

Newton Conservation Area appraisal and management plan

ADOPTED BY BOLSOVER DISTRICT COUNCIL APRIL 2010



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Preface

- i) This Appraisal and Management Plan document was adopted by Bolsover District Council on the 14th April 2010.
- ii) It supersedes the Newton Conservation Area Appraisal that was adopted by Bolsover District Council in January 2002 as Supplementary Planning Guidance. As part of this process, the 2002 Appraisal was deleted from the Council's list of existing Supplementary Planning Guidance documents.



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Introduction

- i. Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’.
- ii. Section 71 of the same Act requires the Council to formulate and publish proposals for the preservation and enhancement of conservation areas in the district. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Role of Conservation Area Appraisals and Management Plans

- iii. Conservation Area Appraisals and Management Plans do not form part of the Development Plan but do provide part of the evidence base for the emerging Bolsover Local Development Framework documents.
- iv. In addition to this, Bolsover District Council will adopt Conservation Area Appraisals and Management Plans that have been prepared with public participation as a material consideration so that they are taken into account when a determination is to be made under the planning Acts.

Public Participation in the Preparation of the Conservation Area Appraisal and Management Plan

- v. The first Conservation Area Appraisal for the Newton Conservation Area was prepared during 2001 and was adopted by Bolsover District Council in January 2002.
- vi. The review of the 2002 Conservation Area Appraisal commenced in September 2009 and was carried out under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with the Council’s Statement of Community Involvement.
- vii. Initial consultation took place in October 2009 and involved a meeting with stakeholders (local experts) to gather feedback, using the available monitoring indicators, about what had changed in the conservation area since the Council adopted the Newton Conservation Area Appraisal in 2002. The issues raised during this exercise were considered and informed preparation of the Conservation Area Appraisal Review Document (Assessment of Change 2002 – 2009) and the draft Management Plan.
- viii. A public participation exercise on the review of the Newton Conservation Area Appraisal and the draft Management Plan ran from Monday 14th December

2009 to Friday 5th February 2010 with a public meeting held on 28th January 2010 at the Newton Community Centre, Main Street, Newton.

- ix. Following consideration of the representations received during the public participation exercise, the Appraisal was reviewed and, where appropriate, updated and a Management Plan was prepared, together with a summary of the main issues raised during the public participation exercise and how these were addressed in the document. These were reported to the Planning Committee at its meeting on 3rd March 2010. The Planning Committee recommended adoption of the revised document, which was approved by the Council on the 14th April 2010.

Content and Document Period

- x. The document is comprised from three separate but complementary parts:

Part 1) Conservation Area Appraisal

This part defines the character and appearance of the conservation area and identifies those elements which make important contributions to the character and appearance. It also identifies threats that could be detrimental to, and opportunities to enhance, the character and appearance of the conservation area.

As part of the appraisal process listed buildings, unlisted buildings of merit and other features which contribute to the special architectural or historic interest of the area have been identified and are listed in the Features of Interest section. The reader should not assume that omission from this list implies that other features are not of significance.

Part 2) Conservation Area Appraisal Review Document

This part records what has changed within the conservation area in both quantitative and qualitative terms since the adoption of the 2002 appraisal, using both the available monitoring indicator information and feedback from the stakeholder (local experts) meeting. It also includes an Action Plan to inform the management of the conservation area.

Part 3) Management Plan

This part includes policies and proposals derived from the contents of the Appraisal and the Review Document, which seek to preserve and enhance the character and appearance of the conservation area.

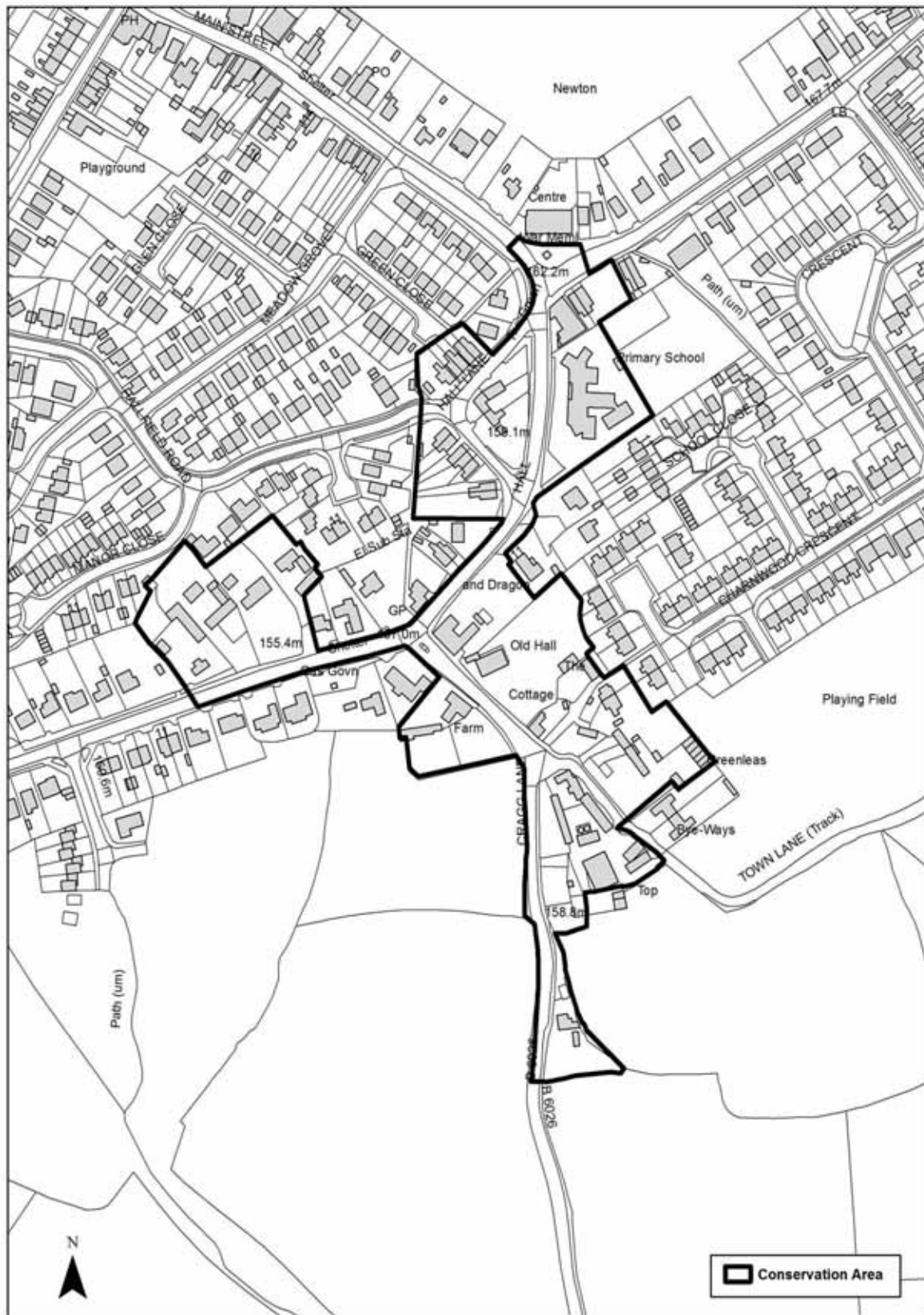
- xi. To remain relevant, Conservation Area Appraisal and Management Plans need to be reviewed and kept up to date. Bolsover District Council intends to review these documents every five years. Therefore, the period of coverage is five years from publication of the most recent document, although the Appraisal and Management Plan will remain relevant beyond this period until reviewed.

Additional Guidance

- xii. Additional guidance and advice on conservation areas can be found in the following English Heritage publications:
 - ❖ ‘*Guidance on conservation area appraisals*’ (2006)
 - ❖ ‘*Guidance on the management of conservation areas*’ (2006)
- xiii. Government guidance relating to the historic environment including historic buildings, conservation areas and archaeology is set out in Planning Policy Statement 5: *Planning for the Historic Environment* (2010).

Newton Conservation Area

- xiv. The Newton Conservation Area was designated in January 2002 on the basis of the special architectural and historic interest of the area as a local example of a turn of the 20th century agricultural settlement. Despite the substantial expansion of the village in the post-war period, its historic core has been largely untouched and its rural character is enhanced by a number of impressive buildings and their relationship with their surroundings.
- xv. The Review Document identifies that there has been no significant change in the Newton Conservation Area since the adoption of the Conservation Area Appraisal in 2002, although the review identified that the situation has deteriorated with regard to the removal or replacement of hedgerows and other boundary treatments.
- xvi. Following the review, a minor amendment to the conservation area boundary was approved by the Council in April 2010. The amendment is known as the “Newton Conservation Area Amendment No.1”. The effect of the amendment is to exclude a modern domestic garage which lies to the rear of Homestead Farm, Alfreton Road from the Newton Conservation Area.



Part 1: Conservation Area Appraisal

1. Introduction

- 1.1 The village of Newton is situated in the southern part of Bolsover District, close to Junction 28 of the M1. The main roads through the village i.e. Hall Lane, Alfreton Road and Cragg Lane are classified as 'B' roads, but carry relatively heavy vehicular flows.
- 1.2 The predominant land use in the conservation area is residential, although elements of Newton's agricultural origins can still be identified around the historic core of the village. There are a few commercial premises scattered throughout the area, including the George and Dragon public house and some small businesses at the corner of Hall Lane. Newton Primary School occupies a prominent location in Hall Lane.
- 1.3 The conservation area lies mostly within the defined settlement framework although it extends to the south along Cragg Lane into open countryside.

2. Summary of Character

- 2.1 The Newton Conservation Area covers an area of 3.73 hectares and the boundary encompasses the historical core of the village.
- 2.2 The conservation area can be divided into two parts in terms of the area's character. Firstly, there is the area that includes Cragg Lane and Alfreton Road which has largely retained the dispersed rural character of the early settlement. Secondly, there is the area around the Hall Lane triangle that has a more modern developed character.
- 2.3 The key elements that contribute to the character of each of these areas are described in detail, and the threats and opportunities that exist for each area are identified.
- 2.4 During the determination of applications for planning permission and conservation area consent, the key elements detailed below should be protected and where possible enhanced. A number of these features are identified on the Features of Interest plan.

3. Historical Development

- 3.1 The history of the settlement of Newton has been traced back to the early 11th century and its origins are presumed to be as an offshoot of the settlement of Shirland which lies due west across the Westwood Brook, predating the establishment of the parish of Blackwell.¹
- 3.2 It is assumed that the name of the village means 'The New Farm' but an interpretation of the Old English name '*Neutone*' as 'Rising Plain with Pasture' has also been suggested.²
- 3.3 The manor of Newton later appears in the Domesday records in 1086. By the early 12th century Newton had lost its primacy to Blackwell following the erection of a church in Blackwell and the creation of the parish, and records of the manor of Newton seem to disappear at this time.
- 3.4 The spatial development of Newton during the last two centuries can be traced using maps of the village. The 1839 Tithe Map for the Parish of Blackwell shows that Newton was an agricultural settlement based around the junction of Cragg Lane, Hall Lane and Alfreton Road, with the Old Hall as the central focus for the settlement with agricultural farmsteads located around it.

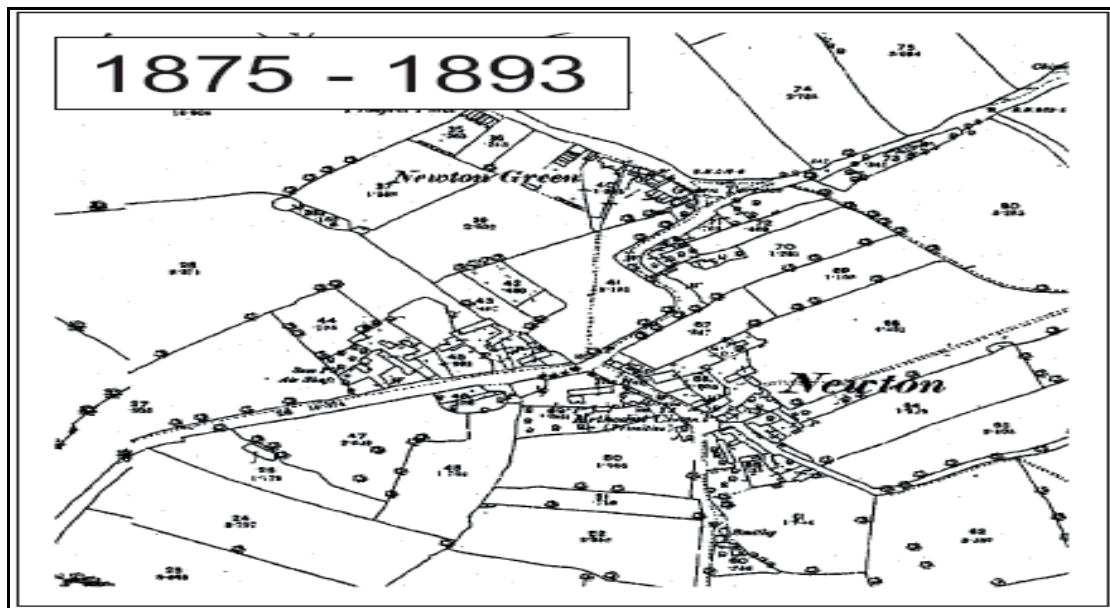


Extract from the 1839 Tithe Map

- 3.5 During the second half of the 19th century the area to the north of Newton was subject to a large amount of mining activity, with collieries being sunk by the New Hucknall and Blackwell Colliery Company and Babbington Colliery Company. The presence of the colliery companies undoubtedly had an influence on the shape and development of Newton, and by the end of the 19th century houses had been built along Newton Lane (now Main Street), New Street, and on Sherwood Street, a new road off Littlemoor Lane.

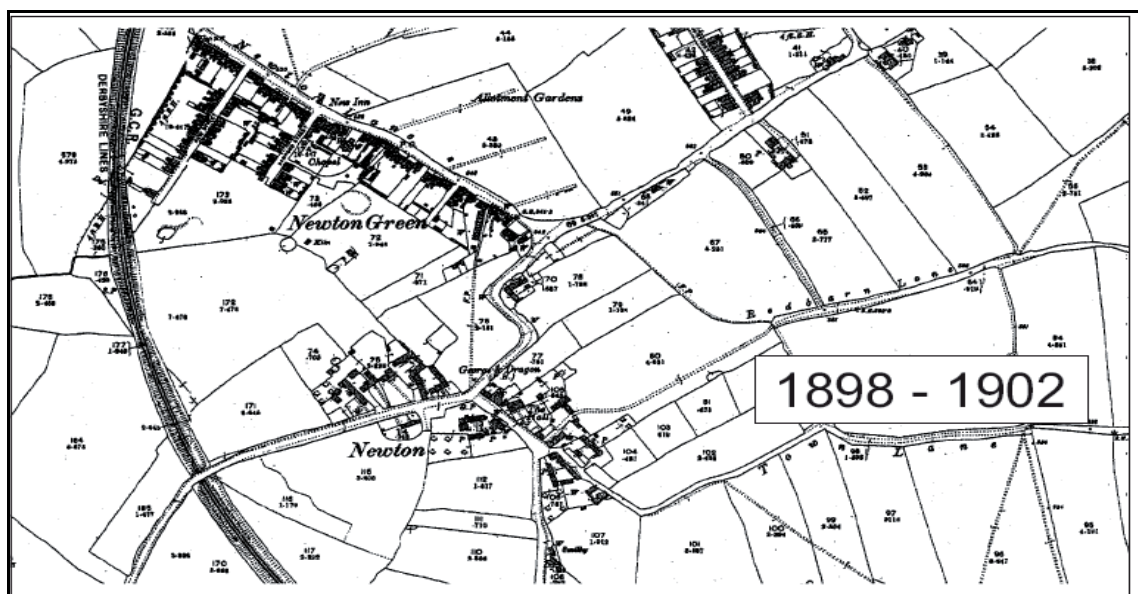
¹ Derbyshire County Council (1977), *Archivist Notes: Blackwell*

² Storer (1994), *The Parish and Parish Council of The Parish of Blackwell*



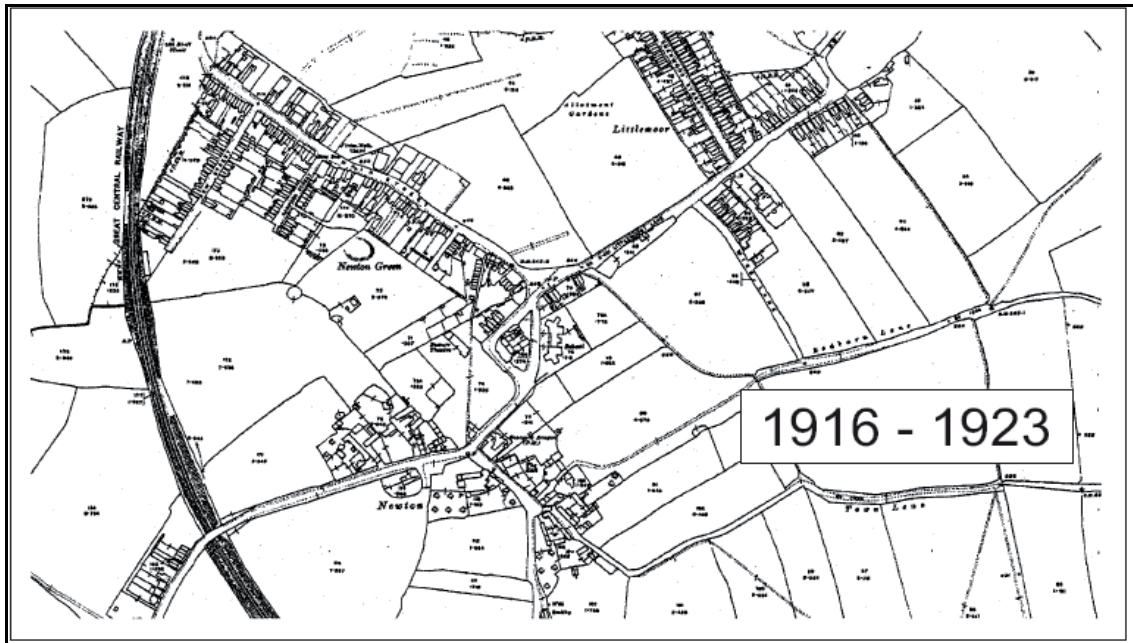
Extract from the 1875-1893 Ordnance Survey

- 3.6 These properties were likely to have been built to accommodate the growth in the number of mining families in the village, which in turn will have led to the introduction of shops along Main Street and the allotment gardens to the north of Newton Lane. Also at this time a new railway line was cut running around the south-west of the village.



Extract from the 1898-1902 Ordnance Survey

- 3.7 By the beginning of the 20th century the growth of the village had begun to slow. However, at this time a primary school was built to cater for the children of the village, and a new stretch of Hall Lane was constructed forming a triangular enclosure around the L-shaped building now sub-divided into Nos. 1-5 Hall Lane. By the start of the Second World War most of the land adjacent to Main Street and Hall Lane had been developed, with the introduction of a church hall (now a community centre) and a war memorial at the top of Hall Lane.



Extract from the 1916-1923 Ordnance Survey

- 3.8 By the post-war period Newton had grown quite substantially with residential development spreading westwards to the railway cutting, developing the Newton Green area and the site of the former 'Metro' Picture House, and to the south of Littlemoor Lane.

4. Archaeology

- 4.1 Archaeology comprises buried remains, scheduled monuments, and the historic landscape including boundaries, field and settlement patterns. The wider historic landscape of Newton can therefore be viewed as an important archaeological resource.
- 4.2 No scheduled ancient monuments are recorded within or close to the conservation area.
- 4.3 The county Historic Environment Record (HER) is the principal source of information about unscheduled archaeological sites and finds in Derbyshire. There are currently four HER records relating to sites or finds within the conservation area:
- Site of former chapel, Newton Old Hall (HER No.1801 – MDR5862)
 - Grave slabs and burials, Newton Old Hall (HER No.1802 – MDR5879)
 - Newton Old Hall (HER No.1806 - MDR5864)
 - Cruck building, Cragg Lane (HER No.1808 – MDR5883)

These features are identified on the Features of Interest Plan (page 39).

5. Traditional Building Materials and Conservative Repair

- 5.1 The contribution that the buildings and other structures make to the character of the conservation area in large part relates to their age and the survival of traditional building materials and architectural details. These features and the scale of the buildings tend to reflect the local vernacular style of building.
- 5.2 It is very easy however to undertake inappropriate alterations and/or use materials that are not sympathetic to the existing building when carrying out repairs or alterations to historic buildings. This can detract from the character and appearance of the conservation area and can remove the historical narrative on display. As a general rule any repairs or alterations to historic buildings should be carried out using materials selected to match the original materials as closely as possible.
- 5.3 The addition of modern fixtures and fittings, satellite receivers and aerials, CCTV camera systems, alarm boxes, external lighting and renewable energy devices can also detract from the intrinsic quality and value of historic buildings. In most cases these fixtures can be located in less conspicuous locations on the building. Unauthorised alterations or new building could lead ultimately to enforcement action by the Council so it is always advisable to check with the Council before undertaking work.

Building materials

- 5.4 There is a mix of traditional building materials on display in the conservation area. In large part this reflects the pattern of historical development of the settlement over time from its rural origins to its growth during the late 19th century. A significant number of the older buildings in the conservation area are constructed of coal measures sandstone, reflecting the influence of local geology on the construction of vernacular buildings. Many of the boundary walls are also constructed of stone and are capped with stone coping stones.
- 5.5 The stone is typically laid in courses of varying depth which can depend on the age of the building and reflects the geological nature of the stone. It is a relatively soft stone which is susceptible to erosion and there is evidence of this on some of the older buildings in Newton. The poor quality of the stone may explain why some of the properties have been rendered: the render acts as a sacrificial layer to protect the underlying stone. Dressed stone is also used for elements of decorative detailing, such as lintels, quoins and stone coped gables.



Example of heavily weathered coal measures sandstone

- 5.6 Red brick was used increasingly from the 19th century onwards and became a mass-produced and therefore cheaper alternative to stone. Initially bricks would have been used on a smaller-scale for the construction of outbuildings and extensions, more economical repairs to stone buildings, and chimney stacks. By the late 19th century brick became the dominant building material – the buildings around Hall Lane are predominantly brick-built reflecting the use of this material during the rapid expansion of Newton in the late 19th and early 20th centuries.

Roofing materials

- 5.7 The buildings in the conservation area display a range of roofing materials which in part reflects the different ages of the various buildings and their respective uses. Although natural slate roofs are the predominant type, particularly on the cottages, farmhouses and Victorian / Edwardian buildings no one material dominates, thereby adding a degree of variety to the streetscape.
- 5.8 A number of the outbuildings at Top Farm, Cragg Lane have clay pantile roofs and there is also evidence of an eaves course of stone slate which is an interesting architectural feature which should be retained. Forge Cottage on Cragg Lane is a building of particular note on account of its thatched roof, a sight now rare in the district. Newton Old Hall has a stone slate roof which is also relatively rare in the district.
- 5.9 The colour of the roofing materials contrasts well with the stone and brick buildings and is a traditional feature in this part of the district. The roofs are considered to be an important feature of architectural and historic interest reflecting the building traditions of Derbyshire.
- 5.10 There are also a few instances where more modern materials, such as concrete pantiles and corrugated metal and asbestos sheeting have been used to replace traditional roofing materials, particularly on some of the agricultural outbuildings. The use of modern materials can lead to a building losing an element of its individual character and can detract from the overall composition of the conservation area.

Rainwater goods

- 5.11 The efficient disposal of water is essential to the well-being of all buildings. If the rainwater goods (gutters, hoppers, downpipes etc) work correctly water should be prevented from penetrating the built fabric. Cast iron has traditionally been one of the most popular materials for the manufacture of rainwater goods. Where traditional cast iron rainwater goods remain in place they contribute to the character and appearance of the building and should be retained.
- 5.12 Faulty rainwater goods should be repaired if possible to prevent problems escalating. If the original rainwater goods need to be replaced then this should be carried out on a like for like basis. Plastic rainwater goods should not be used to replace cast iron.

Windows and doors

- 5.13 Windows and doors are key features which influence the overall appearance of a building and they make a significant contribution to the character and appearance of the area. Where original windows and doors remain they should be retained and repaired if possible. Replacements should accurately replicate the originals in terms of materials, detailed design and paint finish.
- 5.14 The introduction of different window designs, staining colour and glazing patterns affect the appearance of the building and of the area as a whole. Generally, modern windows, particularly uPVC, do not replicate the thickness and moulding of traditional glazing bars, the size and arrangement of panes and the size of window frames. Therefore, decisions about window type and glazing need to be carefully considered.



Range of window alterations to terraced properties on Hall Lane

- 5.15 A variety of window and door styles have been introduced in Newton which are non-traditional and uPVC replacement windows and doors are evident. Collectively, these alterations detract from the character and appearance of the conservation area.

6. Identified Character Areas

- 6.1 The Appraisal is designed to analyse the special character of the conservation area as a whole. However, due to the pattern of the historical development of Newton and the consequent layout of the settlement it is possible to identify character areas within the conservation area which allows a more detailed analysis of the specific characteristics of each area and the threats and opportunities faced by each.
- 6.2 Two character areas have been identified:
- Area 1: Cragg Lane, Town Lane and Alfreton Road
 - Area 2: Hall Lane

Area 1: Cragg Lane, Town Lane and Alfreton Road

Key Element – Rural / undeveloped character

- 6.3 Cragg Lane forms the link between Newton and its neighbouring smaller but parish settlement of Blackwell and has probably done so since the erection of the parish church in Blackwell. During the following centuries Cragg Lane has seen very little development along its route and is only developed to any substantial degree towards the junction with Alfreton Road and Hall Lane.
- 6.4 This has resulted in very little change along its route over the years, with the location of the buildings remaining unchanged since that shown on the earliest maps of the village. In addition, there has been little infill development and the buildings have generally retained their original large plots.
- 6.5 The lack of development along Cragg Lane has allowed its setting to retain its rural / agricultural character. This rural character is derived from a number of features ranging from the broad-scale influence of the landscape to the local features of the street-scene and architectural detailing of individual buildings.
- 6.6 Given the contribution that the dispersed nature of development along Cragg Lane makes to the character of the conservation area, it is felt that intensification through infill development should not be permitted.

THREAT 1

Intensification of built development would be likely to detract from the open and dispersed character of the Cragg Lane Area.

- 6.7 An important contributor to this rural character is the topography of the area and its gently undulating nature. In particular the climb along Cragg Lane on the approach from Old Blackwell adds to the sense of remoteness along this stretch. The topography also allows a number of impressive views from Cragg Lane, in particular of St Werburgh's Church when looking south which gives

the impression of how Cragg Lane must have looked at the turn of the 20th century.



Ascent to Newton along Cragg Lane



View south from Cragg Lane



Mix of boundary treatments along Cragg Lane near Top Farm

- 6.8 Opposite Top Farm are open fields, with Alfreton Road being visible where gaps in the hedgerow occur. The current boundary of the settlement framework for Newton defines the eastern side of Cragg Lane south of Top Farm as open countryside and thus the suitability of this area for development is reduced.
- 6.9 This is particularly important as the field to the west of Cragg Lane is the subject of proposals for residential development. Local Plan policy HOU4 – Housing Site at Alfreton Road / Cragg Lane, Newton requires the development of the land for housing to be designed to soften the impact of development by landscaping, particularly on the southern boundaries, and by building orientation and design. In order to achieve this softening the distance of at least 20 metres is proposed on the south, south western and south eastern boundaries of the site.
- 6.10 Development on this site could have a substantial impact on the character of this part of the conservation area by introducing a more developed character to the area. The requirements of policy HOU4 should complement the need to protect the hedgerows on Cragg Lane and therefore development should be resisted close to the existing hedgerows and access should not be taken from Cragg Lane.

- 6.11 The overall design and detailing of any development on the site that would impact on the setting of the conservation area should take reference from the buildings within the conservation area, and materials should be predominantly coal measures sandstone with slate, pantile or thatch roof, although some red brick may be acceptable.
- 6.12 Any development on the site should be designed to minimise the impact on the views of St Werburgh's Church. This will need to include protection from landscaping or screening measures that inadvertently damage these views.

THREAT 2

Development of the open countryside outside the conservation area, in particular on the Cragg Lane housing site, could have a detrimental impact on the character of this part of the conservation area.

- 6.13 Local residents have identified as a particular concern the amount of traffic using Cragg Lane and the speed of through traffic – there is currently a 40mph speed restriction on Cragg Lane after exiting the village. Heavy levels of traffic and its excessive speed on the roads through the conservation area can have a detrimental impact on the character and appearance of the conservation area.
- 6.14 It would be beneficial to consider ways in which the impact of traffic can be reduced. This will need to be undertaken in consultation with Derbyshire County Council Highways and local residents. Any proposed solutions will need to take into account the historic importance of the conservation area and the historic nature of the road layout.

THREAT 8

Heavy levels of traffic and its excessive speed on the roads through the conservation area can have a detrimental impact on the character and appearance of the conservation area.

- 6.15 Town Lane is an unmade lane which adds to the rural character of this part of Newton. The buildings to the left of the entrance to Town Lane are renovated versions of the buildings that formed part of the early Newton, the pair of bungalows that stood on the frontage having been demolished in the 1970s.
- 6.16 The appearance of the buildings is not particularly special but the demolition has opened up this part of the conservation area as the land has been incorporated into the gardens of the renovated bungalows, mirroring the general dispersed layout of the buildings along the rest of Cragg Lane.
- 6.17 To the west of Newton Farm along Alfreton Road there is a cluster of buildings that mark the western edge of the early Newton settlement. They probably date back to the late 18th / early 19th century, but are perhaps even earlier. They are shown on the 1839 Tithe Map of the parish. These buildings have retained elements of the same rural character that is evident on Cragg Lane

despite now being enclosed by post-war development and seeing a small number of recent alterations.



Views of Alfreton Road showing traditional buildings and boundary treatments

- 6.18 Despite the recent alterations and being surrounded by 20th century development, the building style and the large associated plots have largely survived, retaining the area's original character. In particular, Homestead Farm and Green Farm have retained their original form and layout and are distinguishable as former farmsteads. Both buildings are prominent from Alfreton Road and provide a visual link to the building style on Cragg Lane.

Key Element – Boundary treatments

- 6.19 The rural character is enhanced by the boundary treatment along Cragg Lane, which comprises hedgerows and coursed stone boundary walls. The use of hedgerows and stone walls is a defining feature of the British countryside and the country lane. In addition there are no footpaths on the western side of Cragg Lane which is again a common feature of the country lane.
- 6.20 The stretches of hedgerow that form the boundary treatment of the western side of Cragg Lane south of Newton Farm should be retained due to their important contribution to the character of this stretch of the conservation area.
- 6.21 Elsewhere the boundary treatment of the various buildings is provided by a mix of stone walls, brick walls and hedges. Generally these are well maintained and contribute to the character of the area. Their loss or replacement with non-traditional boundary treatments would have a negative impact on the character and appearance of the conservation area.

THREAT 3

Removal or replacement of hedgerows and other important boundary treatments would detract from the character and appearance of the conservation area.

Key Element – Buildings of architectural or historic interest

- 6.22 The buildings found in the Cragg Lane and Alfreton Road part of the conservation area contribute to the rural character and feel of the area. The building style varies in both the materials used in construction and the size, scale and design of the buildings. The dispersed layout of the buildings and their relatively unchanged state contributes greatly to the character of this area, which would be significantly altered if buildings were demolished. A number of the prominent buildings and design features are identified.

Listed Buildings

- 6.23 A listed building is one that is included on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is normally required from the local planning authority before any works of alteration, extension or demolition can be undertaken.

Newton Old Hall, Cragg Lane – Grade II*

- 6.24 Newton Old Hall is a Grade II* listed building. The current 'H' shaped building dates mainly from the late 1600s and replaces a much earlier building (circa 1550s) which was destroyed by fire prior to 1690.
- 6.25 The Old Hall sits at right angles to the road and is constructed of coursed squared coal measures sandstone and retains a stone slate roof, one of only a handful in the district. A high stone wall defines the Hall's spacious plot boundary along Cragg Lane, with access being provided by two sets of gate piers of 18th century origins.



Newton Old Hall, Cragg Lane and gate piers

- 6.26 The gate piers are connected by a high rubble wall with rounded copings, and together this section is a Grade II listed feature in its own right. The foundations of a chapel dating from 1696 and related graves were found on the site of the Old Hall (see Historic Environment Record entry nos. 1801 and 1802).

Top Farm, Cragg Lane – Grade II

- 6.27 Top Farm stands on the corner of Cragg Lane and Town Lane and is particularly noticeable when leaving Newton along Cragg Lane as the collection of farm buildings are situated close to the road.
- 6.28 The farm comprises a late 18th century Grade II listed farmhouse with a range of outbuildings which form an interesting and traditional historic farm group. Top Farm was the last working farm in Newton but now stands vacant.



Top Farm, Cragg Lane

- 6.29 This L-shaped property is constructed from brick with a rendered finish. The building may have been originally stone and perhaps re-fronted in brick during the 19th century. It has a slate roof and sash windows. The outbuildings are predominantly stone built, although there are also examples of brick buildings and to the rear there are a couple of large prefabricated shelters.
- 6.30 The group of buildings generally, including the farmhouse, are in various states of disrepair. Although the buildings both individually and as a group have considerable architectural and historic value their current poor condition reduces their positive contribution to the character and appearance of the conservation area. They will continue to deteriorate in condition unless action is taken to preserve them.

THREAT 6

Vacant buildings, such as Top Farm, can deteriorate through lack of maintenance and ultimately become no longer wind- and water-tight, threatening the special interest of the listed building and the wider character and appearance of the conservation area.

- 6.31 There is a traditional low stone boundary wall fronting Cragg Lane but the wall fronting Town End has been replaced with a red brick wall and railings. The reinstatement of a traditional stone boundary wall would enhance the setting of this group of buildings.

Unlisted Buildings of Merit

- 6.32 Within the conservation area a number of buildings have been identified as Unlisted Buildings of Merit. This category recognises those buildings where their style, detailing and use of building materials is traditional in character and they provide interest and variety to the streetscape. The buildings are considered to make a positive contribution to the character and appearance of the conservation area.
- 6.33 The identification of Unlisted Buildings of Merit reduces the threat of unsympathetic demolition of key buildings on the character and appearance of the conservation area. Policy CON2 Demolition of Unlisted Buildings or Structures in Conservation Areas of the Bolsover District Local Plan sets out the criteria for assessing applications for the demolition of Unlisted Buildings or Structures in conservation areas.
- 6.34 The buildings found in the Cragg Lane and Alfreton Road areas provide an attractive feature on the approaches to the heart of the conservation area from the south and west respectively. As such, the loss of the buildings and their associated curtilages would be detrimental to the character and appearance of the conservation area.
- 6.35 In most instances intensification of the plots would also detract from the dispersed nature of the character area and as a result any significant development in the vicinity of these buildings should be resisted.

Forge Cottage, Cragg Lane

- 6.36 This building plays an important role in signalling the entrance to Newton when approaching from Old Blackwell. The cottage was originally timber framed and remnants of two cruck frames still survive internally (see Historic Environment Record entry no. 1808), although the property has been altered and extended. The property has rendered walls and retains a thatched roof, one of only three remaining in the district. Due to its architectural and historic significance it has been identified as an Unlisted Building of Merit.



Forge Cottage, Cragg Lane

Old Hall Cottage, Cragg Lane

- 6.37 This property provides an example of how sympathetic design can be employed to ensure more recent development respects and contributes to the character of the area. The historical maps show that a dwelling has stood on this prominent bend of the road at the junction between Cragg Lane and Town Lane since at least the late 19th century.
- 6.38 The present building is a detached double fronted cottage built at the edge of the pavement and is constructed of coal measures sandstone with a stone slate roof. The building was constructed on the footprint of an earlier building during the 1950s following the owner of the Old Hall, Mr Thomas Cotton, commissioning the local builder Mr Frederick Stone to build a cottage that would be in keeping with the Old Hall. The result was an attractive building that is highly visible on the approach along Cragg Lane from Old Blackwell.



Old Hall Cottage, Cragg Lane

- 6.39 The complementary appearance of Old Hall Cottage with its neighbour, Newton Old Hall, defines the character at this bend in Cragg Lane. Despite the relatively young age of the property it has been identified as an Unlisted Building of Merit.

Newton Farm, Cragg Lane

- 6.40 Newton Farm is a detached farmhouse built in stone with rendered front elevation and slate roof. The property sits adjacent to the road and is enclosed by a low brick boundary wall and gate piers with decorative cast iron railings.
- 6.41 It is at Newton Farm that the pavement on the western side of Cragg Lane ends and the small area of woodland that provides a backdrop to the farm (protected by Tree Preservation Order BOL/26) marks the end of the development on this side of Cragg Lane. Due to its prominence Newton Farm has been identified as an Unlisted Building of Merit.



Newton Farm, Cragg Lane

Green Farm and Homestead Farm, Alfreton Road

- 6.42 As recognition of the agricultural style of the buildings and the contribution they make in demonstrating the rural character of this part of the conservation area, Green Farm, Homestead Farm and the outbuilding to the left of Homestead Farm have been identified as Unlisted Buildings of Merit.
- 6.43 Despite being surrounded by 20th century development, the building style and the large associated plots have largely survived, retaining the area's original character. In particular, Homestead Farm and Green Farm have retained their original form and layout and are distinguishable as former farmsteads. Both buildings are prominent from Alfreton Road and provide a visual link to the building style on Cragg Lane.



Green Farm and Homestead Farm, Alfreton Road

Area 2: Hall Lane

- 6.44 The character of the Hall Lane part of the conservation area differs from the predominantly rural character of the rest of the conservation area as it experienced a spate of development at the beginning of the 20th century.
- 6.45 In 1839 Hall Lane was representative of the agricultural character of Newton at this time, with only the L-shaped building, Sharrow Cottage, and two other buildings (now demolished) in existence. At that time Hall Lane formed the northern limb of the village providing the through route north to Tibshelf and Littlemoor.
- 6.46 However, the development at the beginning of the 20th century has given the area a more modern, uniform character, through the introduction of the prominent primary school and public house and the groups of traditional red brick terraces.

Key Element – The public realm

- 6.47 The character of the Hall Lane part of the conservation area benefits from the presence of trees and hedgerows and their use in tandem with a mix of stone and red brick walls in the definition of property boundaries. The boundary treatment in a number of places around the Hall Lane part of the conservation area could be improved.



Improvements to boundary walls would enhance the appearance of the area

- 6.48 The northern corner of Hall Lane is now enclosed by a tall wood panel fence which is somewhat out of keeping with the rest of the boundary treatment in this part of the conservation area. Also, as the fence is set back from the road the pavement area is used as a parking space which makes the area feel cluttered. The introduction of a more sympathetic low stone wall that follows the line of the existing stone wall would be more appropriate.



Tall fence out of character with the rest of boundary treatment

- 6.49 The opportunity will be sought to replace poor boundary treatment with more appropriate hedgerows or stone or brick walls, either through requesting appropriate designs during determination of relevant planning applications or through financial assistance via the Council's Historic Building Grant Scheme.

OPPORTUNITY 2

Improvements to boundary walls, through their repair and restoration, would enhance the character and appearance of the conservation area.

- 6.50 Following the introduction of the newer stretch of Hall Lane and the one-way system on the older stretch, the volume of traffic on the older stretch is quite low which, coupled with the greenery on this stretch, has resulted in a quiet and secluded feel to the area.



Attractive contrast between greenery and brick terraces

- 6.51 The two trees at the southern junction of Hall Lane are protected by Tree Preservation Order BOL/26 in recognition of their contribution to the streetscene.



Protected trees at the southern junction of Hall Lane

Key Element – Contribution of the buildings

- 6.52 The buildings situated in this part of the conservation area demonstrate a more modern character through both their design and plot layouts. In particular, it is the use of red bricks of the newer buildings and the compact layout of the group of terraces that provides the contrast to the rendered frontages and stone and spacious plots that are features of the buildings on Cragg Lane and Alfreton Road. A number of the prominent buildings and design features are identified in this section.
- 6.53 The group of traditional red brick terraces that run around the west and north sides of Hall Lane are set back from the road in an elevated position and were constructed in the early part of the 20th century. The design of these properties is unified by the width of their plots, the proportions of their frontages and the shared use of decorative lintels.
- 6.54 However, this unity has been damaged by the number of alterations that have been made to the windows of the properties. The existence of sash windows at No.20 (property to the far left in left-hand picture below), hints at the original window style and position, and this can be used as an indicator to assess the degree of alterations that have occurred. In particular, the lowering of the entire window in one case and the use of a different colour brick is detrimental to the appearance of the group.



More ordered terrace style and development

THREAT 4

The lack of characteristic design details and materials in alterations, repairs or new build developments will be detrimental to the character and appearance of the conservation area.

OPPORTUNITY 1

The reinstatement of original window styles, doors and other features will enhance the character and appearance of the conservation area.

- 6.55 The reintroduction of the original style of window and decorative lintel on the rest of this group of properties would be desirable. However, it is probably unlikely that this could be encouraged without some financial assistance through the Council's Historic Building Grant Scheme.

Unlisted Buildings of Merit

The George and Dragon Public House

- 6.56 The George and Dragon public house is a large late Victorian / Edwardian red brick building with slate roof. It marks the point of transition between the predominantly rural character of the buildings and their associated large plots around Cragg Lane to the more modern ordered style of development. The present building replaced the original George and Dragon Hotel and now dominates this stretch of the local streetscene. It is highly visible from all approaches. For this reason the public house has been identified as an Unlisted Building of Merit and views of the George and Dragon from all three approaches should be protected
- 6.57 However, the pub use is understood to be up for sale. Should the building go out of use, it is possible that its condition will deteriorate, weakening the building's positive contribution to the conservation area.



The George and Dragon

Sharrow Cottage, Hall Lane

- 6.58 This is a large white-washed, L-shaped building that is now enclosed by Hall Lane and probably dates from the 18th century, although it could be earlier. The building was likely to have originally been constructed in stone but has since been rendered and now has a slate roof and has been sub-divided into a number of dwellings. Given the age of the building and its visual contribution to this part of the conservation area, the building has been identified as an Unlisted Building of Merit.



Sharrow Cottage

- 6.59 The lack of a footpath along the eastern side of the older part of Hall Lane has resulted in the building standing close to the roadside and is now surrounded by mature trees and hedgerows which tend to restrict views of the building.

Newton Primary School, Hall Lane

- 6.60 Standing on the newer stretch of Hall Lane is the Newton Primary School. The school was built in 1914 and was designed by George H. Widdows (1871 – 1946), the prominent County Architect for Derbyshire at the time. Widdows is nationally acknowledged as a leading and influential designer of schools in the early 20th century, many of which have been listed.

- 6.61 The school is constructed of red brick with a clay tile roof. The plan form is a variant on Widdows' 'butterfly' type design whereby there were a pair of classrooms set splayed at each end of a central linear block formed from a hall, two further classrooms and twin entrances.
- 6.62 Over time the building has been heavily altered, particularly on its south side following a fire, and a large number of the original elements have been lost. However, the exterior of the original blocks have been retained and are handsome, with green glazed brick infill to the relieving arches over the main entrance windows and three good dormers to the hall. The window joinery also survives.
- 6.63 Given the connection with George Widdows and the dominance of the school on the streetscene of the newer stretch of Hall Lane, the building has been identified as an Unlisted Building of Merit.



Newton Primary School, Hall Lane

- 6.64 The school is fronted by an attractive red brick wall with cast iron railings backed by a mature hedge. This feature stretches along a large section of Hall Lane and provides a pleasant backdrop to the street.
- 6.65 However, the child protection fence that stands outside the gateway to the primary school looks slightly out of keeping with the more attractive iron railings and school gate and a more suitable colour and style railing would be beneficial.

War Memorial

- 6.66 A War Memorial to the sons of Newton stands at the junction of Main Street, Littlemoor Lane and The Green and is a prominent feature at the northern end of the conservation area. Its significance and prominence at the road junction make it a valuable asset at the top end of the conservation area and as a result it has been identified as an Unlisted Building of Merit.
- 6.67 The War Memorial is surrounded by an open, paved area which was installed as part of highway improvement works around the War Memorial. However,

the area is often used for ball games and other inappropriate activities and local residents have voiced concern that these activities detract from the nature and setting of the area. It would be beneficial to investigate options for introducing appropriate landscaping that would make the area unsuitable for those types of activity.



The War Memorial and surrounding paved area

THREAT 7

Use of the paved area around the War Memorial for ball games and other inappropriate activities has a detrimental impact on the character of the conservation area and setting of the War Memorial.

Former Newton Co-operative Store

- 6.68 To the north of Newton Primary School stands a cluster of buildings that were built in the early 1900s. At the centre of this cluster stands a large imposing building that was formerly the Newton Co-operative Store. The building has largely survived, although part of the frontage has been removed and the remaining shopfront has been sub-divided.
- 6.69 The appearance of this once impressive building has been lessened through the introduction of a number of unsympathetic alterations and additions, such as the rendering of a large section of the building frontage and the introduction of a dominant fascia sign. In addition to this, the parking of vehicles outside the property can make the area look cluttered and can detract from the appearance of the school.
- 6.70 Some improvements to the appearance of this building and a reduction of the clutter outside it have improved the appearance of this part of the conservation area, although it is considered that further improvements would be beneficial.



Unsympathetic alterations and additions can affect the character of the area

THREAT 5

The appearance of the former Newton Co-operative Store, whilst somewhat improved since the 2002 Appraisal, continues to detract from the appearance of the conservation area.

7. Features of Interest

Defined Elsewhere

Listed Buildings and Structures

Grade II*: Newton Old Hall

(Date listed: 11th July 1951; Ref. 12/52)

Grade II: Newton Old Hall – two sets of gate piers and attached wall

(Date listed: 11th July 1951 (amended 23rd March 1989); Ref. 12/53)

Grade II: Top Farmhouse

(Date listed: 23rd March 1989; Ref. 12/51)

Entries on the Derbyshire Historic Environment Record

- Site of former chapel, Newton Old Hall (HER No.1801 – MDR5862)
- Grave slabs and burials, Newton Old Hall (HER No.1802 – MDR5879)
- Newton Old Hall (HER No.1806 – MDR5864)
- Cruck building (Forge Cottage), Cragg Lane (HER No.1808 – MDR5883)

Tree Preservation Orders

Tree Preservation Order (TPO BOL/26) was made on 6th February 1989. The TPO includes trees within the conservation area comprising two mature sycamore trees on Hall Lane outside Sharrow Cottage, and a small area of mixed deciduous woodland to the southeast of Newton Farm.

Defined in the Appraisal

Unlisted Buildings of Merit

The following buildings have been identified as buildings of special local architectural and historic interest:

Cragg Lane / Alfreton Road area:

- Forge Cottage, Cragg Lane
- Outbuildings to Top Farm, Cragg Lane
- Old Hall Cottage, Cragg Lane
- Newton Farm, Cragg Lane
- Homestead Farm & outbuilding, Alfreton Road
- Green Farm, Alfreton Road

Hall Lane area:

- George and Dragon Public House
- 1-5 Hall Lane (Sharrow Cottage)
- Newton Primary School, Hall Lane
- War Memorial, The Green

Important Views

The following views have been identified as important to the character and appearance of the conservation area:

- Views south from Cragg Lane of St Werburgh's Church, Old Blackwell and surrounding countryside
- Views along Cragg Lane, Alfreton Road and Hall Lane of the George and Dragon public house
- Views of the War Memorial and Newton Primary School

Important Natural Features

The following are considered to be important natural features in the conservation area:

- Mature trees and hedgerows throughout the conservation area

Note on features identified in the Appraisal

The Unlisted Buildings of Merit and Important Open Spaces will be added to the Local List part of the Historic Environment Record when this measure is introduced through the enactment of the draft Heritage Protection Bill.



A horizontal scale bar labeled "Meters" at the top center. Below the bar, there are three numerical markings: "0" at the left end, "50" at the midpoint, and "100" at the right end. The bar is divided into two equal segments by the 50-meter mark.

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Revised: October 2014. Information Survey control number: 100109526.

Part 2: Review Document

NEWTON CONSERVATION AREA



CONSERVATION AREA APPRAISAL REVIEW

ASSESSMENT OF CHANGE 2002-2009

December 2009

8. Summary Tables

Threats (identified 2002)		Trend from Monitoring Indicators	Feedback from Local Stakeholders	Overall Change
1	Intensification of built development would be likely to detract from the open / dispersed character of the Cragg Lane area	N/A	➔	➔
2	Development of open countryside outside the conservation area	N/A	➔	➔
3	Removal or replacement of hedgerows and other important boundary treatments would detract from the area's character	N/A	⬇	⬇
4	Lack of design detail and / or inappropriate use of materials in repairs or new build (e.g. inappropriate replacement windows)	N/A	➔	➔
5	Appearance of the Newton Co-operative Store	N/A	➔	➔

Threats (identified 2009)		Trend from Monitoring Indicators	Feedback from Local Stakeholders	Overall Change
6	Vacant buildings	N/A	N/A	N/A
7	Ball games around the War Memorial	N/A	N/A	N/A
8	Heavy levels of traffic along Cragg Lane	N/A	N/A	N/A

Opportunities (identified 2002)		Trend from Monitoring Indicators	Feedback from Local Stakeholders	Overall Change
1	Reinstatement of original window styles and doors	N/A	➔	➔
2	Improvements to boundary treatments	N/A	➔	➔

Key

⬆ Improvement

➔ No change

⬇ Deterioration

ANALYSIS

The Newton Conservation Area Appraisal Review Document identifies that there has been no significant change in the Newton Conservation Area since the adoption of the document in 2002, although the document identifies that the situation has deteriorated with regard to the removal or replacement of hedgerows and other boundary treatments.

However, three new threats to the character and appearance of the conservation area have been identified.

BOUNDARY ISSUES

The present conservation area boundary was designated in 2002. As part of the review process, the need for any boundary revisions has been considered in accordance with the Council's statutory duty to review the boundary of existing conservation areas from time to time.

Correspondence has been received from one local resident in which they suggest a minor amendment to the conservation area boundary to remove a modern garage from the conservation area. From an assessment of this suggestion, it is noted that the garage building is unrelated to the historic Homestead Farm building and relates to the modern development on Manor Close. In view of this, it is proposed that consideration should be given to revising the boundary accordingly.

ACTION PLAN

Based on the findings of the Newton Conservation Area Appraisal Review Document, it is considered that:

1. the newly identified threats to the character and appearance of the conservation area be included in the appraisal;
2. a draft Newton Conservation Area Management Plan be prepared to put in place proposals for the preservation and enhancement of the conservation area based on the identified threats and opportunities and the outcome of the Conservation Area Appraisal Review Document;
3. a conservation area boundary revision to address the issues raised at Homestead Farm be pursued.

CONSERVATION AREA APPRAISAL REVIEW BACKGROUND PAPERS

1) TREND FROM MONITORING INDICATORS

NEWTON CONSERVATION AREA - MONITORING INDICATORS (PROPOSED)

Indicator	Ref.	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Listed Buildings and Structures	3	First year
	A2	Number of Unlisted Buildings of Merit	13	First year
	A3	Number of entries on the Historic Environment Record (not covered by other designations)	3	First year
	A4	Number of Tree Preservation Orders made covering trees within the conservation area	1	First year

Based on value in proposed document

Indicator	Ref.	Measurement	Value	Change
Heritage at Risk	B1	Number of listed buildings or unlisted buildings of merit identified as needing urgent and non-urgent works	2	First year
	B2	Number of monitoring surveys not carried out by stated key date	0	First year

Based on value in proposed document

Indicator	Ref.	Measurement	Value	Change
Managing Positively	C1	Number of applications for planning permission determined where conservation area a statutory consideration	N/A	First year
	C2	Number of applications for listed building consent determined	N/A	First year
	C3	Number of applications for conservation area consent determined	N/A	First year

Based on figures for financial year 08/09

Indicator	Ref.	Measurement	Value	Change
Enhancing the Historic Environment	D1	Number of buildings receiving grant assistance for repair or reinstatement of historic fabric	0	First year
	D2	Number of enhancement schemes with actions achieved by stated key dates	0	First year

Based on value in proposed document

CONSERVATION AREA APPRAISAL REVIEW BACKGROUND PAPERS

2) FEEDBACK FROM LOCAL STAKEHOLDERS

Note of Meeting

Newton Conservation Area – Conservation Area Appraisal and Management Plan
Local Experts Meeting

Venue: Newton Community Centre, Main Street, Newton

Time: 7.30pm – 9.30pm

Date: 22nd October 2009

Present:

	<u>Name</u>	<u>Title</u>	<u>Organisation</u>
1	S Dubowski		Resident
2	J M Radford		Resident
3 & 4	P & W Rimmer		Residents
5 & 6	L & M Porter		Residents
7	D G Willens		Newton Community Association
8 & 9	W E & R M Smith		Residents
10	K M Tomlinson		Resident
11	E Ball		Resident
12	J G Ball		Resident
13	D Bullock	Councillor	Blackwell Parish Council
14 & 15	A R & M R Mumford		Residents
16	B A Higginson		Resident
17 & 18	T & D Mellors		Residents
19	F J Hibbert		Residents
20	E Wilmot		Resident
21	J Stocks		Resident
22	M Ward		Resident
23	G Rawson		Resident
24	N Willens	Councillor	Blackwell Parish Council
25	A Tomlinson	Councillor	Bolsover District Council and Blackwell Parish Council
26	I Newham	Councillor	Blackwell Parish Council
27	Jonathan Moore	Conservation Officer (CAA)	Bolsover District Council
28	Chris McKinney	Heritage Conservation Manager	Bolsover District Council

Note Prepared by: Chris McKinney

		ACTION
1.0	Introduction	
1.1	Chris McKinney opened the meeting and explained that the District Council was working on an ambitious programme of preparing Conservation Area Appraisal and Management Plans for the 27 conservation areas in the district.	
1.2	He explained that the Newton Conservation Area already had a Conservation Area Appraisal which was adopted by the Council in January 2002 and that this meeting represented part of the review process for the appraisal.	
1.3	He added that this was the first Conservation Area Appraisal to be reviewed and that the purpose of the meeting was to meet with local stakeholders, such as local representatives and residents, to get an understanding of how they thought the conservation area had changed.	
2.0	Boundaries and potential extensions	JM
2.1	Jonathan Moore explained that the conservation area covers an area of 3.74 hectares and that the boundary had not been reviewed since designation in 2002. He explained that the Council has a statutory duty to review conservation area boundaries from time to time and that whilst the Council had not identified any potential extensions, the Council would consider any potential extensions suggested at the meeting. He added that any suggested extension would need to be assessed and considered to be worthy of designation on the basis of its historic and/or architectural interest.	
2.2	There was then a general discussion about the boundary of the conservation area and questions from residents about the line of the existing boundary were clarified. In particular, one resident asked why the boundary did not include the Primary School's playing field and asked if this would allow the playing field to be built upon. Chris explained that the boundary was drawn to reflect the area of special architectural and historic interest and that the playing field was considered to not be of specific architectural or historic interest nor make a significant contribution to the character and appearance of the area and therefore had not been included in the boundary. Chris explained that despite this the playing field would receive protection from development through other Development Plan policies that sought to protect open space and recreation sites.	
2.3	After this discussion, the general view from local stakeholders was that the existing boundary was adequate and that no extensions required consideration.	

3.0	Key Elements: including Unlisted Buildings of Merit previously identified	JM
3.1	Jonathan advised that the Newton Conservation Area Appraisal identified 2 character areas within the conservation area, namely the Cragg Lane / Alfreton Road / Town Lane area and the Hall Lane / The Green area. Jonathan also drew attention to the distributed note (see attached) that set out the key elements and unlisted buildings of merit.	
	Are these still correct?	
3.2	Jonathan asked whether the local stakeholders thought these were still relevant. The general view was that the key elements were still relevant. The owner of part of L-shaped building on Hall Lane advised that the building was extremely interesting and that part of it had originally been a cruck barn. He advised that he had information on the history of the building that he could share with the Council.	
	Is anything missing?	
3.3	Jonathan asked whether the local stakeholders thought any other features merited identification in the appraisal. The general view was that there was nothing missing.	
4.0	Threats and Opportunities previously identified	JM
4.1	Jonathan advised that the Newton Conservation Area Appraisal identified a number of issues that could affect the special character and appearance of the conservation area and drew attention to the distributed note (see attached) that set out the identified threats and opportunities.	
4.2	Chris advised that one of the key reasons for this meeting was to get an understanding from the local stakeholders of their perceived degree of change within the character and appearance of the conservation area, essentially whether things have improved or deteriorated.	
4.3	Chris explained that this would form part of an Assessment of Change that would be appended to the Newton Conservation Area Appraisal and added that this would be used to inform a management plan for the conservation area that would seek to address any deterioration and to bring about further improvements.	
	Do they still exist?	
4.4	Chris ran through the previously identified threats and asked the local stakeholders for their perception of whether things have improved or deteriorated.	

- 1) Intensification of built development would be likely to detract from the open / dispersed character of the Cragg Lane area;
- 2) Development of open countryside outside the conservation area:

The consensus was that these threats still existed, given that the Housing Allocation adjacent to Cragg Lane had not yet been fully implemented and that the site was up for sale.

Chris explained that the planning permission for this residential development included a requirement for a buffer zone along Cragg Lane to ensure that the character and appearance of the conservation area would be protected. He added that if new applications were submitted, the requirement for a buffer zone would be supported by the Conservation Area Appraisal.

- 3) Removal or replacement of hedgerows and other important boundary treatments would detract from the area's character

The consensus was that this threat still existed and that the loss of important boundary treatment was getting worse.

- 4) Lack of design detail and / or inappropriate use of materials in repairs or new build (e.g. inappropriate replacement windows)

The consensus was that this threat still existed but it was unclear whether the loss of original features was getting worse.

However, it was mentioned that the Primary School had signs on its railings for before and after school events but that they had been there a long time and were now looking ragged and detracting from this important building. It was stated that the success of these events was a good thing and Chris suggested that a more permanent solution that complemented the impressive boundary treatment along Hall Lane could perhaps be pursued.

- 5) Appearance of the Newton Co-operative Store

The consensus was that this threat still existed despite some improvements to its appearance and that more efforts were required

4.5 Chris ran through the previously identified opportunities and asked the local stakeholders for their perception of whether they still existed.

- 1) Reinstatement of original window styles and doors

The consensus was that this opportunity still existed but that

little improvement had been made so far.

Chris advised that there has been no take up of Historic Building Grants within the Newton Conservation Area but that this scheme still existed.

2) Improvements to boundary treatments

The consensus was that this opportunity still existed but that little improvement had been made so far.

Chris advised that there has been no take up of Historic Building Grants within the Newton Conservation Area but that this scheme still existed.

Are there new ones?

4.6 Chris asked the local stakeholders whether any new threats existed and the following new threats were identified.

1) Vacant buildings

It was mentioned that Top Farmhouse and the George & Dragon Public House had become vacant since the 2002 appraisal and local stakeholders expressed concern over the future of the buildings.

Chris explained that the recent applications for conversion of Top Farm to residential use had been withdrawn by the applicant but that it was expected that new applications would be submitted in due course. However, he added that the issue of buildings at risk of deterioration could be addressed through the proposed Conservation Area Management Plan.

It was suggested that the Old Chapel and Station Building on Main Street should be looked at also. Chris advised that these were outside the conservation area but that they would be looked at during the review stage.

The consensus was that this new threat should be included in the Conservation Area Appraisal.

2) Ball games around the War Memorial

It was mentioned that since the highway alterations around the north of the War Memorial, the pavement area has been used for ball games. It was stated that this was dangerous and detracted from this area.

Chris advised that it may be possible to look at the area and

introduce landscape features that would make the area unsuitable for ball games.

The consensus was that this new threat should be included in the Conservation Area Appraisal.

3) Heavy levels of traffic along Cragg Lane

It was mentioned that the heavy levels of traffic along Cragg Lane were dangerous and detracted from the area.

Chris advised that this issue had been raised at the stakeholder meeting for the Old Blackwell Conservation Area earlier this evening.

The consensus was that this new threat should be included in the Conservation Area Appraisal.

4.7 Chris asked the local stakeholders whether any new opportunities existed. None were identified.

5.0 Next steps

JM

5.1 Jonathan and Chris thanked everyone for attending the meeting and advised that this information would be considered.

5.2 Jonathan advised the group that the next stage was to report the draft review document to Bolsover District Council's Planning Committee followed by a consultation period. After this, it was intended that the outcome of the exercise and an updated document would be reported to Planning Committee followed by formal adoption by the Council.

Part 3: Management Plan

9. Introduction

- 9.1 This part of the Conservation Area Appraisal and Management Plan seeks to develop the management proposals for the preservation and enhancement of the Newton Conservation Area that will fulfil Bolsover District Council's statutory duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9.2 The Management Plan is based on the contents of the 2002 Newton Conservation Area Appraisal and the 2009 Conservation Area Appraisal Review Document (Assessment of Change 2002 – 2009) and sets out a strategy for addressing the threats to the key elements of the character and appearance of the conservation area, and taking advantage of the opportunities to reinforce the special interest of the area.
- 9.3 The Management Plan aims to ensure that:
- appropriate policy guidance exists to inform the assessment process during the determination of development proposals;
 - all forms of development that could have a detrimental effect on the character and appearance of the conservation area are carefully considered;
 - the planning legislation is effectively enforced and that change is monitored;
 - buildings needing both urgent and non-urgent repairs are targeted and the required works take place;
 - enhancement schemes are prepared for buildings, sites or areas of land as required
- 9.4 The proposals and the key dates identified in the Management Plan will be added to the management plan action programme in the Council's adopted Historic Environment Scheme 2008 - 2012. However, as further Management Plans for other conservation areas are prepared and completed the key dates for the proposals identified in this Management Plan may be varied if other proposals are given greater priority.
- 9.5 The implementation of the Management Plan will be monitored through the Annual Monitoring Report and any delay will be identified in this way.

10. Protecting the Existing Historic Fabric

- 10.1 The special interest of a conservation area can be eroded through the loss of key features that make up its character and appearance. Given the architectural and historic interest of the Newton Conservation Area as identified within the Appraisal and the desirability of preserving this interest, the first key function of the Management Plan is to protect the existing historic fabric. Therefore, this section sets out the tools that Bolsover District Council has at its disposal that it will use to achieve this.

Legislation and Policy

- 10.2 Development is controlled by the Town and Country Planning Acts and when a decision is to be made under the planning Acts, the decision must be made in accordance with the development plan unless material considerations indicate otherwise.
- 10.3 Where a decision (such as whether planning permission should be granted) relates to a site or building in the Newton Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, before reaching a decision.
- 10.4 Equally, development which is proposed outside the conservation area but that would be likely to have a detrimental effect on the setting and/or the character and appearance of the conservation area will be assessed in accordance with the requirements of the development plan unless material considerations indicate otherwise.
- 10.5 Given this legislative background, the policies within the Development Plan provide a key tool to protect the existing historic fabric.

The Development Plan

- 10.6 The Development Plan comprises –
- (a) the East Midlands Regional Plan (RSS8) (2009), and
 - (b) the development plan documents (taken as a whole) which have been adopted or approved in relation to that area, namely:
 - the saved Bolsover District Local Plan Policies
 - the emerging Bolsover Local Development Framework documents
- 10.7 Until the Bolsover Local Development Framework has fully replaced the Bolsover District Local Plan, the saved policies contained in Chapter 8 - *Conservation of the Historic and Built Environment* relating to conservation areas, listed buildings and archaeology provide the most relevant policy framework for development within the Newton Conservation Area.

The Need for Planning Permission

- 10.8 The special interest of conservation areas can be eroded through the loss of key features that make up its character and appearance and in certain cases it may be considered necessary to bring under control a number of forms of development that can generally be carried out without the need to apply for planning permission.
- 10.9 This additional control can be achieved through the making of an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 1995 (as amended in 2008).
- 10.10 The merits of making an Article 4 Direction have been considered during the preparation of this document. It has been concluded that there is not sufficient justification for an Article 4 Direction due to the extent of the loss of traditional features such as timber sash and casement windows.
- 10.11 However, an Article 4 Direction may be justified if these traditional features are reinstated. Therefore, it is proposed that consideration will be given to making an Article 4 Direction when the appraisal and management plan is reviewed again five years after the re-adoption date.

ACTION 1

Consider making an Article 4 Direction to remove relevant permitted development rights.

KEY DATES

April 2015: Consider the merits of making an Article 4 Direction and if appropriate make the Direction.

Development Affecting Archaeology

- 10.12 The Appraisal identifies that the Newton Conservation Area includes an area of archaeological significance at Newton Old Hall. The interest is recorded on the Derbyshire Historic Environment Record (Nos. 1801 and 1802).
- 10.13 Policy CON13 Archaeological Sites and Ancient Monuments of the Bolsover District Local Plan is relevant to the consideration of development proposals likely to affect the identified archaeological interests of the conservation area.
- 10.14 New development within this part of the conservation area could be a potential threat to the archaeological interest of the area and will be required to be preceded by a scheme of archaeological investigation and recording prior to the start of development. The scheme of investigation and recording shall be carried out in consultation with and under the supervision of the County Council's Development Control Archaeologist and in accordance with the guidance given in Planning Policy Statement 5 (Planning for the Historic Environment).

Work to Trees

- 10.15 The Appraisal has identified that there is a Tree Preservation Order (TPO BOL/26) which covers the two sycamore trees on Hall Lane and a small area of mixed deciduous woodland by Newton Farm.
- 10.16 There are also a number of other trees within the Newton Conservation Area which are mature and dominant in the street scene. As such, they are considered to contribute greatly to the character and appearance of the conservation area. Trees in conservation areas that are not subject to Tree Preservation Orders nonetheless enjoy, subject to certain exemptions, a generic protection conferred by Section 211 of the Town and Country Planning Act 1990. Within conservation areas, anyone intending lopping or felling a tree greater than 75mm diameter at 1.5 metres above ground level must give six weeks written notice to the local planning authority before starting the work. This gives the authority the opportunity to assess the proposed work and, where it is considered expedient to do so, to make a tree preservation order in order to exercise control over such work, or to negotiate satisfactory alternatives.

Further Guidance on Development in Conservation Areas

- 10.17 The saved policies of the Bolsover District Local Plan are supplemented by The Historic Environment Supplementary Planning Document, published by the Council in 2006, which provides general guidance on development within conservation areas, work to historic agricultural buildings, listed buildings and archaeology.
- 10.18 The northern part of the Newton Conservation Area is situated within the Settlement Framework as defined by the Bolsover District Local Plan and therefore the threat to the character of this part of the conservation area from normal urban development is managed by the Development Plan policies and the Conservation Area Appraisal.
- 10.19 However, the Appraisal identifies the specific threat of intensification of built development to the open / dispersed character of the Cragg Lane / Alfreton Road area that is derived from the building style and the large associated plots. The Review Document identifies that this threat still exists. Therefore, it is considered that intensification of built development in these areas, particularly through infill development, would be detrimental to the character of the conservation area and should not be permitted.
- 10.20 The southern part of the Newton Conservation Area is within the Open Countryside as defined by the Bolsover District Local Plan and therefore the threat to the rural character of this part of the conservation area from normal urban development is considered to be low and limited to developments essential to the countryside.
- 10.21 However, the planning permission for the housing site at Alfreton Road / Cragg Lane, Newton is yet to be fully implemented and whilst this permission requires a substantial landscaped area within the south, south western and south eastern boundaries of at least 20 metres to reduce the impact of the development on the open countryside and the Newton and Old Blackwell Conservation Areas, any subsequent or revised proposals could pose a threat to the rural character of this part of the conservation area. The Review Document identifies that this threat still exists. Therefore, it is considered that the requirement for a substantial landscaped area within the south, south western and south eastern boundaries of at least 20 metres should be carried forward as a minimum when considering any subsequent or revised proposals for this site.

Enforcement and Monitoring

- 10.22 Effective enforcement is vital to make sure there is public confidence in the planning system and to ensure that unauthorised development does not unacceptably affect public amenity or the existing use of land or buildings.
- 10.23 The Council has an approved Enforcement Policy that sets out how the Planning Department's Enforcement team operates and their procedures for working (further details are available on the Council's website: www.bolsover.gov.uk).
- 10.24 To supplement this enforcement service, it is recommended that the physical environment of the conservation area and key sites adjacent to the conservation area are monitored by carrying out detailed surveys, including a dated photographic record. This will be undertaken on a three-yearly basis in order to identify any unauthorised work before enforcement action can no longer be taken. Any previously unreported unauthorised development or work identified by the detailed survey would then be addressed in accordance with the Council's approved Enforcement Policy.
- 10.25 If the condition of land is adversely affecting the amenity of the area a notice under Section 215 of the Town and Country Planning Act 1990 can be served. Such a notice can be used to secure improvements to the appearance of buildings, as well as the tidying up of unkempt land.

ACTION 2

Carry out detailed survey, including a dated photographic record, of the physical environment within (and adjacent to in particular locations) the conservation area, noting any unauthorised changes and dealing with them in accordance with the Enforcement Policy or any buildings in need of urgent or non-urgent repairs.

KEY DATES

May 2010: Baseline survey

May 2013: Follow-up survey

Buildings & Structures Needing Urgent and Non-Urgent Repairs

- 10.26 The Appraisal identifies the contribution made by the historic and traditional buildings to the character and appearance of the conservation area. The Appraisal Review Document identifies a small number of buildings and other structures that are in need of both urgent and non-urgent repairs in order to ensure their survival and continued contribution to the character and value of Newton.

Top Farm, Cragg Lane



Buildings at risk: Top Farm

- 10.27 Top Farm represents an important group of buildings in the Newton Conservation Area and the farmhouse is included on the List of Buildings of Special Architectural or Historic Interest. The buildings are historically important and reflect the agricultural traditions of the 18th and 19th century farming settlement. They are fine examples of traditional farmstead buildings built in the vernacular style using local materials.
- 10.28 However, the listed farmhouse (Grade II) and several of the traditional stone barns are in a particularly poor state of repair due to their current vacant condition. The preservation of these buildings is considered to be important and a future rural use would be desirable. As the buildings are in open countryside, acceptable uses may be difficult to secure but consideration could be given to non-countryside uses if a rural use is not viable, and this would secure their preservation without adversely affecting the character and appearance of the conservation area.

Plan of Action

- 10.29 It is understood that the buildings are currently still for sale but that revised proposals should come forward soon. It is considered that this may resolve the situation provided that the proposals would enable the preservation of the buildings and preserve the character and appearance of the wider conservation area. Therefore, it is considered to be appropriate to monitor the progress in this matter. Certain elements of their repair could be addressed through the Council's Historic Building Grant Scheme.

The George and Dragon Public House



The George and Dragon Public House

- 10.30 The George and Dragon Public House is a prominent building located on the corner of Cragg Lane and Hall Lane. It has been identified in the Appraisal as an Unlisted Building of Merit on account of its individual architectural and historic value and its contribution to the streetscape of the conservation area.
- 10.31 Should the building fall out of use, it is likely that the condition of this important building would begin to deteriorate. Therefore, it is considered appropriate to monitor the situation and take action as required.

Plan of Action

- 10.32 Initial discussions have taken place with the pub landlord but these are yet to address the long-term use of the building. However, it is proposed that certain elements of its repair could be addressed through the Council's Historic Building Grant Scheme. Therefore, it is considered to be appropriate to monitor the situation and the condition of the building and take action as required.

ACTION 3

Until a formal strategy is prepared and adopted to address Listed or Unlisted Buildings at Risk these buildings will continue to be tackled through the ongoing initiatives such as the Historic Building Grant Scheme, through powers under the Planning (Listed Buildings and Conservation Areas) Act 1990, or through standard enforcement powers such as Section 215 Notices

KEY DATE

April 2010: Add the buildings to the Council's Buildings at Risk Register.

December 2011: Monitor the take-up of Historic Building Grants for repair works in the conservation area.

The Former Newton Co-operative Store, Hall Lane

- 10.33 The former Newton Co-operative Store has been identified as an imposing building which sits at the northern entrance to the conservation area – it is therefore a key building in the streetscape. Whilst the building has some historic interest it is not considered to be an Unlisted Building of Merit as a number of unsympathetic alterations and additions have been carried out to the building which has reduced its contribution to the character and appearance of the conservation area. In addition, the parking of vehicles outside the building detracts from the appearance of this part of the conservation area.
- 10.34 Following the adoption of the Newton Conservation Area Appraisal in 2002 by the Council some progress was made by the owner of the property in improving the appearance of the buildings and its immediate environment. However, the Review Document identifies that further work is required to remove the continuing identified threat to the appearance of the area.

ACTION 4

Seek a further scheme of improvement to the appearance of the building and the immediate surrounding land.

KEY DATE

April 2010: Initiate discussions with the owner of the building to explore the options for securing the long-term improvement to the appearance of the building.

December 2010: Should no progress be made consider whether it is appropriate to request the Enforcement Team to pursue further improvements through a Section 215 Notice.

Traditional Boundary Walls and Hedgerows

- 10.35 The traditional stone and brick boundary walls and many of the mature hedgerows have been identified in the Appraisal as important features contributing to the character and appearance of the conservation area and the Appraisal identifies the threat of loss of traditional boundary walls and hedgerows.
- 10.36 However, the Review Document identifies that this threat is getting worse and it is noted that in a few locations in the conservation area there has been an incremental loss of traditional boundary treatments and that this is detracting from the character and appearance of the conservation area.
- 10.37 Therefore, it is considered to be appropriate to take action to address this problem and that an audit of the walls and hedgerows in the conservation area that are in a poor state of repair should be carried out and that discussions with the relevant owners take place to secure their repair as resources become available.

ACTION 5

Carry out an audit of the walls and hedgerows in the conservation area that are in a poor state of repair and initiate discussions with the relevant owners to secure their long-term repair and maintenance.

KEY DATE

December 2010: monitor carrying out of audit in the Annual Monitoring Report.

11. Enhancement Schemes

- 11.1 The Appraisal identifies the need and opportunity for a number of enhancement schemes within the conservation area.

Proposal – Historic Building Grant Scheme

- 11.2 The Appraisal and the Review Document have identified the contribution that traditional building and roofing materials, as well as window and door designs, plus other traditional fixtures and fittings can make to the character and appearance of historic buildings and the conservation area as a whole.
- 11.3 It is therefore considered appropriate to make grants available to the owners of the identified listed buildings and unlisted buildings of merit within the conservation area through the Historic Building Grant Scheme. This scheme is operated by the Council at the standard rate. Further information and guidance is available on the Council's website (www.bolsover.gov.uk) or by contacting the Council's Conservation Section.

Window repair/reinstatement: 50% of total cost of works up to a maximum grant of £1,500

Re-roofing works: 25% of total cost of works up to a maximum grant of £1,500

ACTION 6

Promote the availability of the Council's Historic Building Grant Scheme for the repair and restoration of historic buildings and other important structures in the conservation area.

KEY DATE

December 2011: Monitor the take-up of Historic Building Grants for repair and restoration works.

Proposal – Traffic management

- 11.4 The Review Document has highlighted that there are a number of highway and traffic issues which have a detrimental impact on the character of the conservation area. Local residents have identified, in particular, problems relating to the amount of traffic using Cragg Lane, particularly heavy goods vehicles, and the speed of through traffic.
- 11.5 The historical context of the local road network means that it would be desirable to maintain its geography and proposals to alter the layout would therefore generally be considered to be inappropriate.
- 11.6 However, it is considered that there is a need to consider what measures could be introduced, such as traffic calming and weight restriction orders that would reduce the impact of traffic on the environment of Cragg Lane. Any proposed solutions would need to preserve the character of the conservation area.
- 11.7 Alongside this initiative, the District Council is in discussion with the County Council regarding the volume of heavy goods vehicles in other conservation areas within the district. It is proposed that the issues in the Newton Conservation Area are raised as part of these discussions.

ACTION 7

Explore sensitive measures for reducing the impact of traffic in the conservation area with Derbyshire County Council Highways and local residents.

KEY DATE

April 2010: Continue to raise issues relating to Newton during discussions with Derbyshire County Council Highways regarding the volume of heavy goods vehicles in conservation areas.

Date unknown: Based on the outcome of discussions with Derbyshire County Council Highways, arrange meeting with residents to look at options and measures available.

Proposal – Improvement to the War Memorial setting

- 11.8 The Appraisal identifies that one of the important features of the Newton Conservation Area is the War Memorial at the junction of Hall Lane and Main Street. However, the Review Document has highlighted that since the highway alterations were carried out to the north of the monument the pavement area has been used for ball games and that this is considered to be a dangerous area for play and also has a negative effect on the area.
- 11.9 It is considered appropriate, in order to maintain the character of the area around the War Memorial, to investigate possible options for introducing landscape features that would make the area less suitable for ball games and other inappropriate activities.

ACTION 8

Explore options for landscaping around the War Memorial to discourage ball games and maintain the character of the area

KEY DATE

Outside current programme: Discuss with Blackwell Parish Council and Derbyshire County Council Highways the options for sensitive landscaping around the War Memorial that would discourage inappropriate activities.

12. Monitoring Indicators

- 12.1 It is considered necessary to develop a range of appropriate monitoring indicators that can be used to provide empirical analysis of the condition of the area. This data will be used to assess the impact of the protection of the special character and appearance of the Newton Conservation Area brought by designation and the preparation of the Conservation Area Appraisal and Management Plan.
- 12.2 The monitoring indicators set out below seek to follow those contained in the English Heritage published State of the Historic Environment reports. These reports have been produced each year since 2002 and represent annual surveys of the state of England's and each region's historic environment.
- 12.3 Each indicator will be monitored through the Annual Monitoring Report and the monitoring of each will begin on the 1st April 2010. The first set of results and thus the evidence of change will be reported in the Annual Monitoring Report 2011.

Indicator	Ref.	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Listed Buildings and Structures	3	First year
	A2	Number of Unlisted Buildings of Merit	13	First year
	A3	Number of entries on the Historic Environment Record (not covered by other designations)	3	First year
	A4	Number of Tree Preservation Orders made covering trees within the conservation area	1	First year

Based on value in document

Indicator	Ref.	Measurement	Value	Change
Heritage at Risk	B1	Number of listed buildings or unlisted buildings of merit identified as needing urgent and non-urgent works	2	First year
	B2	Number of monitoring surveys not carried out by stated key date	0	First year

Based on value in document

Indicator	Ref.	Measurement	Value	Change
Managing Positively	C1	Number of applications for planning permission determined where conservation area a statutory consideration	N/A	First year
	C2	Number of applications for listed building consent determined	N/A	First year
	C3	Number of applications for conservation area consent determined	N/A	First year

Based on figures for financial year 08/09

Indicator	Ref.	Measurement	Value	Change
Enhancing the Historic Environment	D1	Number of buildings receiving grant assistance for repair or reinstatement of historic fabric	0	First year
	D2	Number of enhancement schemes with actions achieved by stated key dates	0	First year

Based on value in document

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