and the canal winch/crane all contributing to the significance of the vista.



Figure 3.129: View of canal depository from bridge to west, looking east.

3.142 To the east of the depository, views westwards along Canal Road take in the depository and Canal Wharf boundary wall. To the east, Smith's Flour Mill is the largest building within the character area and its scale and design are a contrast to the simple two storey cottages/terraces that surround it. Further east, the Priorswell Road canal bridge with its iron strapwork and limestone facing spans the canal and complements well the stone and red brick buildings to the north. To the south east, the former water tower/hose drying tower stands proud of the smaller industrial and residential buildings nearby.



Figure 3.130: View westwards along Canal Road towards depository.



Figure 3.131: View eastwards towards Smith's Flour Mill (left) and former water tower/hose tower (right).

3.143 From the junction of Canal Road with Priorswell Road, a vista stretching from the west to the north east includes Smith's Flour Mill, the canal bridge and Brewery Yard, including the arched entrance on its west side.



Figure 3.132: Panoramic view from north west to west, with Smith's Flour Mill (left) and canal bridge/Brewery Yard (right).

3.144 From the south, views along Bridge Place are directed northwards towards 7-9 Bridge Place, the art deco-style building with its rendered and painted

exterior. This building stands out against the more traditional/classical style of the former Gas Showroom to the north.



Figure 3.133: Former Gas Showroom (left), with contrasting modern style of 7-9 Bridge Place (right).

- 3.145 Along Eastgate, views to the west are focused on the row of 19th century three storey shops/flats (5-13 Victoria Square). The most eye-catching aspect of these buildings is probably the mix of stone and brick window detailing, with the stone elements painted white.



Figure 3.134: View along Eastgate towards 5-13 Victoria Square (centre).

- 3.146 Beaver Place also contains an important view into the character area. From the footbridge over the River Ryton, views are drawn towards the former Gas Offices to the north. The copper dome is an architectural feature that can be seen for a significant distance, and also from other vantage points (including from Church Walk to the west).

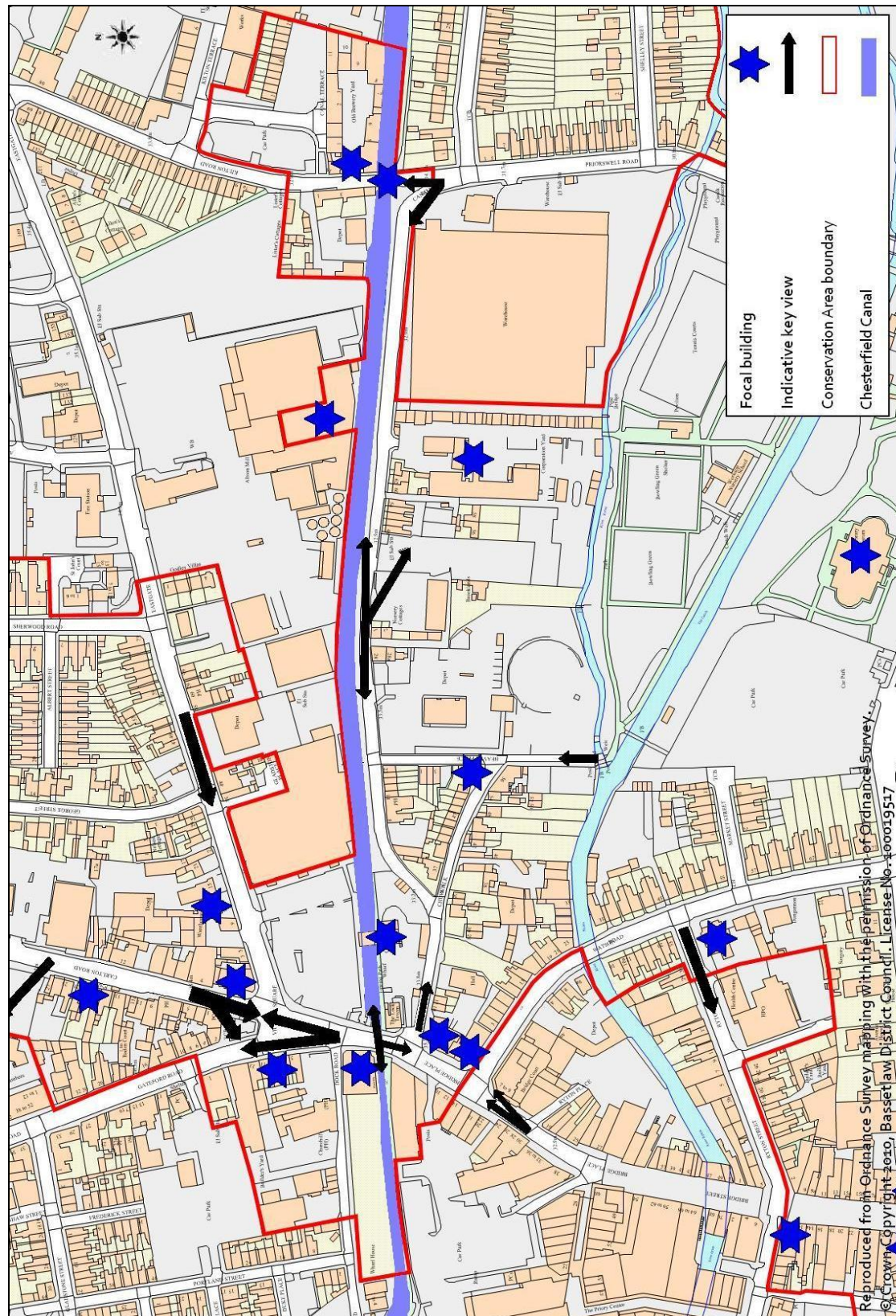


Figure 3.135: View northwards along Beaver Place, towards former Gas Offices (centre).

W13 Summary of special interest:

- There are a number of important views within, into and out of the character area. **New development that harms any view or vista that is of acknowledged importance into, out of, or within the Conservation Area should not be supported.**
- Views of the former depository, Smith's Flour Mill, The former Gas Offices and the Chesterfield Canal itself form an integral part of the character of the Conservation Area. **New development that harms any significant view of these focal buildings should not be supported.**

Map 31: Canal – 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.

Millhouses Character Area

- 3.147 The Millhouses character area forms the western entrance into the town centre from the A57/A60. Both the western and eastern ends have been associated with milling from at least the mid-18th century. However, the majority of the character area's buildings and layouts date to late 19th and early 20th century, made possible by improvements to the main road (Newcastle Avenue) in the mid-19th century. To the west, the turnpike road to Chesterfield brought lead and other goods from Derbyshire from 1738 onwards, with malt, flour, liquorice and timber going in the opposite direction. To the east, Newcastle Avenue crosses Bridge Street, the main thoroughfare in the town.



Figure 3.136: View of Victorian terraces on Newcastle Avenue.

Layout and plan form

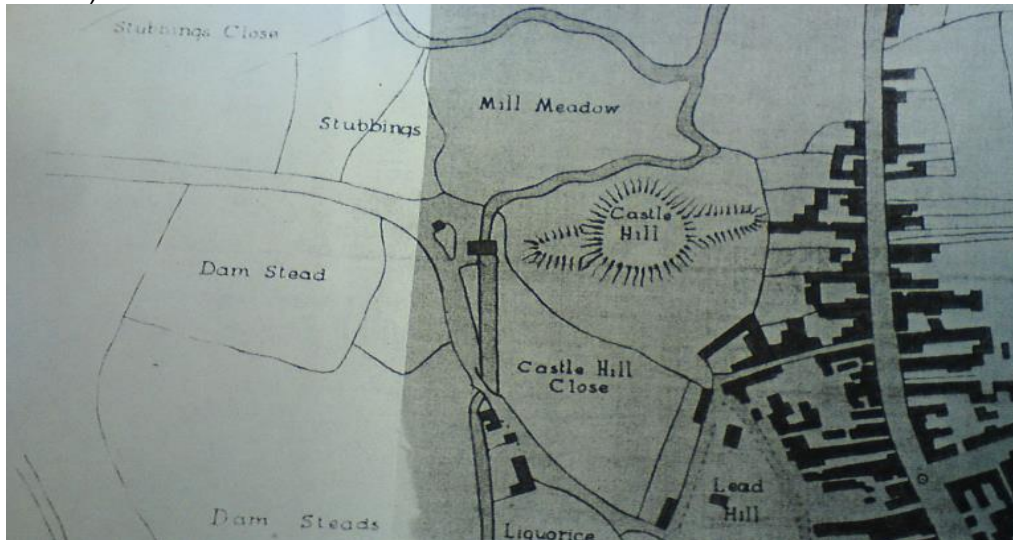
- 3.148 The majority of the character area comprises buildings and land along Newcastle Avenue, a predominantly straight thoroughfare running in a west-east direction, stretching from the A57/A60 roundabout to the west, to the junction with Bridge Street to the east. Most buildings are terraced or semi-detached dwellings dating to between 1885 and 1910, although larger buildings set in large grounds exist to the west, including Park Cottage and St Anne's Church, both associated with Worksop Manor.
- 3.149 With regard to its history, the route of Newcastle Avenue may have existed as an informal or poorly maintained track in the 17th and early 18th centuries. However, most of the present highway appears to have been formalised in 1738 as part of the Worksop to Chesterfield Turnpike Road, which connected Chesterfield and Staveley to Worksop along the line of the present A619, A60 and Newcastle Avenue (from west to east)⁵⁰. After 1738, this more direct route brought travellers directly towards the centre of Worksop up to the present junction with Westgate, where the road turned south and passed over a bridge (over a tributary of the River Ryton⁵¹). It is likely that the stone portion of Park Cottage was constructed in the same period.
- 3.150 Much of the land to the east of the junction is low lying, with field names such as "Mill Meadow" and "Bridge Meadow" indicating the presence of marsh, shown on the 1775 map. To the west, large areas of land were historically associated with the Lord's Water Mill (also referred to as the Manor Mill), located on the site of 63 Newcastle Avenue (currently occupied by a supermarket). Fields such as "Dam Steads" and "Stubblings"⁵² also recorded

⁵⁰ Previously, the main reliable route for carriages from Chesterfield passed through Steetley and Haggonfields, before joining Shireoaks Road, Sandy Lane and eventually Gateford Road.

⁵¹ Diverted westwards in 1842.

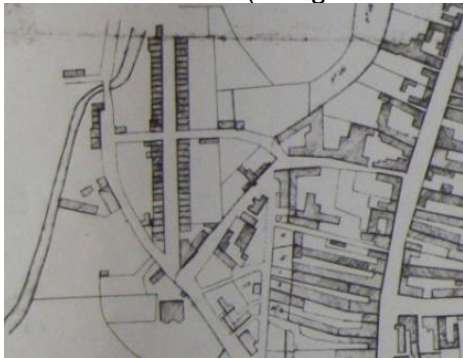
⁵² "Dam Steads" indicates land owned/associated with the mills and their water management systems; "Stubblings" (Old English) indicates areas where trees have been felled.

on the 1775 Kelk map are evidence of earlier milling (probably of flour and timber).



Map 32: Extract from Kelk's 1775 map of Worksop, showing route of Chesterfield Turnpike Road and the Lord's Water Mill with its dam alongside Westgate (source: Worksop Library, 2010).

- 3.151 In 1792, William Toplis and Company (from Cuckney) erected two mills with the intention to produce textiles, one on the site of the Lord's Mill, and a second to the west of the Millhouse public house (the present Millhouse building was probably the living accommodation for the mill manager). However, both enterprises closed after only three years. Both mills were later converted to other uses (timber at the first site and corn at the second)⁵³ and demolished in the late 19th and mid-20th centuries respectively. Toplis also constructed Norfolk Street in 1792, a street of around 60 terraced houses for his mill workers, accessed off Westgate to the west and south, and from the area of Castle Hill (along West Street) to the east⁵⁴.



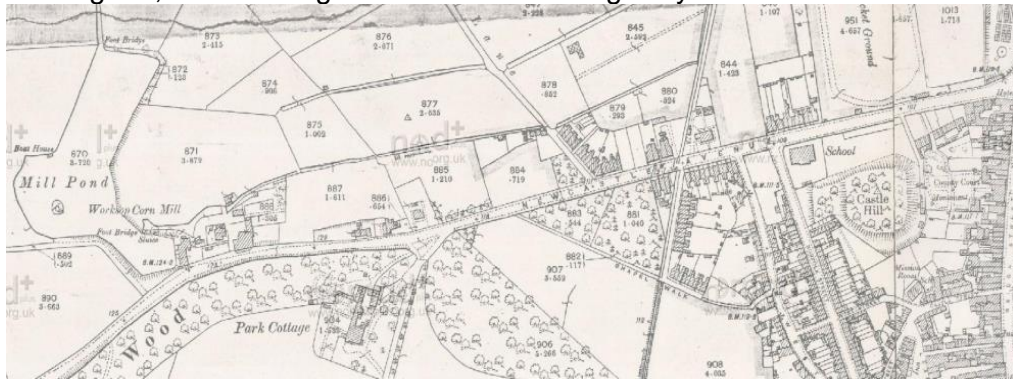
Map 33: Extract from 1817 Worksop Enclosure map, showing Norfolk Street alongside mill buildings to the west (source: Worksop Library, 2010).

- 3.152 In 1842, the Duke of Newcastle (who acquired Worksop Manor in 1839) had a portion of the Chesterfield Turnpike straightened, strengthened and extended eastwards towards Bridge Street (with the road initially being known as New Road, and later as Newcastle Avenue). A tributary of the River Ryton (which had earlier powered mills) was also diverted westwards. In the late 19th and early 20th centuries, the development of predominantly terraced and semi-detached houses spread alongside Newcastle Avenue and on several streets constructed off the main road, including Stubbing Lane, Harrington Street, Devonshire Street and Brook Terrace. Larger buildings were also constructed

⁵³ Sources: www.nottsheritagegateway.org.uk & www.worksopheritagetrail.org.uk, 2010.

⁵⁴ Norfolk Street did not directly connect to Newcastle Avenue until after 1842.

close to the junction with Bridge Street. Plots from this period are narrow and rectangular, with buildings sited close to the highway.



Map 34: Extract from c.1897 O.S. map, showing Newcastle Avenue (source: Nomad plus, 2010).

3.153 In the 20th century, development alongside Newcastle Avenue was limited, with the majority occurring on the roads off the main thoroughfare. In the 1960s, an estate was constructed alongside a previous entrance to Worksop Manor alongside Park Cottage, now called Water Meadows. In the 1980s, the former Beard's Mill was demolished and the Worksop by-pass was constructed, with a large roundabout sited at the western end of Newcastle Avenue. In the late 20th/early 21st century, residential development occurred in the former extended grounds of Park Cottage. The present layout of Newcastle Avenue can, therefore, be attributed predominantly to the changes in 1738 and 1842.

WS14 Summary of special interest:

- The established layout of the character area is a mix of large and small plots, although most are rectangular and at right angles to the roads. Other than the larger buildings at the western and eastern ends, the majority are sited close to the highway, often in rows of two or four and packed closely together. **Any new development, including infill or replacement, should seek to respect this character. Proposals for the unsympathetic subdivision, reorientation or amalgamation of plots should not be supported.**
- Buildings within the character area are at relatively high densities although the majority are two or three storeys in height. **New development should seek to respect this character.**

Architecture: buildings and materials

- 3.154 The Millhouses character area contains four listed buildings, all of which are considered to contribute positively to the special character and appearance of the Conservation Area. In addition to these, many other buildings can be regarded as heritage assets. These are listed in full in Appendix B and are set out on map 35 (page 108). Buildings not highlighted are considered to be neutral in their character, appearance or significance.
- 3.155 The oldest building within the character area is Park Cottage, a late 17th/early 18th century grade II listed house, originally part of the Worksop Manor estate and situated along one of the former entrances into the Manor park (this entrance now forms part of Water Meadows, with the rest of the old route running in a south westerly direction towards Worksop Manor). The main building comprises two parts, with a narrow rectangular brick range and a smaller range built of Magnesian Limestone, both with a pantile roof. Several alterations have taken place in the 18th and 19th centuries, including the addition of a late-19th century two-storey canted bay window on the south side.



Figure 3.137: Views of Park Cottage from east (top) and south west (bottom); Doorway believed to be associated with James Gibbs (centre left); South elevation of building (centre right); gothic design of outbuildings (centre).

- 3.156 The building appears to have been used (for a short period) as the place of worship for Catholics, after the Duke of Norfolk (also Catholic) stopped the

public use of his private chapel in Worksop Manor, as his son and heir was protestant (see Holland's *History of Worksop*, 1828, page 149). The physical evidence of this use exists in the gothic shape and detailing of the outbuildings at the north east corner of the main building, in addition to the lancet window on the west elevation of the brick-built range. In the 19th century the building was sold to Sir Henry Watson⁵⁵, a prominent Sheffield judge.

3.157 Park Cottage is one of the few surviving examples of local vernacular house design dating to this period within the Worksop area, with brick and coursed rubble construction and other features such as the two storey canted bay window, large number of brick chimney stacks and limestone window surrounds common to other houses of similar age found in nearby villages such as Carlton in Lindrick or Whitwell. In addition, one of the most significant elements of the main building is a timber door with ashlar surround, copying the style of James Gibbs, one of the most notable British architects of the early-mid 18th century.

3.158 To the north of Park Cottage, the Millhouse public house (also grade II listed) was originally part of a range of buildings associated with one of the two mills built for William Toplis & Company in 1792. The mill associated with this site was to the west of the present public house, although was demolished to make way for the construction of the A57 Worksop by-pass. The Millhouse is primarily built of Magnesian Limestone rubble with a pantile roof, brick chimneys and brick window headers. Several phases of alterations can be seen on the exterior of the building, including brick extensions to the rear, infilling of earlier windows in stone and repairs of stone walls using red bricks (dating to the 19th century).



Figure 3.138: View of Millhouse from 1978 (left) prior to conversion to public house, and from present day (right). Sources: Bassettlaw Museum and Google Maps, 2010.

3.159 Adjacent to the Millhouse is Mill Cottages, a small pair of cottages built in the early 19th century, although probably shortly after the conversion of the nearby mill (probably to timber and later to flour) in the late 18th century. This building is constructed in a very similar style to the Millhouse although is in a considerable state of disrepair.

3.148 Norfolk Street was constructed by William Toplis & Company (also in 1792) to house workers for the new textile mills. Although the enterprises failed soon after opening, the houses are themselves a surviving legacy to Worksop's industrial past and closely resemble the Millhouse in appearance and construction. The majority of the houses are of the traditional 'two up, two

⁵⁵ Watson Road was named after Sir Henry Watson (*A Worksop Miscellany*, Worksop & District Archaeological & Local Historical Society, 2008).

down' style commonly associated with industrial-focused residential development and of two storeys in height. Three storey buildings are located on both sides of the road at three separate points, including one on each of the four corners of the road's junctions with West Street⁵⁶.



Figure 3.139: View southwards along Norfolk Street from c.1900 and present day. Source: www.worksopheritagetrail.org.uk, 2010.

- 3.160 Most of the houses on Norfolk Street contain red brick window/door arches and eaves detailing, although most also have modern UPVC windows/doors and concrete roof tiles. Two cottages (31 & 33 Norfolk Street) still retain their original pantile roofs and timber windows⁵⁷/doors, the frames painted dark green and the glazing bars yellow (traces of this colour scheme can also be found on other buildings within the street⁵⁸).



Figure 3.140: Frontage of 31 & 33 Norfolk Street.

- 3.161 Of all the buildings within the Millhouses character area, St Anne's Church is the most prominent, given its overall scale, the height of its western tower and its construction. The church was built in 1911 by Lancashire-based architects Paley & Austin for Sir John Robinson, the resident of Worksop Manor at the time. The design of the building is heavily influenced by 15th century church architecture, described in the list description as the "perpendicular revival style". The church is constructed using textured ashlar with Westmorland slate, although the most identifiable feature of the building is the western tower, with its buttressing and doorway moulding.
- 3.162 To the south of the church, the Old Vicarage (now a care home) was constructed in 1929, although its appearance also borrows from the same 15th century architectural style as the church, including the use of mullioned transomed windows and decorative doorways.

⁵⁶ One of these is a later replacement, built as a hotel with mock timber on the frontage, dating to the late 19th or early 20th century.

⁵⁷ '3 over 6' style sashes on the ground floor and '3 over 3' on the first floor.

⁵⁸ This colour scheme can also be found in other towns/villages connected with the Dukes of Newcastle, including Tuxford.

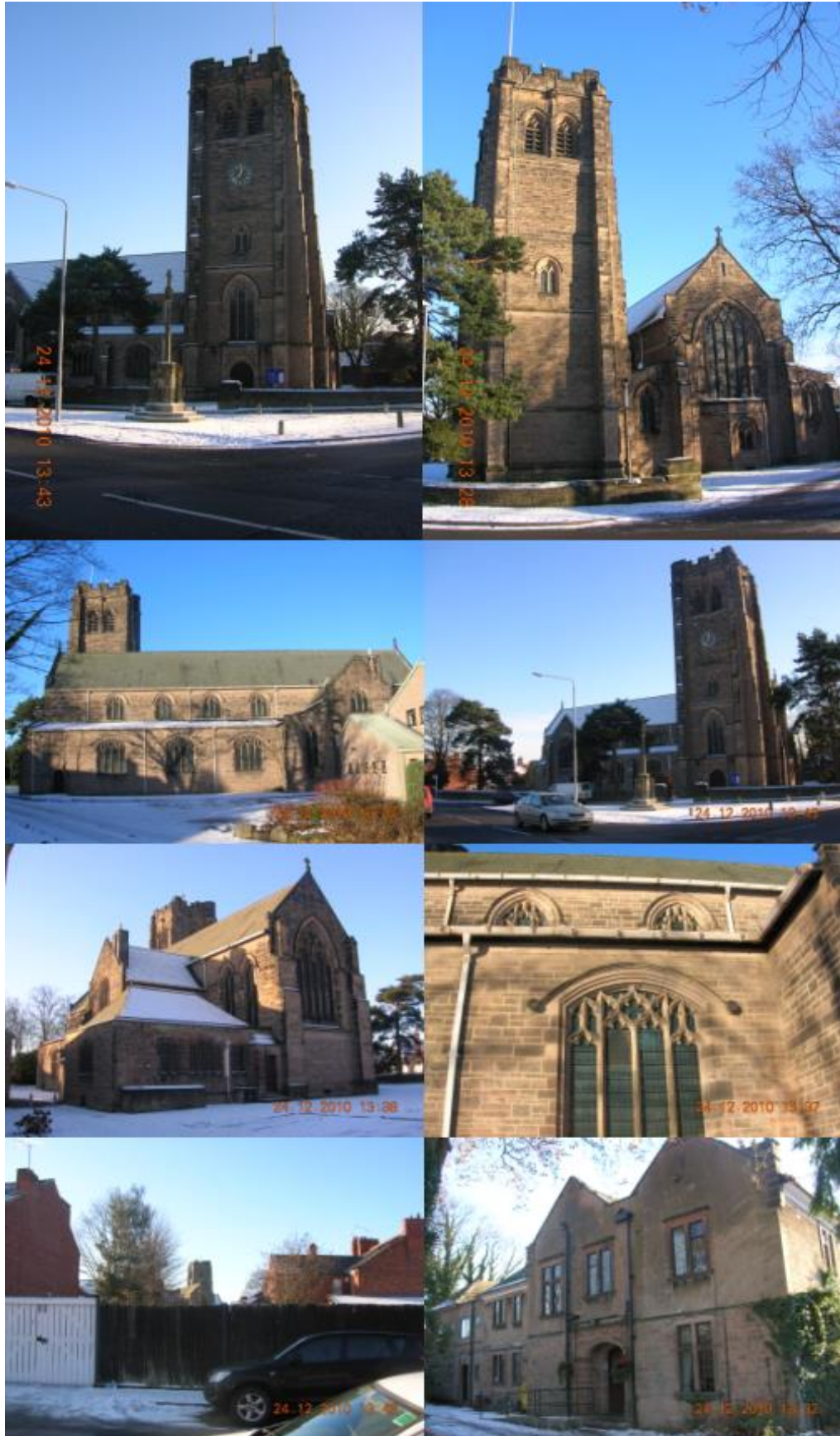


Figure 3.141: Various views of St Anne's Church including: Western tower from north (first row, left) and west (first row, right); window tracery on south elevation (third row, right); View of church from Devonshire Street (fourth row, left); View of Old Vicarage from north west (fourth row, right).

3.163 The late 19th century was a time of rapid expansion within the town, particularly along Newcastle Avenue. Other than the more standard housing, larger buildings include the late-19th century Ashleigh (a nursery, although formerly a villa) and the former St Anne's School (now a veterinary centre). However, the majority of buildings within the character area comprise late 19th and early 20th century detached, semi-detached and terraced dwellings, all of which are constructed of red brick and many with original slate roofs and timber joinery. Although the majority are three and four bedroom and of a similar scale and alignment, several different architectural features are used in different building groups, with bay windows (both canted and square), terracotta/stone/light-coloured brick detailing and small dormer windows the most common.



Figure 3.142: Left: Ashleigh from 1901 (top) and present day (bottom). Source: www.picturethepast.org.uk, 2010); Top right: Victorian-era housing along Newcastle Avenue (source: Google Maps, 2010); Bottom right: Former St Anne's School, facing Newcastle Avenue.

3.164 Arguably the most striking row of houses is Queen's Terrace (70-84 Newcastle Avenue), a terrace of eight properties with symmetrical layout. Of particular note are the stone/terracotta decorations on the frontage, including two images of Queen Victoria, the name "Queens Terrace" and the date "1897". Date stones are common to many other buildings within the character area dating to this period.



Figure 3.143: View of Queen's Terrace from Westgate, looking northwards. Source: Google Maps, 2010.



Figure 3.144: Stone/terracotta image of Queen Victoria, above No.70 & 72. Source: Google Maps, 2010.

3.165 Other significant buildings within the character area include the Robinson Memorial Homes (built 1922), Salvation Army Citadel (1909), the former Snooker/Billiard Hall (1915) and the former Palais de Danse (1920s). All are of a larger scale than the housing that dominates the central and eastern parts of the character area.

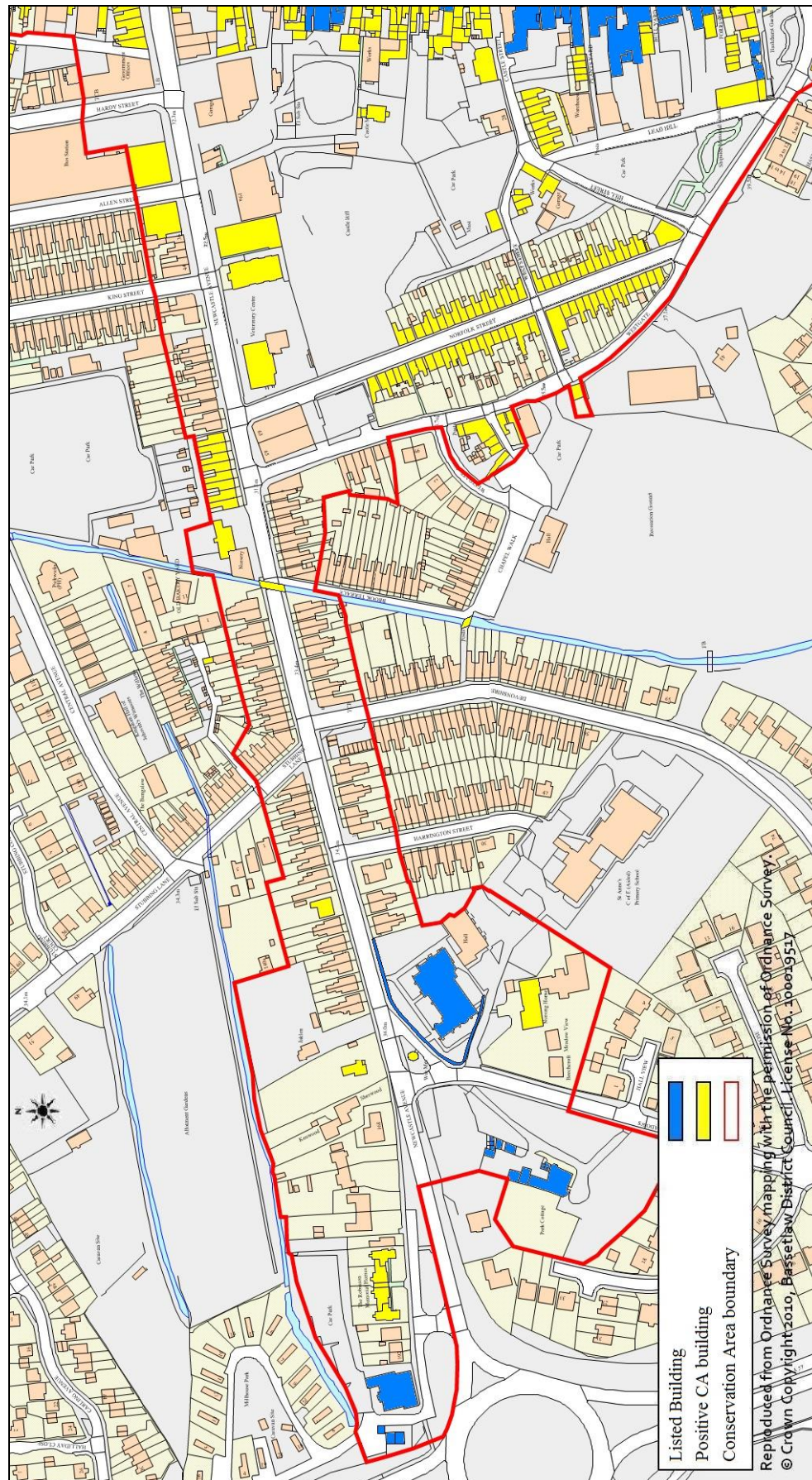


Figure 3.145: Top: View of Robinson Memorial Homes from south east, with plaque above main vehicular entrance containing the date and dedication. Bottom left: Salvation Army Citadel; Bottom centre: Former Billiard Hall; Bottom right: former Palais de Danse (source: Google Maps, 2010).

WS15 Summary of special interest:

- Along with its listed buildings, the Millhouses character 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 35. **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 character area.**
- The 17th, 18th and early 19th century buildings are generally rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by brick/stone chimneys. **New development should complement the form and mass of the historic buildings within the character area.**
- Later 19th and early 20th century buildings are mostly semi-detached or terraced, the groups of which have symmetrical frontages and layouts. Buildings are generally 2 storeys and often contain small dormer windows on the frontage. Steep roof pitches (over 35°) are also common. The rooflines are characterised by brick chimneys. **New development should complement the form and mass of the historic buildings within the character area.**
- The Millhouses character area contains a large number of late 19th/early 20th century housing. **The substantial alteration or loss of such buildings will not be supported.**
- Facing materials for buildings are predominantly red brick or Magnesian Limestone. Roof materials are primarily clay pantiles or natural slate. **New development should use materials that reflect or complement the traditional materials of the character area, including appropriate timber joinery.**
- Period architectural features such as window headers/cills, bay windows, dormer windows, chimney pots, brick/stone/terracotta detailing and date stones form an essential part of the special interest of the character area. **Proposals for the preservation and enhancement of such features will be supported. The unsympathetic alteration or loss 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 material appropriate to the building and its setting.**

Map 35: Millhouses – buildings



Disclaimer: The identification of heritage assets (as shown on the above map and as discussed in the appendix) is by no means exhaustive and the 'list' of 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.

Public realm, amenity spaces, landscaping and boundary treatments

- 3.166 As a result of late 19th and 20th century development, the Millhouses character area has very few areas of significant open space. Only one area is publicly accessible, that of the grass verges at the western end of Newcastle Avenue. These are significant since they contribute to the setting of the main entrance into the town from the west. The verges provide a valuable break in the densely packed built form of the surroundings.



Figure 3.146: Wide verges along north side of Newcastle Avenue, looking to north east towards the Robinson Memorial Homes. Source: Google Maps, 2010.

- 3.167 To the south of these verges, the gardens to Park Cottage are visible from several vantage points along Newcastle Avenue and Water Meadows. Mature trees within the grounds provide a buffer between the Conservation Area and the modern housing estate to the south. The trees on the northern boundary were formerly part of Menagerie Wood, the band of trees that forms the northern boundary of the Worksop Manor estate. The main A57/A60 roundabout to the west of the Conservation Area also contains a small part of this historic woodland.



Figure 3.147: Park Cottage, associated gardens and mature trees, viewed from Water Meadows to south. Source: Google Maps, 2010.

- 3.168 The grounds of St Anne's Church are also significant as they contribute to the setting of the grade II listed church and the wider Conservation Area. From Newcastle Avenue, the wide lawn to the front of the church allows for the whole height of the building to be viewed from the road. In addition, mature trees and the boundary wall help define the site of the church from its surroundings and contributes significantly to its setting.



Figure 3.148: View of mature trees in grounds of St Anne's Church, fronting Newcastle Avenue.

3.169 Other mature trees of significance include those alongside the tributaries of the River Ryton. The largest group of trees is that to the north and west of Ashleigh. Outside of the Conservation Area, trees to the west of Brook Terrace are also visible from several points within the boundary.



Figure 3.149: Mature trees to west of Brook Terrace, as viewed from Newcastle Avenue to north.

3.170 As with many late 19th and early 20th century housing, those along Newcastle Avenue in particular have a high proportion of surviving boundary walls to both the frontage and sides. The majority of boundary walls are red brick, with either stone or clay copings. These help to link the buildings to their surroundings and provide continuity along much of the thoroughfare into and out of the town centre.

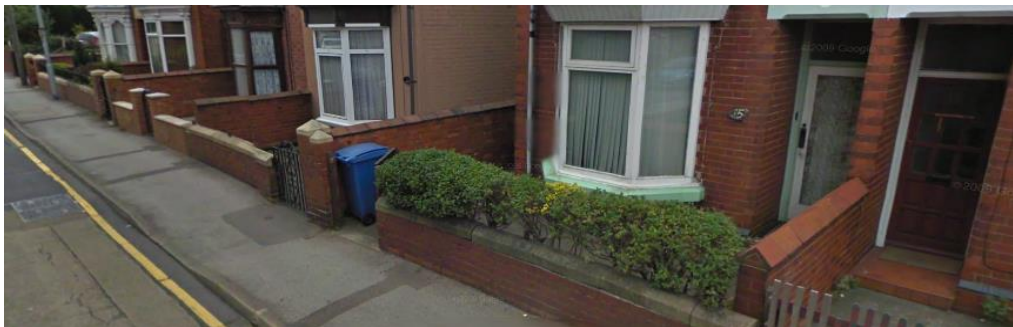
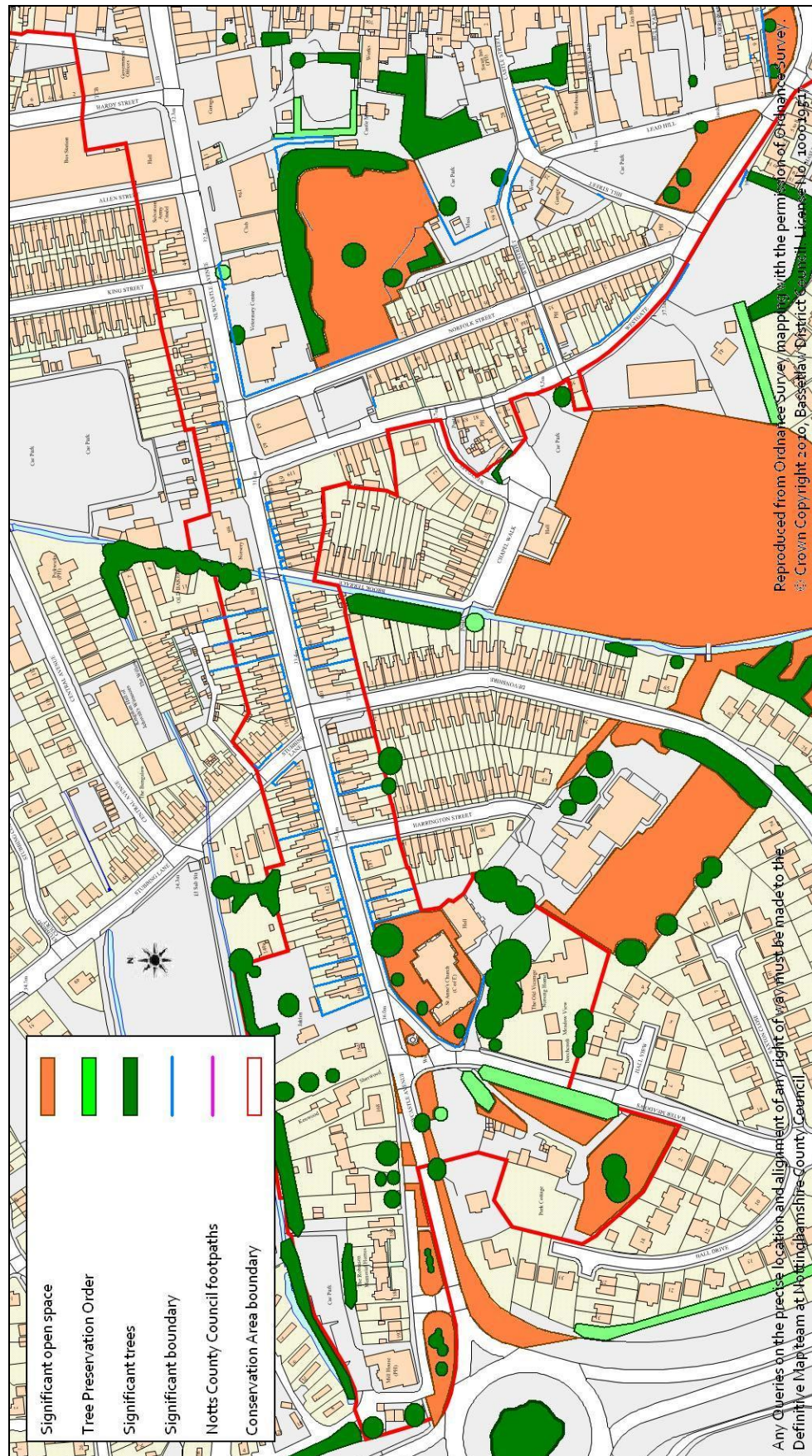


Figure 3.150: Brick walls with stone and clay tile copings, along Newcastle Avenue. Source: Google Maps, 2010.

WS16 Summary of special interest:

- The character area contains a wide variety of landscape features including boundary treatments, verges, open space and trees (as indicated on map 36). Of particular note are the stone and brick walls along Newcastle Avenue and those within the setting of the Conservation Area along the various roads off the main thoroughfare; together with the numerous mature trees both alongside and set back from Newcastle Avenue, including those sited outside of the Conservation Area. **Every effort should be made to retain these features within the character area where they contribute positively to the special interest of the Conservation Area. Loss of features that contribute positively to the special interest of the Conservation Area should not be supported.**
- Other than the stone wall around the church, boundary walls are generally red brick, with stone 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.**
- The character area contains a significant number of highway interventions (including signage, lighting, crossings, barriers and road markings) which are of an unsympathetic design and often insensitively located. **Efforts to reduce highway clutter and replace unsympathetic highway additions (including signage, lighting, crossings, barriers and road markings), with more traditional/sympathetic interventions will be supported. Future highway development/works which are unsympathetic to the setting of the Conservation Area will not be supported.**

Map 36: Millhouses – landscape features



Any Queries on the precise location and alignment of any Right of Way must be made to the Definitive Map team at North Nottinghamshire County Council

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

- 3.171 The majority of the character area comprises land and buildings alongside Newcastle Avenue. The most important views within the character area therefore are those along/into Newcastle Avenue (see map 37). From the east side of the A57/A60 roundabout, views are drawn eastwards along the long and straight route of Newcastle Avenue, and drawn particularly to the tower of St Anne's Church. The regularity of the bay windows on the fronts of Victorian housing is also prominent when viewed from this location. To the north, the stone and pantile construction of the Millhouses public house provides a stark contrast to the otherwise brick and slate of the majority other of buildings visible nearby.



Figure 3.151: View from roundabout, looking north east towards Millhouse public house. Source: Google Maps, 2010.



Figure 3.152: View from roundabout, looking east towards St Anne's Church. Source: Google Maps, 2010.

- 3.172 Similarly, from the east end of Newcastle Avenue, views are drawn westwards taking in the rows of Victorian houses that front the thoroughfare. The western tower of St Anne's Church and the mature trees in the grounds of the church are also visible from this point. To the east, a wider vista of the junction with Bridge Street takes in the more prominent buildings within the area, including the former London Joint City and Midland Bank.



Figure 3.153: View westwards along Newcastle Avenue. Source: Google Maps, 2010.



Figure 3.154: View eastwards along Newcastle Avenue, towards the bank (centre left). Source: Google Maps, 2010.

- 3.173 Closer to St Anne's Church, the eye is drawn towards the western tower from the south west along Water Meadows, together with the War Memorial and 164 Newcastle Avenue, an early 20th century house with timber framing on the frontage. The church's boundary wall and surrounding trees are also important contributors to the character of the Conservation Area when viewed from here. Views are also afforded to the north west towards Park Cottage, along one of the entrances into that site.



Figure 3.155: View to north east along Water Meadows, towards War Memorial and 164 Newcastle Avenue. Source: Google Maps, 2010.



Figure 3.156: View of Park Cottage, from south east.

3.174 Along Norfolk Street, significant views exist from both the northern and southern ends of the road. From the north, the terrain of the site, together with the three storey feature buildings, are arguably the most important parts of this view. From the south, the four buildings at the junction with West Street are more prominent, including the early 20th century former hotel in the south west quadrant of the junction.



Figure 3.157: View along Norfolk Street from north, looking south.

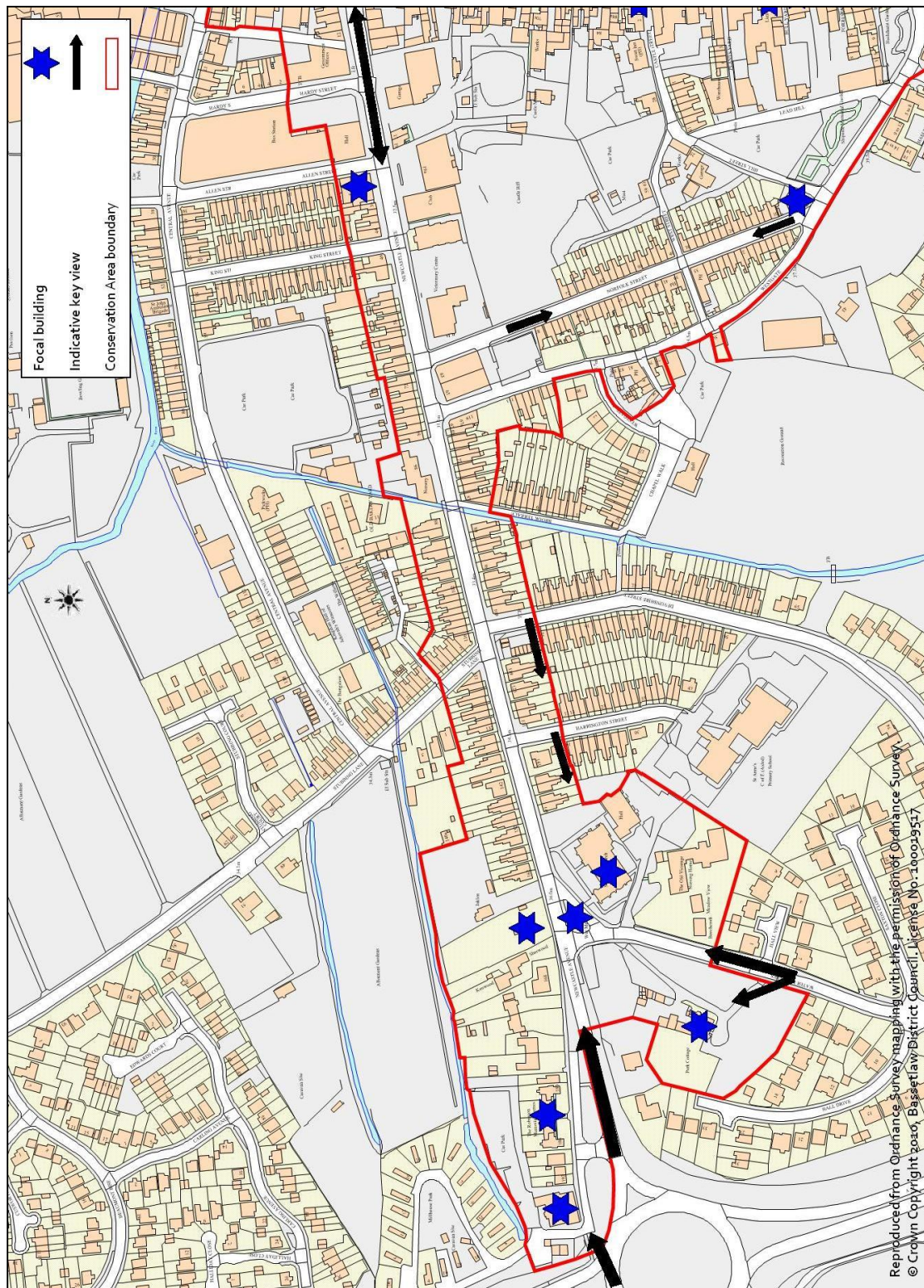


Figure 3.158: View along Norfolk Street from junction with Westgate to south.

W17 Summary of special interest:

- There are a number of important views within, into and out of the character area. **New development that harms any view or vista that is of acknowledged importance into, out of, or within the Conservation Area should not be supported.**
- Views of St Anne's Church form an integral part of the character of the Conservation Area. **New development that harms any view of St Anne's Church should not be supported.**

Map 37: Millhouses – 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.

Station Character Area

3.175 The Station character area comprises a large area to the north of the town centre primarily constructed following the completion of the railway line and station in 1849. The line (originally planned as the Sheffield and Lincolnshire Junction Railway) was built by the Manchester, Sheffield and Lincolnshire Railway Company and connected Manchester and Sheffield to the west with Retford, Gainsborough and Lincoln to the east.



Figure 3.159: View of frontage of Worksop Railway Station from south west.

3.176 Prior to the construction of the railway line, much of this area was open farmland, although sections of it had been enclosed for a number of years, particularly after the construction of the Chesterfield Canal in the 1770s and more so after the Worksop Enclosure Act of 1817. The few buildings that existed up to the 1840s were built alongside Eastgate (referred to as Kilton Road in the 1817 map) and around the southern parts of Gateford Road and Carlton Road. Many of these buildings comprised 17th and 18th century encroachments on the edge of the common, which had become regularised over time.

Layout and plan form

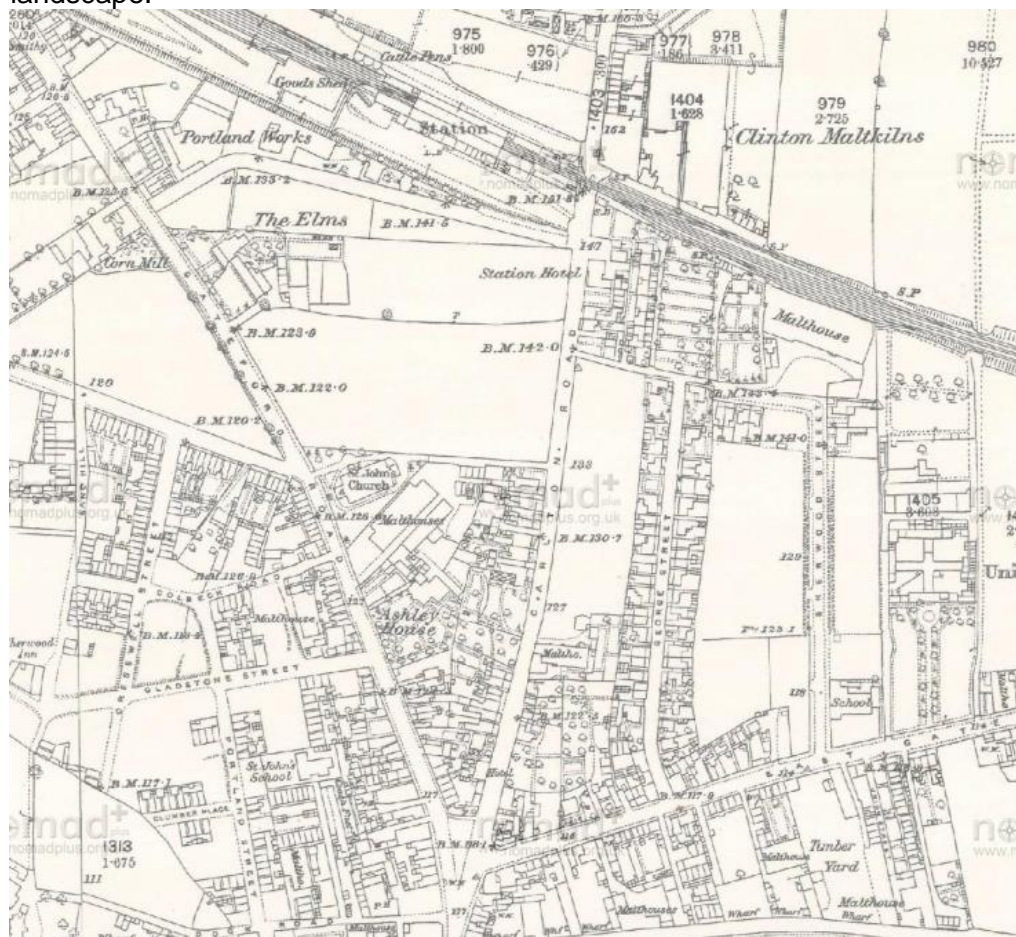
3.177 Carlton Road, Gateford Road and Eastgate all appear to be of considerable age, as all are shown as established routes on the Kelk map of 1775. All three roads radiate out from the main north-south route through the town (Bridge Street). By the 1770s, Gateford Road and Carlton Road had been turnpiked, although evidence of an earlier alignment to Gateford Road is visible in both historic and current maps, with buildings set back to the west of the modern road (the public house north of Dock Road is an example of this).



Map 38: Extract from Kelk's 1775 map of Worksop, showing Station character area (the railway line was to be constructed to the north of the cluster of buildings in the top left hand corner of the above map).

3.178 In the second half of the 19th century following the completion of the railway, new development spread alongside the main roads, with plots usually at right angles to the road frontage. Development appears to have accelerated following the completion of the Worksop to Mansfield/Nottingham Railway by the Midland Railway Company in 1875, which increased the accessibility of Worksop from towns and villages to the south and west. Amongst the first buildings to be constructed were the larger houses along Carlton Road and Gateford Road, some of which have since been demolished. However, Carlton Road would remain primarily residential with Gateford Road retaining a strong mix of uses to the present day.

3.179 The vast majority of buildings within the character area were constructed between 1870 and 1910. Most are semi-detached or short terraces, with several larger detached villas concentrated along George Street. Most buildings have a rectangular or L-shaped plan form, and semi-detached/terraces have symmetrical frontages. A large proportion of buildings within the character area are on the same alignment and sited close to the road within rectangular plots, with short front and longer rear gardens. The late 19th century streets to the east of Carlton Road were often constructed within earlier field boundaries, thus preserving the earlier divisions in the built landscape.



Map 39: Extract from c. 1875 O.S. map, showing station character area.

3.180 The layouts of plots on Carlton Road are the most altered within the character area since the 19th century. Several larger buildings have been constructed in the 20th century that do not follow the grain and pattern of the surroundings.

However, the west-east plot direction still survives along the majority of the road's length.

WS18 Summary of special interest:

- The established layout of the character area is primarily small rectangular plots, most being at right angles to the roads. The majority are sited close to the highway, often in rows of two or four and packed closely together. **Any new development, including infill or replacement, should seek to respect this character. Proposals for the unsympathetic subdivision, reorientation or amalgamation of plots should not be supported.**
- Buildings within the character area are at relatively high densities although the majority are two or three storeys in height. **New development should seek to respect this character.**

Architecture: buildings and materials

3.181 The Station character area contains six listed buildings, all of which are considered to contribute positively to the special character and appearance of the Conservation Area. In addition to these, many other buildings can be regarded as heritage assets. These are listed in full in Appendix B and are set out on map 40 (page 126). Buildings not highlighted are considered to be neutral in their character, appearance or significance.

3.182 At the northern end of the character area, Worksop Railway Station (grade II listed) is situated to the west of Carlton Road, one of the main entrances into the town centre from the north. The original station building, on the south side of the line, was constructed by James Drabble of Carlton in Lindrick in 1849/50, following designs by Weightman and Hadfield drawn on behalf of the Manchester, Sheffield and Lincolnshire Railway Company. The building is in the Jacobean style and was built using stone from nearby Steetley Quarry and natural slate on the roof.



Figure 3.160: View of original station building from south west.

3.183 The station complex comprises a north and south platform with a building range on each side, the southern range being significantly the largest. On the south side, the original single storey part of the building has a symmetrical appearance, with a central projecting gable containing the pedestrian entrance, with supporting wings either side, also with a projecting gable at both western and eastern ends. The Flemish design of the projecting gables is one of the key identifiable features of the building. Other features include the use of a shallow parapet, mullioned windows, a steeply-pitched slate roof and ashlar window surrounds.



Figure 3.161: View of main entrance, from south.



Figure 3.162: View of original building, from south east.

3.184 Several alterations have taken place since the completion of the original, including a single/two storey extension on the east side (approximately 1900), which provided refreshment/waiting rooms with living accommodation above. The extension is constructed in a similar style to the original building and uses

the same materials and design features such as Flemish gables, ashlar window surrounds and a steeply pitched roof. However, much of the stonework is not flat faced, rather a series of horizontal bands are used which distinguish the extension from the original building.



Figure 3.163: View of Railway Station from south east.



Figure 3.164: View of Railway Station from north east.

- 3.185 On the north side of the platform, a smaller monopitch-roofed building (built at the same time as the refreshment rooms) contains a decorated frontage facing the railway line, similar to that on the building opposite. However, the rear of the building is much less ornamental and part of this is constructed of light coloured bricks. Several of the window openings have also been filled in during the last 30 years. Connecting the two platforms, an iron footbridge is joined to two glazed iron canopies that cover each platform, former joined by a larger canopy over the railway line.



Figure 3.165: View of building on north platform, from north east.



Figure 3.166: View of both platforms and connecting iron footbridge, from north east.

- 3.186 On the east side of Carlton Road, the grade II listed Worksop East Signal Box (constructed in the 1880s) is built from timber with a slate roof. The ornately decorated bargeboards with finials and the first floor sash windows (both three over threes and two over twos) contribute to the setting of the main station buildings, and also the wider Conservation Area.



Figure 3.167: View of Signal Box from south east.

- 3.187 On the south side of the railway line and on the east side of Carlton Road, the Station Hotel was constructed in the decades that followed the completion of the railway station. The site comprises a number of different parts (all brick-built) including the main hotel building, stables, an archway and workshop. The main hotel building and stables/coach stores to the rear appear to be the

contemporary with each other (possibly 1850-70 in date), with the main building being L-shaped with a hipped roof.



Figure 3.168: Top Left: Station Hotel, c.1900 (source: www.picturethepast.org.uk, 2010); Centre left and right: Frontage of buildings facing Carlton Road; Bottom left: North elevation of main hotel building, with amendments to that elevation clearly visible; Bottom right: Former stables/coach stores to rear of main hotel building.

3.188 As with the Railway Station, a significant number of alterations appear to have taken place at the Station Hotel site between 1880-1900 including a remodelling of the west and north elevations, the erection of an extension to the south, a new workshop building to the north, and the addition of a glazed canopy connecting the workshop and hotel. The rear courtyard is accessed from Carlton Road by a decorative archway with ashlar detailing. The archway also helps to date these changes, as the inscription “W&RBCL” indicates that the works were carried out on behalf of the Worksop and Retford Brewery Company, which only came into existence in 1881⁵⁹. Architectural features used on other Worksop & Retford Brewery sites such

⁵⁹ Following the amalgamation of the Priorwell Brewing Company (Priorwell Road) with Smith & Nephew (Dock Road).

as the lancet-style window headers and stone/brick banding (as exists on their former offices on Victoria Square) can be found here.

- 3.189 Elsewhere in the character area, the majority of buildings comprise dwellings constructed between the 1870s and early 1900s. Detached, semi-detached and small terraces on Carlton Road, Sherwood Road, George Street, Albert Street and Edward Street were all built in this period sharing similar architectural styles. All are of red brick (with a Flemish bond) with many buildings also retaining a slate roof. Decorative barge boards, canted and square bays, sliding sash windows, stone window headers and brick boundary walls are common to most of the houses in the character area dating to this period. The majority of buildings along Sherwood Road, George Street, Albert Street and Edward Street were designed by J. Allsopp in the 1880s and 1890s.



Figure 3.169: Various Victorian-era houses/villas along Sherwood Road (first 7 pictures, from top left); and George Street (last 3 pictures).

3.190 In Eddison's *Worksop and Sherwood Forest* (1854), Eddison suggests that the Duke of Newcastle was attempting to encourage more of the middle classes into Worksop by selling off land for the building of larger houses. George Street in particular has a large number of detached villas dating to the 1870s, which appear to be part of the Duke's on-going attempts to attract wealthier residents to the town, many of whom would be commuters using the nearby Railway Station.

3.191 Whilst the character area may be dominated by the impact of the railway, several buildings survive which predate its construction, most of which are late 18th or early 19th century. At the southern end of the character area on the north side of Eastgate, Grafton House (grade II listed) is a brick-built former house in the classical style. One of the most distinctive features of the building is the symmetrical frontage and door surround with pediment. The building also contains brick window headers with ashlar keystones, a feature common to many other buildings of this period within the town. The canted bay windows on the ground floor appear to have been added in the 19th century and are of a style similar to those nearby on Sherwood Road.



Figure 3.170: View of Grafton House from south west.

3.192 Other listed buildings include 36-38 Carlton Road, formerly the main offices for Worksop Urban District Council (later Worksop Borough Council). The main building dates to 1900 and contains a significant amount of stone detailing on the frontage such as mullion window framing within canted bays, a balustrade parapet, horizontal banding and a central coach-width archway. The building also retains its original leaded windows facing onto Carlton Road. However, the most significant feature on the building is the ribbed copper dome with finial, visible for a significant distance to the north and south.



Figure 3.171: Former Council offices, viewed from south west.

3.193 90-92 Carlton Road (south of the Station Hotel), formerly a pair of cottages dating to the late 18th century which are of the local vernacular style (brick with coursed rubble frontage, originally with clay pantile roof) more commonly

found in surrounding villages such as Carlton in Lindrick. The building is grade II listed and one of the cottages contains a 19th century shopfront.



Figure 3.172: View of 90-92 Carlton Road, from north west.

- 3.194 On the west side of Carlton Road, No.45 (grade II) is a former house dating to 1814, also brick built but with a stuccoed exterior. The hipped slate-covered roof with central chimney stacks is particularly striking, as are the segmented ashlar window headers that can be found on buildings elsewhere in the Conservation Area.



Figure 3.173: View of 45 Carlton Road, from north east.

- 3.195 The former Miners Welfare Pavilion (later a cinema) on Carlton Road is also of significance, not only in terms of its historic use as one of a handful of early 20th century picture houses, but also in terms of its 1930s art deco-inspired architecture.

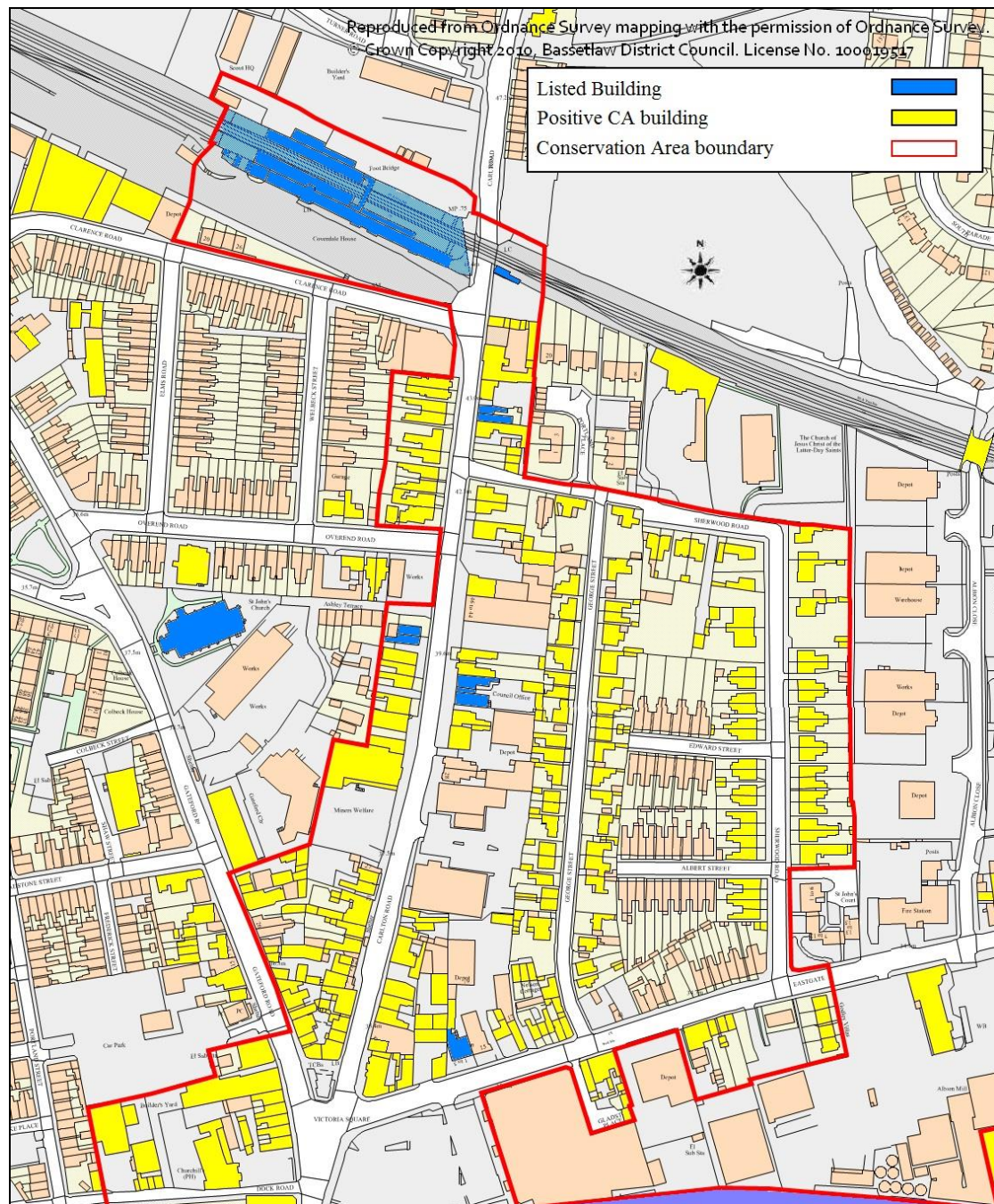


Figure 3.174: View of frontage of former Miners Welfare Pavilion from the 1930s (left) and present day (right). Source: Worksop Library, 2010.

WS19 Summary of special interest:

- Along with its listed buildings, the Station character 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 40. **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 character area.**
- The 18th, 19th and early 20th century buildings are generally rectangular or L-shaped plan forms with steep roof pitches (over 35°) containing brick/stone chimneys. Later 19th and early 20th century housing is mostly semi-detached or terraced, the groups of which have symmetrical frontages and layouts. Buildings are generally 2 storeys and often contain small dormer windows on the frontage. **New development should complement the form and mass of the historic buildings within the character area.**
- The Station character area contains a large number of late 19th/early 20th century housing. **The substantial alteration or loss of such buildings will not be supported.**
- Facing materials for buildings are predominantly red brick or Magnesian Limestone. Traditional roof materials are primarily clay pantiles for 18th century buildings with natural slate more common in 19th and early 20th century buildings. **New development should use materials that reflect or complement the traditional materials of the character area, including appropriate timber joinery.**
- Period architectural features such as window headers/cills, bay windows, dormer windows, chimney pots, brick/stone/terracotta detailing and date stones form an essential part of the special interest of the character area. **Proposals for the preservation and enhancement of such features will be supported. The unsympathetic alteration or loss 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 material appropriate to the building and its setting.**
- Worksop Railway Station is one of the most architecturally and historically significant buildings within the Conservation Area. **Proposals for the preservation and enhancement of original features will be supported. Proposals that would be detrimental to the historic fabric of the station, or its setting, will not be supported.**

Map 40: Station – buildings



Disclaimer: The identification of heritage assets (as shown on the above map and as discussed in the appendix) is by no means exhaustive and the 'list' of 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.

Public realm, amenity spaces, landscaping and boundary treatments

3.196 Similar to the Millhouses character area, as a result of the density of buildings constructed in the late 19th and early 20th centuries, the Station character area has very little in the way of significant open space. In the vicinity, however, open space existing to the north of Sherwood Road (adjacent the formerly the site of the Thomas Berry Brewery maltings). Historic boundary walls (brick with stone coping) also exist in this area, including around Inglewood, a late 18th/early 19th century villa, most recently part of the Abbey Moor Nursing Home.



Figure 3.175: Open space and boundary wall to west of church, looking to north west.

3.197 Mature trees are also rare in the character area, with only isolated groups or individual specimens sparsely scattered, most of which are situated within private gardens. Amongst the most significant are the group of trees to the south of Worksop Railway Station (north and east of 20-26 Clarence Road), including a row of mature lime trees, which screens much of the station from the south. Stone walls also run alongside Clarence Road (both on the road frontage and to the rear of the plots), which relate to industrial activity in the late 18th and early 19th century. These make a significant contribution to the setting of the Railway Station and the wider Conservation Area.



Figure 3.176: Mature lime trees adjacent to 20-26 Clarence Road, as viewed from west (top left) and south east (top right). Stone walls along north side of Clarence Road, with Railway station visible in distance (bottom left and right).

3.198 Such historic boundary treatments, including a large number of brick and stone walls, are situated throughout the character area. Stone walls, which probably date to the 18th or late 19th century, also exist at several other locations, including to the north of the junction of Sherwood Road/Carlton Road, to the east of the junction of Eastgate/Sherwood Road and on the north side of Clarence Road. Most of the brick boundary walls date to the late 19th century and usually have stone or clay tile copings.

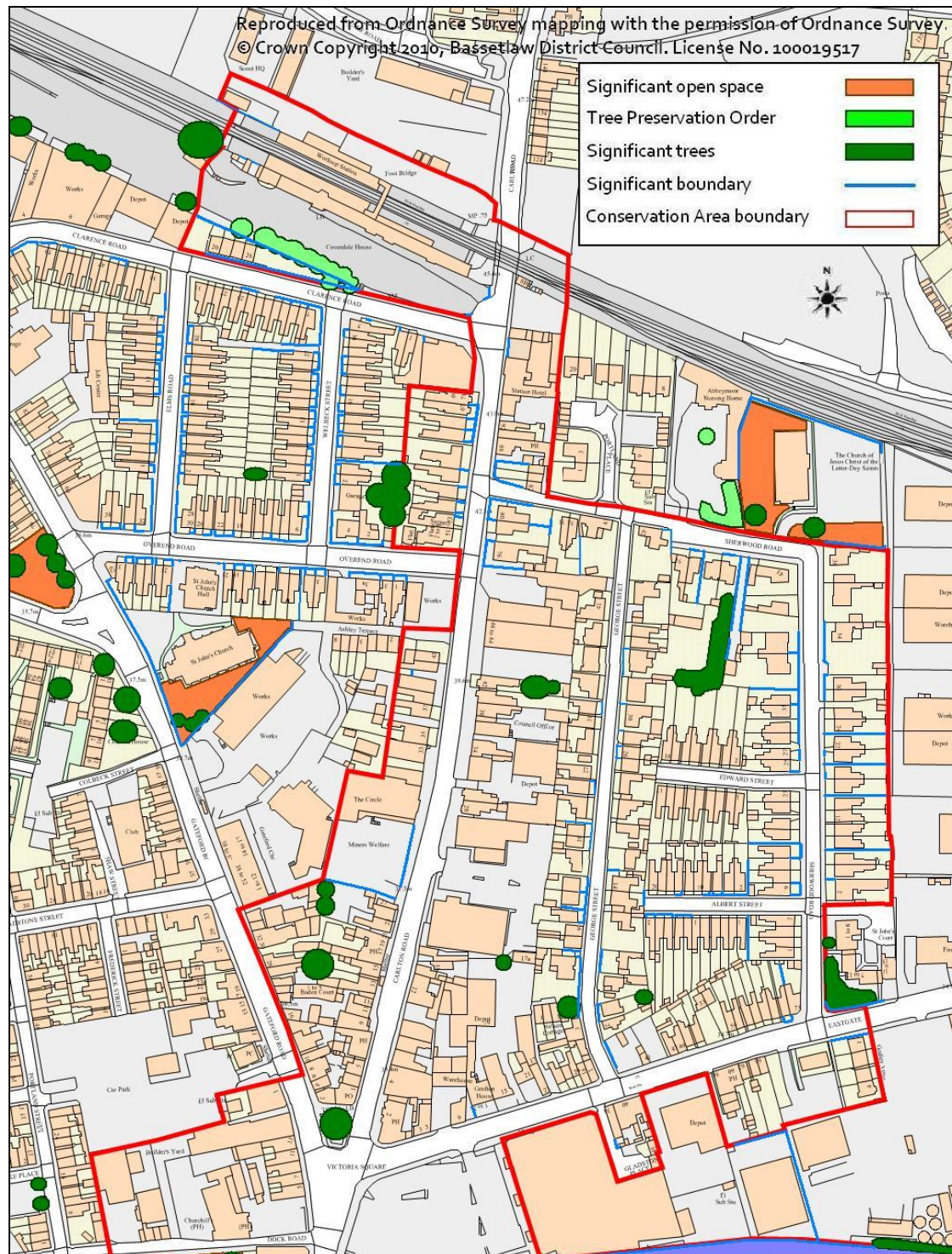


Figure 3.177: Top left: Brick boundary walls with stone and clay coping at 76 Carlton Road and 15 Sherwood Road (top right, source: Google Maps, 2010); Bottom left: Late 18th/early 19th century stone boundary wall at junction of Carlton Road with Sherwood Road; Bottom right: The same stone wall (left) with brick wall and stone coping around 80 Carlton Road (right).

WS20 Summary of special interest:

- The character area contains a wide variety of landscape features including boundary treatments, open space and trees (as indicated on map 41). Of particular note are the mature trees to the south of the Railway Station, the stone walls along Clarence Road and the brick walls associated with 19th and early 20th century housing. **Every effort should be made to retain these features within the character area where they contribute positively to the special interest of the Conservation Area. Loss of features that contribute positively to the special interest of the Conservation Area should not be supported.**
- Around the late 19th and early 20th century housing, boundary walls are generally red brick, with stone 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.**
- The character area contains a significant number of highway interventions (including signage, lighting, crossings, barriers and road markings) which are of an unsympathetic design and often insensitively located. **Efforts to reduce highway clutter and replace unsympathetic highway additions (including signage, lighting, crossings, barriers and road markings), with more traditional/sympathetic interventions will be supported. Future highway development/works which are unsympathetic to the setting of the Conservation Area will not be supported.**

Map 41: Station – 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

- 3.199 The majority of key views within the Station character area are concentrated on a handful of larger buildings including the Railway Station, the former Council Offices and St John's Church (see map 42). From the north, views to the south east are focused on the Flemish gables, tall chimneys and ornate footbridge of the Railway Station. The stone and natural slate construction of the Station is more visible from this position against the backdrop of mature lime trees to the south. Beyond this, the tower of St John's Church is visible above the roofline of the Station. Due south, the rows of Victorian houses on Carlton Road with their projecting gables, finished with natural slate and ridge decorations, together with the copper dome of the former Council Offices, help to emphasise the importance of the road as one of the main routes into the town centre.



Figure 3.178: View of Railway Station (right), St Johns Church tower (centre) and Carlton Road (left), from north.

- 3.200 From Victoria Square, views northwards are drawn along both Gateford Road and Carlton Road. Along Carlton Road, the central stone tower with copper dome of the former Council Offices provides the main focal point along that road, being sited above the majority of buildings in the vicinity. On Gateford Road, the west tower of St John's Church dominates the skyline in that direction, being considerable taller than any building within the north half of the town.



Figure 3.179: View from Victoria Square to north west along Gateford Road, towards St John's Church (left).



Figure 3.180: View from Victoria Square to north along Carlton Road, towards former Council Offices (distant centre).

- 3.201 Although not within the boundary of the Conservation Area, St John's Church contributes significantly to the setting of the Conservation Area and is itself grade II listed. It is the focus of numerous other viewpoints in and around the

character area, including along Elms Road, Edward Street, Ashley Terrace, and along several points on Carlton Road (see map 42).



Figure 3.181: Views of St John's Church from Elms Road (top left), Ashley Terrace (top right), between 41 and 43/45 Carlton Road (centre left), between 35 and 37 Carlton Road (centre right), between 25 Carlton Road and the Regal Centre (bottom left) and along Edward Street (bottom right).

3.202 Views of historic buildings around Victoria Square are also an important part of the character area. From Carlton Road, the vista southwards includes the former canal depository, the former Gas Showroom, the former Worksop and Retford brewery offices and 5-13 Victoria Square, together with the canopy of the mature London plane tree as discussed on page 91 of the Appraisal.



Figure 3.182: View from Victoria Square to south/south west, looking towards former Gas Showroom (left), former Worksop and Retford Brewery Company offices (centre), 5-13 Victoria Square (centre right) and former cinema (right).

3.203 Clarence Road also contains significant views to both the west and east. To the west, former industrial buildings with a mix of stone and brick construction can be seen. These include part of a complex of buildings shown on the 1775 map, some of which were occupied by Shardlow's 'Aerated Water' manufacturing business from 1890. To the east, the archway of the Station Hotel with its stone-coped pediment is a focus when approaching Carlton Road from Clarence Road.



Figure 3.183: View westwards along Clarence Road, towards former industrial buildings.

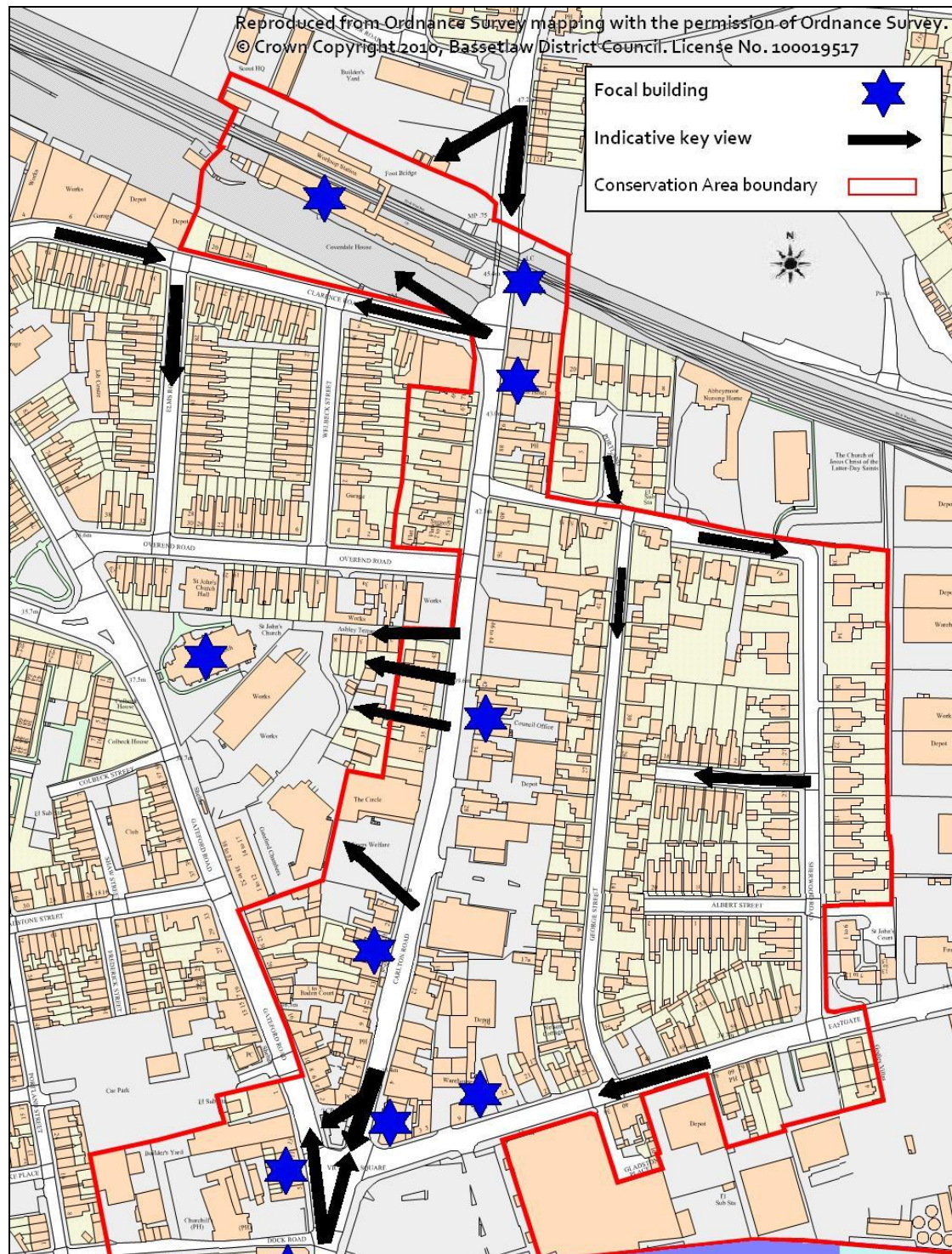


Figure 3.184: View eastwards along Clarence Road, towards Station Hotel archway. Source: Google Maps, 2010.

W21 Summary of special interest:

- There are a number of important views within, into and out of the character area. **New development that harms any view or vista that is of acknowledged importance into, out of, or within the Conservation Area should not be supported.**
- Views of Worksop Railway Station and St John's Church form an integral part of the character of the Conservation Area. **New development that harms any view of the Railway Station or St John's Church should not be supported.**

Map 42: Station – 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)
 - Designation of Heritage Assets

Application of policy

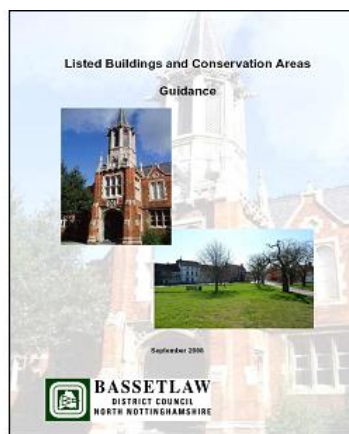
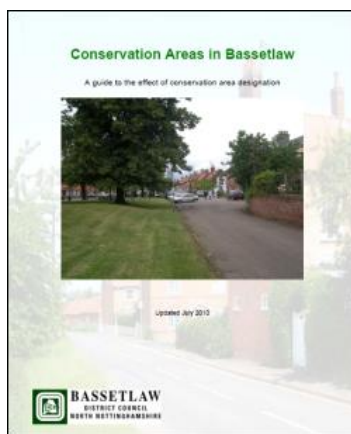
- 4.3 Recent changes in national planning policy regarding the historic environment, in the form of Planning Policy Statement 5 (*Planning For The Historic Environment*), place renewed emphasis on: “*Conserving and sustaining the significance of heritage assets and their settings*”. This includes designated 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 This Conservation Area Appraisal is an approved Council document and will, therefore, be 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 Worksop Conservation Area. As such, there should be a preference against demolition or loss of any building or feature identified as meeting these criteria. As stated within Section 1, 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.

- 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 and areas of open space, trees, etc, 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 (October 2008)*. Further guidance (including updates) will be produced in line with any changes to national/local policy. Additional advice is contained on the Council's website: 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 or from the Conservation Team (please use the contact details at the front 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 Worksop Conservation Area boundary. However, as part of the site allocations process of the emerging Local Development Framework, it is likely that development briefs (or larger scale Area Action Plans) will be published for sites within the Worksop Conservation Area.
- 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 Common to many historic environments is the cumulative effect of piecemeal, but significant, alterations to the architectural features of properties that contribute positively to a conservation area. Many of these alterations do not require planning permission and are regarded as permitted development. A good example of this is when traditional timber windows are replaced with PVC-u in a different style and profile. Alterations like this can be very harmful to the character and appearance of a conservation area. 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).
- 4.14 An Article 4 Direction can provide a positive framework for helping manage the character and appearance of a conservation area. The implementation of an Article 4 Direction requires a strong justification for proposing the Direction as well as appropriate stakeholder support. There are significant resource implications in the implementation of an Article 4 Direction, particularly for the planning authority, which has to effectively manage additional planning applications and enforce the Article 4 Direction. 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.

Monitoring change

- 4.15 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.
- 4.16 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. The Council will develop a schedule of conservation area reviews in due course. The review process for Worksop Conservation Area began in June 2010. It is envisaged that a further review will take place five years after the formal adoption of the final version of this Appraisal.

Boundary changes

- 4.17 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.
- 4.18 Public consultation at the end of 2009 and in mid-2010 on the emerging Bassetlaw District Local Development Framework resulted in a high level of interest in historic environment protection, and people responded specifically on extending Worksop Conservation Area. Following the consultation of the Draft Worksop Conservation Area Appraisal between January-March 2011, several areas outside of the Conservation Area boundary at that time were suggested, due to their considerable architectural and/or historic interest. Other than the Mr Straw's area (Blyth Road/Blyth Grove/Highland Grove) and Sunnyside, which are geographically separate from the current Worksop Conservation Area boundary, the site known as the former Priory Water Meadows/Bracebridge was suggested for inclusion by over 94% of respondents.
- 4.19 As a result of the above consultation, the Priory Water Meadows/Bracebridge site was designated as part of an enlarged Worksop Conservation Area on the 6th April 2011. Please refer to the associated Consultation Report for further information on the consultation process.

Appraising the condition of heritage assets

- 4.20 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 and significant local

interest buildings at risk. It is available online through www.nottinghamshire.gov.uk. The national *Heritage at Risk Register* covers grade I and II* buildings at risk and is available through www.english-heritage.org.uk.

4.21 *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.

4.22 At the time of publishing, there are 13 buildings identified as being at risk within the Worksop Conservation Area. These are:

- Priory Gatehouse – Building has been unused for a considerable period and requires repairs (including removal of graffiti).
- The Old Ship Inn – Building has been vacant for a considerable period and is in need of repairs.
- Bracebridge Pumping Station – The building has been vacant for a long period and is in need of repairs (both external and internal).
- The French Horn, Potter Street – Building has been vacant for a considerable period and is in need of a number of repairs, including removal of vegetation.
- Part of Cloister Wall, (adjacent Priory Church), Priorswell Road – Wall in considerable state of disrepair and parts are unstable.
- Canal Depository, Canal Wharf – Building has only been occupied at ground floor level in recent years and now vacant. A number of unsympathetic alterations have also taken place in this period.
- 93 Bridge Street – Ground floor currently vacant and unsympathetic alterations have recently taken place. In addition, the guttering contains a large amount of vegetation.
- 106-110 Bridge Street – Building is partially occupied at ground floor only and is in need of a number of repairs.
- 33, 35 & 35a Potter Street – Parts of building are currently vacant.
- 37 Potter Street – Parts of building are currently vacant.
- Telephone Exchange, Queen Street – Building has been vacant for a considerable period and requires the removal of vegetation from roof/gutters.
- Mill Cottages and outbuilding, 196-198 Newcastle Avenue – Building is in considerable state of disrepair, roof has collapsed, surrounded by vegetation, no windows and doors, site unsafe (fenced off), adjacent busy road (affecting desirability).
- 50 Watson Road – Building is currently vacant.

4.23 Other than those listed buildings that have already been identified as being at risk, others within the Conservation Area require monitoring for a number of reasons. These buildings include:

- Former Central Library & Museum, Memorial Avenue – Library function now moved to building on adjacent site, long term use for site is uncertain.

- Worksop Railway Station – Ongoing maintenance issues with erosion of stonework facing onto platforms, and partially unoccupied.
 - St Mary’s Roman Catholic Church, Park Street – Building has recently been damaged by vandalism. A series of repairs and internal upgrades are currently taking place.
 - Former blacksmiths’ forges at Canal Wharf – Only partially used, repairs required (attached to listed boundary wall).
- 4.24 A large number of buildings within the Conservation Area are not themselves listed, although are considered to be heritage assets. Of these, a small number require monitoring for reasons including vacancy, disrepair and maintenance:
- Former Gas offices, Church Walk – A key building within the Canal character area, it has been vacant for number of years and requires considerable repair.
 - Former Kings Head PH, Carlton Road – Building has been vacant for a considerable period and unsympathetic changes have taken place in recent years.
- 4.25 Castle Hill, a Scheduled Ancient Monument, shows signs of erosion on its north-facing slope. Whilst not a significant issue at present, the situation requires monitoring as buried remains are beginning to be exposed on that side.

Enforcement proceedings

- 4.26 Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a conservation area. An obvious example of this sort of damage could be unauthorised works to a listed building. A listed building is a building of special architectural or historic interest and is enshrined in law under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works of alteration to a listed building and it is a criminal offence to carry out unauthorised works. The removal of traditional timber windows and doors, for example, and their replacement with PVC-u or poor modern imitations, can be detrimental to the building’s intrinsic special interest.
- 4.27 It is not only alterations to listed buildings that can damage the character and appearance of Conservation Areas. The unauthorised demolition of buildings, or detrimental alterations to unlisted buildings, can all erode the special character of a Conservation Area. The use of non-approved materials, for example, can be particularly harmful (e.g. modern cement rendering, inappropriate ‘ribbon’ pointing style, plastic rainwater goods, etc).
- 4.28 It is important, therefore, that the Council investigates breaches of planning law within Conservation Areas, as this can help preserve the quality of the historic environment. The survey process utilised in the production of an Appraisal may highlight planning breaches and unlawful alterations to listed buildings. In response to this survey, the Council will take appropriate action with owners on an individual basis. Anyone can report a suspected planning breach by contacting the Council’s Enforcement Team. The District Council regularly follows up reports of unauthorised work and may take enforcement action.

Proposed enhancement schemes

- 4.29 The Council is currently (2010-2011) investing in rejuvenating the Canch Park area of the town. The historic setting of the grade II listed former library is being respected along with important elements of the 1950s park layout. New bridges and entrance gates, will allow this historic open space to become a key focus within the centre of Worksop once again. Adjacent this area, the War Memorial has recently undergone a full restoration as a result of Bassetlaw District Council and Nottinghamshire County Council funding.
- 4.30 New uses for the Priory Gatehouse and the enhancement of the Priory precinct are also being explored by the Worksop Priory and Gatehouse Community Trust. The vision is to restore the grade I listed Gatehouse and bring it back into use as a gateway to an improved public space, including The Canch and surrounding highways, with the Priory Church at the centre. The council supports the general principles of the trust, especially its efforts to secure sustainable uses for the Gatehouse, provide greater opportunities to benefit from tourism and enhance the settings of the Gatehouse and Priory Church.
- 4.31 The history of Worksop is now being told through a visible heritage trail through the town. Well-designed interpretation boards are located in key locations throughout the Conservation Area. There is scope to develop this further, possibly associated with an archaeological investigation into Worksop Castle.
- 4.32 In more general terms, the Council supports the re-use of historic buildings and sites within and around the Conservation Area. This is subject to features of significance, such as timber joinery, facing materials and boundary treatments, being preserved or enhanced or any replacements being sympathetic to the building and setting. Currently there are several key sites that are either entirely or partially unoccupied (including the Old Ship Inn, the Priory Gatehouse, the former Gas Offices and Corporation Yard). Schemes which would ensure the long term future of historic buildings/sites such as this will be supported, provided the significance and settings of those buildings/sites is not harmed.

Shop Fronts

- 4.33 Shop fronts are a crucial part of the town's heritage, especially on Bridge Street. the preservation of historic shop fronts (include features such as cornices, corbels, stallrisers, etc) is a priority. Where these features have been removed or replaced with non-traditional features/materials such as aluminium, UPVC or full-length glazing, the Council will promote the restoration of features that would be sympathetic to the building and its setting.



Figure 4.1: 79 & 81 Bridge Street, in 1891 (left) and present day (right). Originally a house built in the late-18th century, with the shop fronts added in the late-19th century. Whilst elements of the 19th century shop fronts still survive on No.79, the frontage on No.81 is of a traditional shape although is of modern materials. The signage on both frontages is excessively large and appears unsympathetic with the building. The roller shutter (bottom right) also appears intrusive on the building – timber shutters/gates would be preferable. Source: www.picturethepast.org.uk, 2010.



Figure 4.2: 87 Bridge Street, in 1939 (left) and present day (right). The majority of this late 18th/early 19th century building's shop front has been replaced, although traditional materials are used, albeit with a wider doorway. However, the signage panel is overly large and also covers the archway adjacent. Potential improvements could include the re-installation of the cornice and pilasters and the re-sizing of the signage, to more closely resemble that which existed in the 1930s. Source: Bassetlaw Museum, 2010.



Figure 4.3: 39 & 41 Bridge Street, in 1900 (left) and present day (right). A significant number of unsympathetic changes appear to have been made to this building in the 20th century, including the replacement of timber windows with UPVC, the bricking up of other windows and the replacement of the 19th century shop fronts. The box signage is particularly intrusive, as it stretches the full width of the building and projects away from the building. Source: www.picturethepast.org.uk, 2010.



Figure 4.4: 70 & 70A Bridge Street in c1890 (left) and present day (right). Although the first floor was re-clad in the mid-20th century, the division of the ground floor into two units has resulted in the loss of the historic 19th century shop front with stallrisers, pilasters and a cornice. Both current frontages also contain large fascia signs that dominate the main aspect of the building. Source: www.picturethepast.org.uk, 2010.



Figure 4.5: Eyres, Park Street, in 1910 (left) and present day (right). Other than the painting of the exterior in the mid-20th century, this building has changed very little since first constructed. However, the loss of first floor transom windows and replacement with UPVC harms the significance of the building. In addition, the replacement of the angled signage (and associated decorative ironwork) with flat signage is also detrimental to the character of the building and its setting. Source: www.picturethepast.org.uk, 2010.



Figure 4.6: Barclays Bank, 2 Newcastle Avenue in 1920 (left) and present day (right). Several elements of the Barclays Bank building have been lost over time, including the decorative parapet above the second floor and most of the ground floor frontage. This appears to have been completely replaced in the 1950s/60s. Modern fascia signage with internal illumination appears as an intrusive feature on an otherwise historic building. Source: www.picturethepast.org.uk, 2010.



Figure 4.7: 93 Bridge Street in 1907 (left) and present day (right). The ground floor frontage of 93 Bridge Street has been completely replaced since the Victorian period, with the single large shop front replaced by two smaller shop fronts in the mid-20th century. The most harmful element of the present frontage is the signage, which because of its size, dominates the building (which is also grade II listed) and is completely out of character with the building and its setting. Source: www.picturethepast.org.uk, 2010.



Figure 4.8: 60-66 Bridge Street, in c1890 (left) and present day (right). This 18th century house was converted into a hotel in the 19th century and was known as the Royal Hotel. A key part of the building's original character was its symmetrical frontage with central door and arched pediment above. In the 20th century single storey flat-roofed extensions were added to the frontage, completely covering the ground floor of the building, the front wall of which has been completely removed. Only half of the door pediment exists today, with the first floor windows boarded up and painted black. Source: www.picturethepast.org.uk, 2010.

Highways

4.34 Throughout the Conservation Area, there are a significant number of highways interventions, both small and large scale, which detract from the character and appearance of the Conservation Area. Whether by unsympathetic design or prominent siting, their incremental addition to the streetscene has, over time, caused significant harm to the Conservation Area's setting. Of particular prominence are crash barriers, pedestrian crossings, lighting columns and signage. Wherever possible, the Council will:

- Support the removal or re-siting of unnecessary additions which detract from the setting of the Conservation Area or add clutter to the streetscene;
- Support the replacement of unsympathetic additions with more traditional structures/works (e.g. replacing galvanised steel lighting columns with cast iron);
- Support new highways development/works which are sympathetic to the setting of the Conservation Area; and
- Resist new alterations which detract from the character and appearance of the Conservation Area and its setting.

4.35 With regard to the existing highways-related problems within and around the Conservation Area, the Council would welcome a survey which looks into this issue in more detail. The primary purpose of such a survey would be to identify and map specific structures or components which would benefit from intervention. This survey would then form the basis for future negotiations with external parties (including Nottinghamshire County Council) and eventually help in achieving the aims set out in paragraph 4.34 across the Conservation Area.

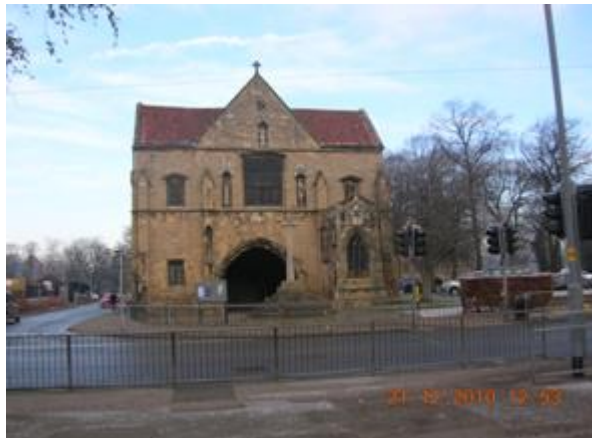


Figure 4.9: Crash barriers and pedestrian crossing to south of Priory Gatehouse.

Proposals for economic development and regeneration (including grants)

- 4.36 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.
- 4.37 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 Worksop Conservation Area, details of this will also be advertised on the website and relevant local stakeholders will be notified.

Worksop Castle Archaeological Survey

- 4.38 Although Castle Hill is a Scheduled Ancient Monument, very little is known about the monument and its surroundings. It is understood that the monument comprises a natural outcrop of bunter sandstone, which appears to have been occupied and/or fortified on top, with the addition of a ditch around the outside. A second smaller hill exists to the west, described as the remains of a guard tower in the scheduling report. Notwithstanding this information, our understanding of the site is limited and key questions still remain unanswered:
- What buildings/structures (if any) were constructed on the site during the post-conquest period?
 - What date was the site occupied and by which Norman Lord?
 - How was the 'castle' site used?
 - What happened outside of the scheduled area? Was there a bailey and what was its extent?
 - Were there any sites nearby associated with the castle, such as a tilt yard?
 - Was Castle Street (formerly Ward Lane) the main link between the castle site and the town?
 - Were there any physical links between the castle and the priory (such as a tunnel or a private roadway)?
 - Was the west side of Bridge Street originally part of the castle site? If so, what period was this side of the street first developed?
 - Was the site occupied prior to the Norman Conquest?
- 4.39 The District Council would support an archaeological survey that could answer some of the questions listed above. This would enable us to better manage the site, not only in terms minimising the effects of new development nearby, but also to add value to the site as an educational resource for the town and wider district by erecting accurate and detailed information boards, by signposting around the vicinity, by displaying any artefacts found and by guiding the future use of the site.

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 areas⁶⁰:

- *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

⁶⁰ Please note: these are in addition to the general restrictions to permitted development for householders.

require planning permission if the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the house and the boundary of the curtilage of the house;

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

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

- *Microwave antennas*

The installation of an antenna on a chimney, wall or roof slope which faces onto, and is visible from a highway, or on any building which exceeds 15 metres in height, requires planning permission in conservation areas. Generally, planning permission is needed for all of the following: more than two antennas; a single antenna exceeding 100cm in length; two antennas which do not fit the relevant size criteria (only one may exceed 60cm for example); an antenna installed on a chimney, where the length of the antenna would exceed 60cm or would protrude above the chimney; an antenna with the cubic capacity in excess of 35 litres; an antenna installed on a roof without a chimney where the highest part of the antenna exceeds the highest part of the roof; or in the case of an antenna installed on a roof with a chimney, if the highest part of the antenna would be higher than the highest part of the chimney, or 60cm measured from the highest part of the ridge tiles of the roof, whichever is the lower.

- *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. 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 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 requires Conservation Area Consent. The demolition of any wall over 1 metre high facing a highway, waterway or open space, or any wall over 2 metres high elsewhere, will also require Conservation Area Consent.

- *Works to trees*

In most cases, six weeks notice must be given to the District Planning Authority for any cutting down, topping, lopping or up rooting 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.

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 Worksop Conservation Area, although this situation may change in the future (see page 137 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 three types of listed building: grade I and II* (considered to be the most special listed buildings); and grade II buildings. There are three grade I listed buildings in the Conservation Area (Church of St Cuthbert & St Mary, remains of Cloister Wall and Priory Gatehouse), one grade II* (The Old Ship Inn) and a large number of grade II discussed throughout the character areas section of this appraisal.

Scheduled Ancient Monuments

Certain important archaeological sites and monuments enjoy special protection under the Scheduled Ancient Monuments and Archaeological Areas Act 1979. There is one Scheduled Ancient Monument in the Worksop Conservation Area; that of Castle Hill located between Bridge Street and Norfolk Street.

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 the Worksop Conservation Area. These are marked out on maps 17, 23, 30, 36 & 41 (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 on any proposed works.

The consent process

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

If your building is listed, works to it including extensions and installation of a satellite dish, will require a separate Listed Building Consent.

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

New development in conservation areas and the importance of design

The purpose of conservation area designation is not to arrest development but to guide it so that the special character of an area is not adversely affected. New developments should be sympathetic in their design and use appropriate materials. They should 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 then an enforcement notice may be served requiring remedial measures to be taken.

Disclaimer

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

APPENDIX B: HERITAGE ASSETS WITHIN THE WORKSOP CONSERVATION AREA

➤ Listed Buildings

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

- **Castle & Market character area – listed buildings**

13 & 15 Park Street	Grade II
17 Park Street	Grade II
19 Park Street	Grade II
21, 23, 25 & 27 Park Street	Grade II
33 Park Street	Grade II
Park House, Park Street	Grade II
1, 2 & 3 Park Place, off Park Street	Grade II
St Mary's R.C. School, Park Street	Grade II
St Mary's R.C. Church & Presbytery, Park Street	Grade II
2 Newgate Street	Grade II
60, 62, 64 & 66 Bridge Street	Grade II
Lloyds TSB, 65-67 Bridge Street	Grade II
79 & 81 Bridge Street	Grade II
83 & 85 Bridge Street	Grade II
86 Bridge Street	Grade II
93 Bridge Street	Grade II
98 Bridge Street	Grade II
100, 102 & 104 Bridge Street	Grade II
106, 108 & 110 Bridge Street	Grade II
The Lion Hotel, 112 Bridge Street	Grade II
114 Bridge Street (part of Lion Hotel)	Grade II
116 Bridge Street	Grade II
118 Bridge Street	Grade II
Britannia Building Society, 120 & 122 Bridge Street	Grade II
124 Bridge Street	Grade II
126, 128 & 130 Bridge Street	Grade II
132 & 132a Bridge Street	Grade II
The Old Ship Inn, 134 Bridge Street	Grade II*
Telephone Kiosk (outside Town Hall), Bridge Street	Grade II
Worksop Town Hall, Potter Street	Grade II
8 Potter Street (part of Queens Buildings)	Grade II
10 Potter Street (part of Queens Buildings)	Grade II
The French Horn, 15-17 Potter Street	Grade II
19 & 19a Potter Street	Grade II
23, 23a, 25 & 27 Potter Street	Grade II
29 Potter Street	Grade II
31 Potter Street	Grade II
33, 35 & 35a Potter Street (including Masonic Hall)	Grade II
37 Potter Street	Grade II
38 Potter Street	Grade II
39 & 41 Potter Street	Grade II
Quorn House, 50 Watson Road	Grade II
3 & 5 White Hart Yard	Grade II

9 White Hart Yard Grade II

• **Priory & Bracebridge character area – listed buildings**

Priory Church Hall, Priorswell Road	Grade II
Priory Church of Our Lady & St Cuthbert and remains of Cloister Wall ⁶¹	Grade I
Priory Gatehouse, Cheapside	Grade I
Market Cross, Cheapside	Grade II
Priory Church Hall, Priorswell Road	Grade II
Former Telephone Exchange, Queen Street	Grade II
Former Abbey C of E Infants School, Cheapside	Grade II
Old Vicarage, 81 Potter Street	Grade II
Former Worksop Library & Museum, Memorial Avenue	Grade II
War Memorial, Memorial Avenue	Grade II
Bracebridge Pumping Station, High Hoe Road	Grade II

• **Canal character area – listed buildings**

Canal Lock at Canal Wharf, Bridge Place	Grade II
Canal Cottage (currently 'Waterfront') and boundary wall	Grade II
Depository at Canal Wharf	Grade II*
38 Church Walk	Grade II

• **Millhouses character area – listed buildings**

St Anne's Church and Boundary Wall, Newcastle Avenue	Grade II
Park Cottage, Newcastle Avenue	Grade II
Millhouse (Public House), Newcastle Avenue	Grade II
Mill Cottage & Outbuilding, Newcastle Avenue	Grade II

• **Station character area – listed buildings**

Worksop Railway Station, station house and outbuildings	Grade II
Worksop East Signal Box, Carlton Road	Grade II
90-92 Carlton Road	Grade II
45 Carlton Road	Grade II
Former Council Offices, 36-38 Carlton Road	Grade II
Grafton House, 15 Eastgate	Grade II

➤ **Scheduled Ancient Monument**

Castle Hill comprises a 'motte' or castle mound, surrounded by a ditch on all sides. A smaller hill exists to the west, which is possibly the site of a guard tower. The hill contains a natural outcrop of sandstone, which has been artificially increased in height, this extra material being visible due to erosion on the north side. The castle may have had either a timber palisade or shell keep (stone enclosure) around the top, although there are no above-ground remains to confirm this. A bailey or outer enclosure may have extended to the south although this is not included in the scheduled area. In addition, the majority of the likely bailey site is covered in development, including buildings and hard surfacing.

Further information regarding the monument can be obtained from the Council's Conservation Team. The scheduling report has been included as appendix C of the Appraisal.

⁶¹ Now acknowledged to be part of the 12th century Priory cellarium (Kathryn Sather & Associates, June 2010)

➤ Unlisted buildings and structures

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 positively 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'. For the Worksop Conservation Area, these are highlighted on maps **15, 22, 29, 35** and **40**. Significant boundary features such as stone and brick walls may also be regarded as heritage assets. The most significant of these are highlighted on maps **17, 23, 30, 36** and **41**.

The identification of positive buildings (as discussed above) is by no means exhaustive and the 'list' of buildings 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.

➤ Unscheduled archaeological remains

Throughout the Worksop Conservation Area, an abundance of archaeological remains have been identified by Nottinghamshire County Council and recorded on the Historic Environment Record (HER). The HER should be consulted prior to the submission of any application that may impact upon archaeological deposits.

APPENDIX C: WORKSOP CASTLE – SCHEDULING REPORT



English Heritage

Fortress House 23 Savile Row London W1X 1AB Telephone 071-973 3000 Fax 071-973 3001

Chief Planning Officer
Bassetlaw District Council
Planning Department
Queens Buildings
Potter Street
Worksop
Nottinghamshire
S80 2AH

Ref. : MPP23/ AA 31028/01

Date : 2nd December 1992

MONUMENT NAME : Worksop Castle: eleventh century motte castle and twelfth century shell keep castle
DISTRICT : BASSETLAW
COUNTY : NOTTINGHAMSHIRE
MONUMENT NUMBER : 13395

Dear Sir/Madam

ANCIENT MONUMENTS AND ARCHAEOLOGICAL AREAS ACT 1979, AS AMENDED

The above-named monument is already included in the Schedule compiled and maintained by the Secretary of State under Section 1 of the Ancient Monuments and Archaeological Areas Act 1979, as amended. I am requested to inform you that the scheduled area of the monument has now been revised to that shown outlined in black and highlighted in red on the enclosed map extract. The monument, as revised, has been included in the Schedule. Please ensure that papers that refer to the former scheduled area of this monument are destroyed.

Please amend your records accordingly.

Yours faithfully

Scheduling Section
English Heritage

Encs: map extract, Schedule entry (where required)

BASSETLAW DISTRICT COUNCIL
DEVELOPMENT DIVISION
RECEIVED
- 4 DEC 1992

SCHEDULE ENTRY COPY

ENTRY IN THE SCHEDULE OF MONUMENTS COMPILED AND MAINTAINED BY THE SECRETARY OF STATE UNDER SECTION 1 OF THE ANCIENT MONUMENTS AND ARCHAEOLOGICAL AREAS ACT 1979 AS AMENDED.

MONUMENT: Worksop Castle: eleventh century motte castle and twelfth century shell keep castle

PARISH: WORKSOP

COUNTY: NOTTINGHAMSHIRE

DISTRICT: BASSETLAW

NATIONAL MONUMENT NO: 13395

NATIONAL GRID REFERENCE(S): SK58297882

DESCRIPTION OF THE MONUMENT

The castle at Worksop is situated on a sandstone promontory overlooking the valley of the River Ryton. The monument includes the motte or castle mound, part of the surrounding ditch and an outwork on the west side. A bailey or outer enclosure would formerly have extended into the surrounding area and been the location of features such as ancillary and garrison buildings and corrals for stock and horses. Although archaeological remains relating to the bailey are likely to survive beneath modern urban development, they have not been included in the scheduling as their extent and state of preservation is not sufficiently understood.

The growth of the modern town has concealed the strategic location of the castle, but originally it was built to command the surrounding land and the marshy river valley to the north. According to Domesday Book, the land was held by the Saxon lord Elsi prior to 1066 and it is believed that a Saxon fortification may have preceded the Norman castle. The first Norman castle was probably built by Roger de Busli in the late eleventh century. Initially it would have comprised a timber keep or stockade but this had been rebuilt in stone by the end of the twelfth century under the lordship of the de Lovetots. The form of the stone castle is not fully understood because, by the sixteenth century, it had been demolished and only the foundations will now survive on the castle mound. The appearance of the motte, however, indicates that it would have been a shell keep. The motte is a flat-topped earthwork roughly 50m in diameter and stands between 10m and 12m high above the base of the surrounding ditch. On the north-east side, erosion has exposed the construction material and shows that an artificial layer 2-2.5m thick was built on top of natural sandstone roughly 8m thick. The ditch on the south and west sides, the only areas where it has not been encroached upon by modern development, is c.10m wide. On the west side it is flanked by an oval mound c.3m high and measuring 10m by 15m. This outwork would have been the location of a gate-tower leading to a drawbridge over the ditch and would have been the main point of access into the keep.

A number of features within the area are excluded from the scheduling. These are the commemorative limestone block on top of the castle mound, benches, the metal railing along the north side of the motte, a telegraph pole, the surface of the path from Norfolk Street to the car park south of the monument, the steps up to the car park, all boundary walling and fencing and the line of bollards along the south-east edge of the monument which divide it from the back lane behind the houses on Norfolk Street. The ground beneath these

(Continued ..)

SIGNED BY: C.Edwards

On behalf of The Secretary of State for National Heritage.

Scheduled Monument

Continued from previous page ..

DESCRIPTION OF THE MONUMENT (Continued)

features is, however, included in the scheduling.

ASSESSMENT OF IMPORTANCE

Motte castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In a majority of examples an embanked enclosure containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as centres of local or royal administration. Built in towns, villages and open countryside, motte castles generally occupied strategic positions dominating their immediate locality and, as a result, are the most visually impressive monuments of the early post-Conquest period surviving in the modern landscape. Over 600 motte castles and motte-and-bailey castles are recorded nationally, with examples known from most regions. Some 100-150 examples do not have baileys and are classified as motte castles. As one of a restricted range of recognised early post-Conquest monuments, they are particularly important for the study of Norman Britain and the development of the feudal system. Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castle.

Between the Conquest and the mid-thirteenth century, usually during the twelfth century, a number of mottes and other earthwork castles were remodelled in stone so that the timber palisade was replaced by a thick defensive wall known as a shell keep. The shell keep would have carried a timber wall-walk and timber buildings would have been built round the interior. The castle at Worksop is an example of this though, now, only the earthwork remains survive. These, however, are reasonably well-preserved and will retain significant archaeological remains relating to the structures built on the motte and on the adjacent outwork.

MAP EXTRACT

The site of the monument is shown on the attached map extract outlined in black and highlighted in red.

SCHEDULING HISTORY

Monument included in the Schedule on 8th August 1930 as:
COUNTY/NUMBER: Nottinghamshire 15
NAME: Worksop Castle mound

The reference of this monument is now:
NATIONAL MONUMENT NUMBER: 13395
NAME: Worksop Castle: eleventh century motte castle and twelfth century shell keep castle

SCHEDULING REVISED ON 26th November 1992

SIGNED BY: C.Edwards
On behalf of The Secretary of State for National Heritage.

Contact us

For further advice on issues relating to conservation areas:

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

Tel: 01909 533484, 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

