

NEWTON CONSERVATION AREA



CONSERVATION AREA APPRAISAL REVIEW

ASSESSMENT OF CHANGE 2002-2009

December 2009

SUMMARY TABLE

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

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 / Alfretton 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.	
	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?	
4.3	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

4.4 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?

4.5 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.

4.6 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.

Key Elements

The special character of an area comprises a variety of things: individual or groups of buildings and/or their settings, the historic street pattern and layout, local landscape and topography, land-use, boundary treatments, open spaces and use of traditional materials

- Newton is an old settlement - manor of Newton in Domesday Book (1086). Later lost its primacy to Blackwell when the parish was established
- Core of the village has remained relatively untouched – originally an agricultural settlement centred on the Old Hall with a few farmsteads located around it
- Now predominantly residential with a small number of commercial premises
- Significant expansion arising from colliery development (19th century) and then further growth in post-war period
- Located mainly within the settlement framework, but Cragg Lane area extends into open countryside
- Tree Preservation Order (TPO BOL/26) – covers two sycamore trees on Hall Lane and the mixed deciduous woodland next to Newton Farm

The 2002 Appraisal identified 2 character areas:

A) Cragg Lane / Alfreton Road / Town Lane

- Rural character with residential development
- Range of older buildings / former farms – large plots
- Boundary treatment – hedgerows + stone boundary walls
- Topography + important views over countryside and within the conservation area
- Variety of building materials and building styles
- Archaeological interest – foundations of former chapel (1696) in grounds of Newton Old Hall

- Listed Buildings:

- Newton Old Hall - Grade II*
- Newton Old Hall gate piers + wall - Grade II
- Top Farmhouse - Grade II

- Unlisted Buildings of Merit:

Unlisted buildings of merit are considered to make a positive contribution to the character and appearance of the conservation area

- Cruck Cottage, Cragg Lane
- Old Hall Cottage
- Green Farm
- Homestead Farm & outbuilding
- Newton Farm

B) Hall Lane / The Green

- Predominantly development from late 19th and early 20th centuries
- Previously rural in nature – northern limb of the settlement

- Newton Primary School – built 1914
- Former Co-operative building – corner of Hall Lane
- Traditional red brick terraces – smaller plots / regimented layout
- George and Dragon public house – originally built as a railway hotel
- Mature trees and boundary hedges

- Unlisted Buildings of Merit:
 - George and Dragon public house
 - 1-5 Hall Lane
 - Newton Primary School
 - War Memorial, The Green

Threats and Opportunities

The 2002 Appraisal identified the following Threats and Opportunities:

A) Threats

- 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
- 3) Removal or replacement of hedgerows and other important boundary treatments would detract from the area's character
- 4) Lack of design detail and / or inappropriate use of materials in repairs or new build (e.g. inappropriate replacement windows)
- 5) Appearance of the Newton Co-operative Store

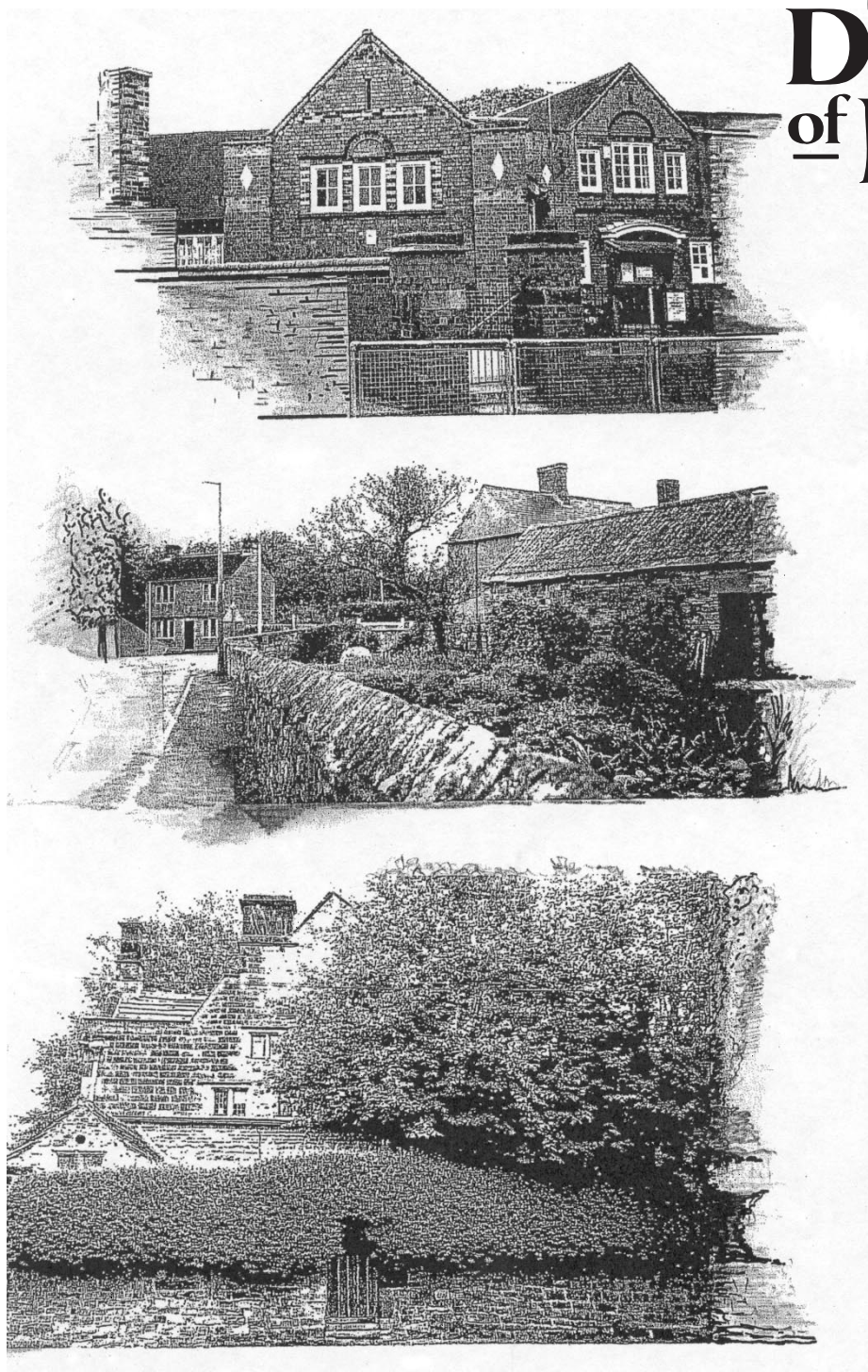
B) Opportunities

- 1) Reinstatement of original window styles and doors
- 2) Improvements to boundary treatments

**NEWTON CONSERVATION AREA
CONSERVATION AREA APPRAISAL**

Bolsover
*a beautiful
place
to
grow*

the
**District
of Bolsover**



**Supplementary
Planning
Guidance**

January 2002

Preface

To guide those designing proposals for sites within and adjacent to the Newton Conservation Area, the District Council has prepared this conservation area appraisal to identify the elements which are important to defining the character of the conservation area.

This conservation area appraisal has been adopted as Supplementary Planning Guidance to supplement the policies contained within the Conservation of the Historic and Built Environment chapter of the Bolsover District Local Plan (February 2000), and the appraisal will be a material consideration in the determination of applications within and adjacent to the Newton Conservation Area.

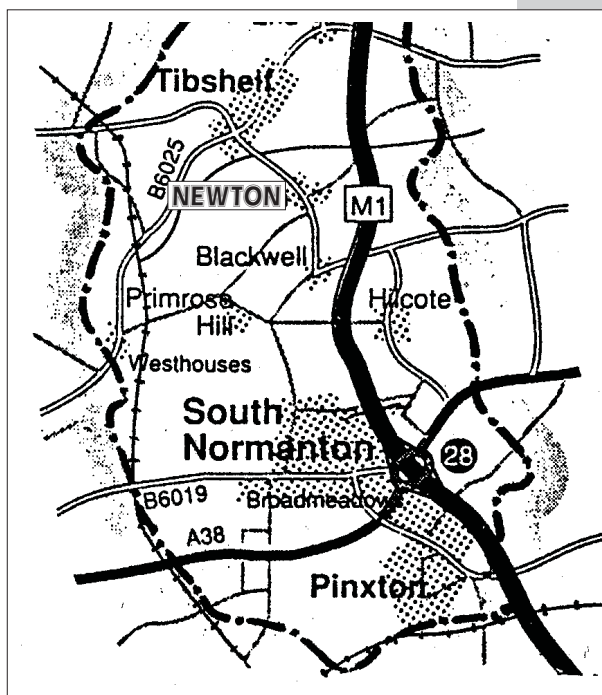
This supplementary planning guidance has been prepared in accordance with Planning Policy Guidance Note 12 "*Development Plans*" (December 1999) and it has been subject to public consultation. A statement of the consultation undertaken can be obtained separately from the District Council.

Introduction

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.

The predominant land use in the Conservation Area is residential, although one working farm still operates in the historic core of the village at the junction of Cragg Lane and Town Lane. 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.

The Conservation Area lies mostly within the defined settlement framework although it extends to the south along Cragg Lane into open countryside.



Designation and statement of character

The Newton Conservation Area was designated on the 9th January 2002.

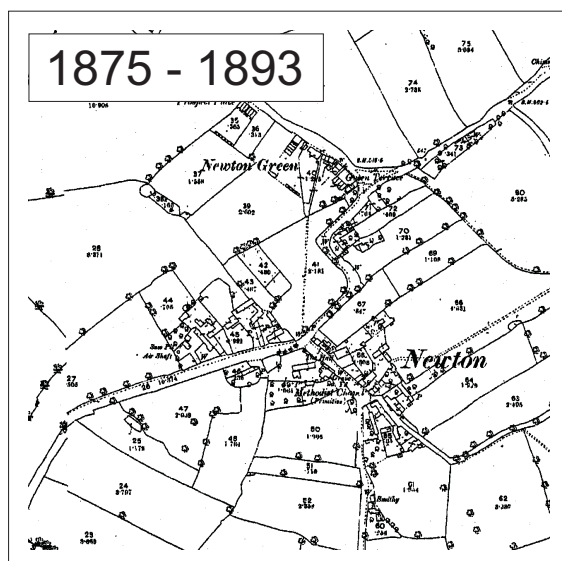
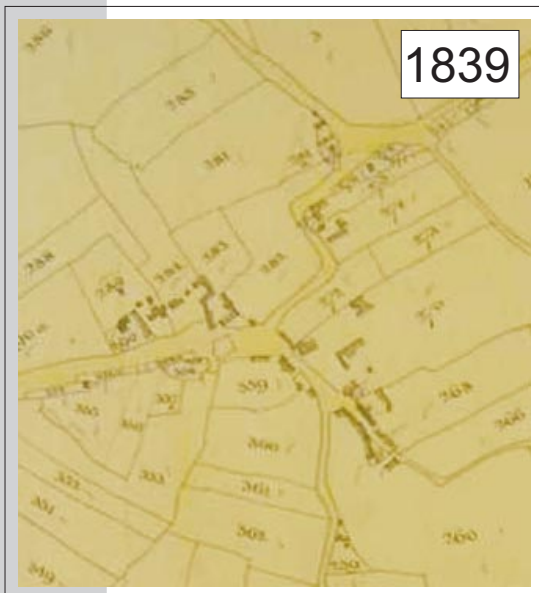
The village of Newton has seen a substantial expansion in the post-war period. However, its historical core has been largely untouched and it is considered that designation of the Newton Conservation Area is desirable principally due to the special historic interest of the area as a local example of a turn-of-the-century agricultural settlement. This rural character is enhanced by a number of impressive buildings and their relationship with their surroundings.

The boundary of the conservation area has been drawn to reflect the boundary of this historical core of the village.

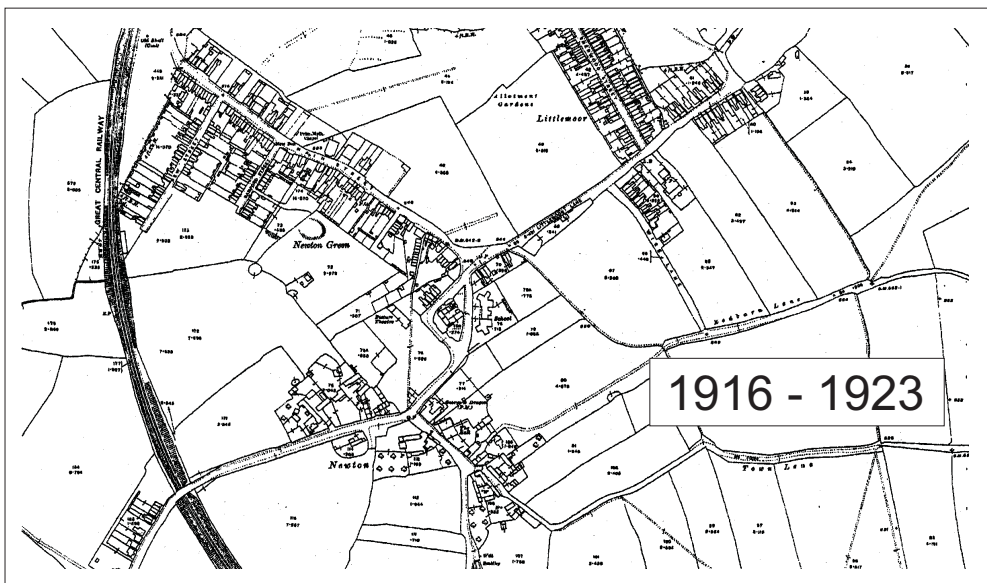
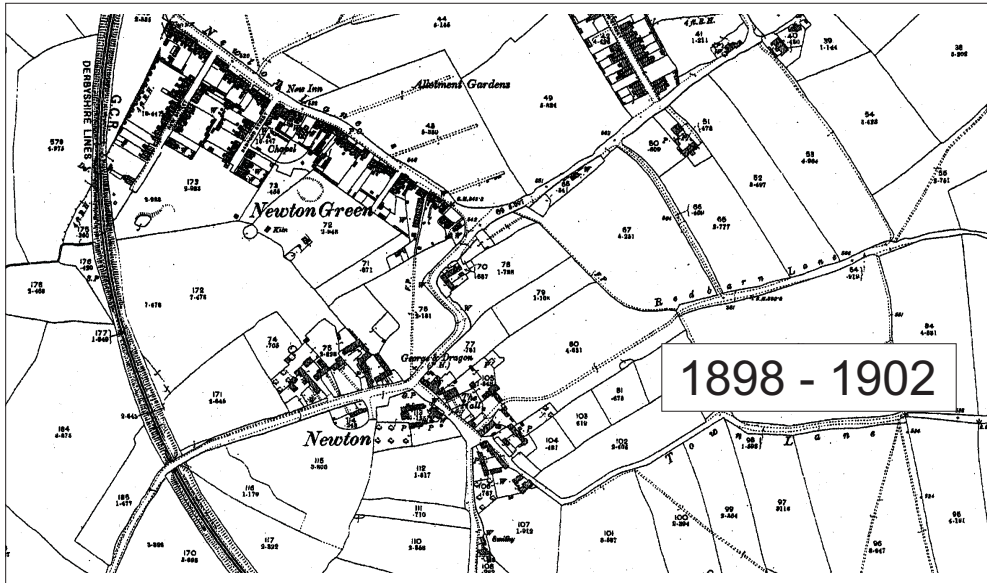
Historical Development

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). It is assumed that the village's name means 'The New Farm' but an interpretation of the Old English 'Neutone' as 'Rising Plain with Pasture' has also been suggested (2). 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.

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.



NEWTON CONSERVATION AREA APPRAISAL



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. 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 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.

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 No. 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.

By the post-war period Newton had grown quite substantially with residential development spreading eastwards 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.

(1) Information taken from the County Archivist's 1977 report on the parish of Blackwell

(2) Information taken from the E. Storer's 1994 publication 'The Parish and Parish Council of The Parish of Blackwell'

Character Assessment

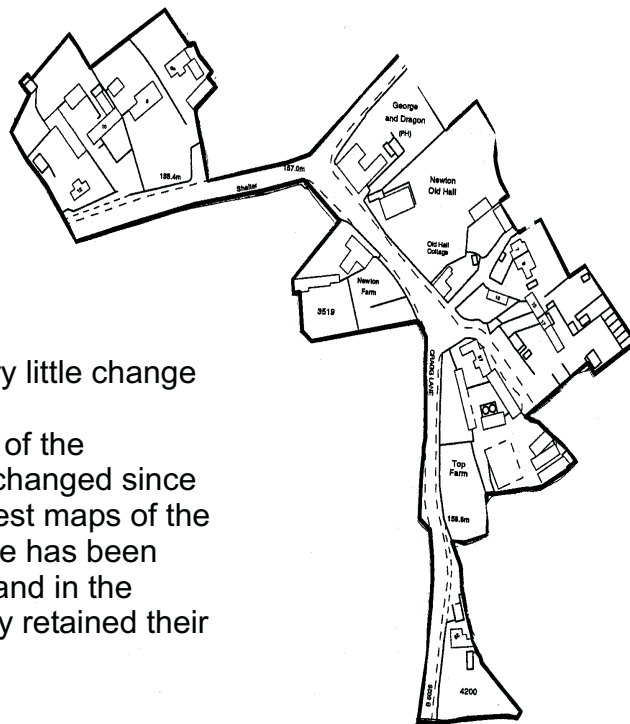
The special character of the area is made up of a variety of things - such as individual or groups of buildings and / or their settings, historic street pattern and layout, landscape quality, land-use and activity, the use of traditional materials.

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.

The 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.

Cragg Lane

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.



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 in the buildings have generally retained their original large plots.

Key Elements

The lack of development along Cragg Lane has allowed its setting to retain its rural character. This rural character is derived from a number of features which are discussed below.

An important contributor to this rural character is 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.

Added to this is the area's topography as this provides a climb along Cragg Lane on the approach from Old Blackwell which hides the more recent development and 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 down Cragg Lane which gives the impression of how Cragg Lane looked at the turn of the last century.



Ascent to Newton
along Cragg Lane

View South
from Cragg lane



Boundary treatment
along Cragg Lane



View of
St. Werburgh's Church



The buildings situated in this part of the conservation area also contribute to this rural character. Cragg Lane is now a predominately residential area but Top Farm, which sits on the junction with Town Lane is still a working farm. The building style along Cragg Lane varies in both the materials used in construction and the size, scale and design of the resulting 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.

Cruck Cottage, Cragg Lane plays an important role in signalling the entrance to Newton when approaching from Old Blackwell. The cottage was originally timber framed (remnants of two cruck frames still survive internally - see Sites and Monuments Record entry no.1808) but 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.



Top Farm stands further along Cragg Lane and comprises a late 18th century Grade II listed farmhouse with a range of traditional stone outbuildings maintaining the rural character of the area. This L-shaped property is constructed from brick with rendered finish. The building may have been originally stone and perhaps re-fronted in brick during 19th century. It has a slate roof and sash windows.



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. Opposite Top Farm are fields, with Alfreton Road being visible where gaps in the hedgerow occur.

Old Hall Cottage 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. 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. This building was constructed on the footprint of an earlier building during the early 1950s following the owner of the Old Hall, Mr Thomas Cotton, commissioning the local builder Mr Fredrick 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.

The complementary appearance of the Old Hall Cottage with its neighbour, Newton Old Hall, defines the character at this bend in Cragg Lane. Despite the age of the property it has been identified as an unlisted buildings of merit.

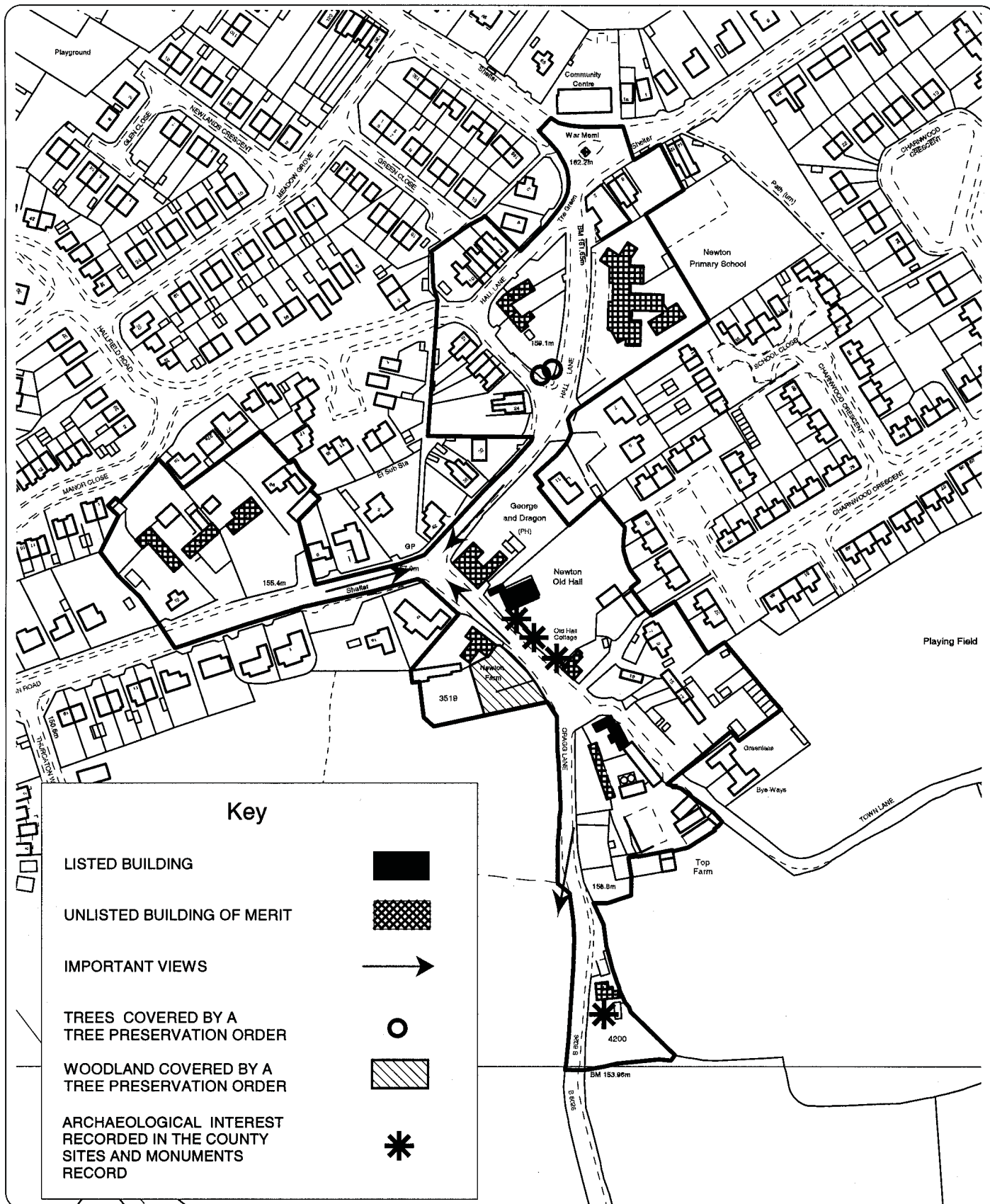


Further along Cragg Lane, partially hidden behind a tree, is Newton Old Hall, a Grade II* listed building. The current 'H' shaped building dates mainly from the late 1600s and replaces a much earlier building (circa 1550's) which was destroyed by fire prior to 1690. The Old Hall sits at right angles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

The gatepiers are connected by a high rubble wall with rounded copings, and together this section is a Grade II listed feature. Foundations of a chapel dating from 1696 and related graves were found on the site of the Old Hall (see Sites and Monuments Record entries nos. 1801 and 1802).



NEWTON CONSERVATION AREA APPRAISAL



Scale 1:2500

Date: 13th December 2001
Drawing No. SK/CMK/1312/1

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Tel: 01246 240000 Fax: 01246 242424



List of features identified on the plan

Listed Buildings

Grade II*, Newton Old Hall, Cragg Lane (East Side)	SK 45 NW
Grade II, Two sets of gatepiers and attached wall at Newton Old Hall (formerly listed with Newton Old Hall), Cragg Lane (East Side)	SK 45 NW
Grade II, Top Farmhouse, Town Lane (East Side)	SK 45 NW

Unlisted buildings of merit

The following buildings have been identified as making a positive contribution to the character and appearance of the Newton Conservation Area.

Homestead Farm & outbuilding to the farm, Alfreton Road
Green Farm, Alfreton Road
Cruck Cottage, Cragg Lane
Outbuildings to Town End Farm
Old Hall Cottage, Cragg Lane
Newton Farm, Cragg Lane
George and Dragon Public House, Cragg Lane
1-5 Hall Lane
Newton Primary School, Hall Lane
War Memorial, The Green

Views

The following views have been identified as important to the character and appearance of the Newton Conservation Area.

View south from Cragg Lane of St. Werburgh's Church
Views along Cragg Lane, Alfreton Road and Hall Lane of the George & Dragon public house.

Trees and Woodlands

Most trees in the conservation area are protected from immediate felling (see note at back of document). However, a tree preservation order covers the two Sycamore trees on Hall Lane and a mixed deciduous woodland by Newton Farm.

Archaeological considerations

The Newton Conservation Area also includes a number of archaeological sites of significance and the area contains four entries on the Sites and Monuments Record which is maintained by Derbyshire County Council:

- (i) Newton Chapel - buried foundations of a building of 1696 believed to have been found in the 1970s and turfed over.
- (ii) Mid 19th C burials found in the corner of the farmyard of Newton Old Hall, associated with the chapel.
- (iii) Newton Old Hall.
- (iv) Cruck Cottage, Cragg Lane - two sets of timber cruck beams survive internally.

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. 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 a Tree Preservation Order) marks the end of the development on this side of Cragg Lane. Due to its prominence, it has been identified as an unlisted building of merit.

During the determination of applications for planning permission and conservation area consent, these key elements should be protected and where possible enhanced. A number of these features are identified on the conservation area appraisal plan (see pages 12-13).

Town Lane

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. 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.

Threats and Opportunities

The character of this area is rural / agricultural in nature. The key threats to the character of Cragg Lane are identified below but the impact of all proposals on the rural / agricultural character of Cragg Lane will need to be considered before permission is granted.

The identification of unlisted buildings of merit reduces the threat of unsympathetic demolition of key buildings on the character of the conservation area. Policy CON 2 of the Bolsover District Local Plan sets out the criteria for assessing applications for the demolition of unlisted buildings or structures in conservation areas.

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.

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.

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.

This is particularly important as the field to the west of Cragg Lane is the subject of proposals for residential development. Local Plan policy HOU 4 - 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.

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 HOU 4 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.

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 coalmeasures sandstone with slate, pantile or thatch roof, although some red brick may be acceptable.

Any development on the site should be designed to minimise the impact on the view of St. Werburgh's Church. This will need to include protection from sensitive landscaping or screening that inadvertently damages this view.

Alfreton Road

To the west of Newton Farm along Alfreton Road is a cluster of buildings that mark the western edge of the early Newton. They probably date back to the late 18th / early 19th century, but are perhaps even earlier. 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.

Key Elements

Despite the recent alterations and being surrounded by modern 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.

As recognition of the agricultural style of the buildings and the contribution they make to 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.



Homestead Farm
& Green Farm :-
examples of original
large plots



The boundary treatment of the buildings is provided by a mix of stone walls, brick walls and hedges, with Homestead Farm retaining a bar gate with stone gatepiers. These are well maintained and contribute to the character and appearance of the area.

During the determination of applications for planning permission and conservation area consent, these key elements should be protected and where possible enhanced. A number of these features are identified on the conservation area appraisal plan (see pages 12-13).

Threats and Opportunities

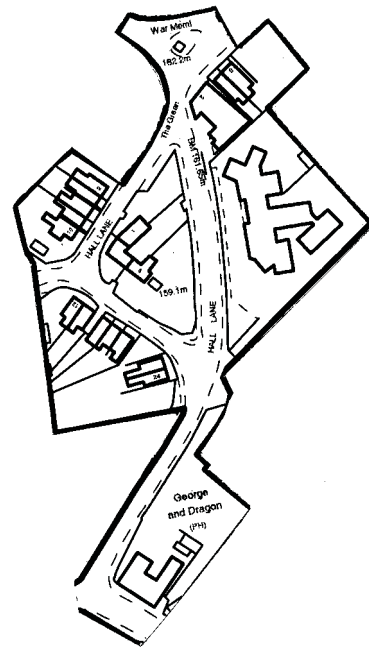
The cluster of buildings provide an attractive feature on the approach to the heart of the conservation area and the loss of the buildings and their associated curtilages would be detrimental. In particular, demolition of Green Farm, Homestead Farm or its adjacent outbuilding would be a substantial loss. For this reason these buildings are identified as Unlisted Buildings of Merit. Intensification of the plots would also detract from the dispersed nature of this cluster and as a result any significant development in front of the buildings should be resisted.

Hall Lane

The character of the Hall Lane part of the conservation area differs from the predominately rural character of the rest of the conservation area as it experienced a spate of development at the beginning of the 20th Century.

In 1839 Hall Lane was representative of the agricultural character of Newton at this time, with only the L-shaped building and two former 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.

However, the development at the beginning of the 20th Century has given the area a more modern character, through the introduction of the prominent primary school and public house and the group of traditional red brick terraces.



Key Elements

The buildings situated in this part of the conservation area demonstrate this more modern character, both through their design and plot layout. 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.

The George and Dragon public house, a large late Victorian / Edwardian red brick building with slate roof, marks the point of transition between the predominately rural character of the buildings and the associated large plot areas to this more modern, ordered style of development. The present building replaced the original George and Dragon hotel and now dominates this stretch of the streetscene and 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.



The large whitewashed L-shaped building that is now enclosed by Hall Lane probably dates from the 18th century (possible 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. The lack of a footpath on this side of Hall Lane has resulted in the building standing close to the roadside and now is surrounded by trees and hedgerows. 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.



Standing on the newer stretch of Hall Lane is the Newton Primary School. The school was built in 1907 and was designed by G.H. Widdows, the prominent County Architect for Derbyshire at the time, and as a result the primary school is similar in style to others across Derbyshire. 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. Given the connection with G.H. Widdows and its dominance on the streetscene of the newer stretch of Hall Lane, the building has been identified as an Unlisted Building of Merit.



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 top of the conservation area. Its significance and prominence at the junction make it a valuable asset at the top of the conservation area and as a result it has been identified as an Unlisted Building of Merit.



The character of this part of the conservation area benefits from the presence of trees and hedgerows and their use in tandem with stone walls in the definition of property boundaries. The two trees at the southern junction of Hall Lane are also protected by Tree Preservation Orders in recognition of their contribution to the streetscene.

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 relaxed feeling to the area.



Attractive contrast between greenery and brick

Protected trees at southern junction of Hall Lane



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. However, this unity has been damaged by the number of alterations that have been made to the properties' windows. The existence of sash windows at No. 20 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 & development



Threats and Opportunities

To the north of the 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 subdivided. 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. Improvements to the appearance of this building and a reduction of the clutter outside it would be beneficial to the appearance of this part of the conservation area.

Unsympathetic alterations and additions can affect the character of the area



The retention of the sash windows at No. 20 Hall Lane is desirable as they hint at the group's original window style and position. The re-introduction of this 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 financial assistance under a future conservation grant scheme.

The boundary treatment in a number of places around the Hall Lane part of the conservation area could also be improved. The opportunity will be sought to replace poor boundary treatment with more appropriate hedgerows or stone walls, either through requesting appropriate designs during the determination of relevant planning applications or through a future conservation grant scheme.

Improvements to boundary walls would enhance the appearance of the area



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

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.



This model fence is out of keeping with the rest of the school fencing

INFORMATION FOR THOSE LIVING IN OR OWNING PROPERTY IN CONSERVATION AREAS

This leaflet aims to explain what a Conservation Area is and what designation means for residents.

What are Conservation Areas?

Conservation areas are designated as recognition of an area's special architectural or historic interest with the intention of preserving and enhancing that special character. Following the designation of a conservation area, the local planning authority is then required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area when considering planning application for development. Conservation Areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

What is the effect of designation as a Conservation Area?

Probably the most important effect of designation is a greater emphasis placed on matters of design when planning a new development within the area. A duty is placed on the council to pay special attention to the desirability of preserving or enhancing the 'character or appearance of that area' when considering planning applications. This does not mean that nothing will ever change but rather that new development will respect the established character of the area, the new buildings usually being similar to the established buildings in their design, materials, location and scale.

Planning applications are also advertised more widely than normal with notice on site and in the local press.

Control over Demolitions

In considering planning applications within Conservation Areas, the council may require more detailed drawings and information on the proposed development and may insist on full rather than outline applications.

Another significant effect of designation is the degree of control over demolition. A special permission called 'Conservation Area Consent' is required for the demolition of most buildings over 115 cubic metres and many boundary walls and fences.

Conservation Areas are not designed simply to preserve the existing situation but also to encourage enhancement of the area. The Council may periodically prepare and publish proposals for the preservation and enhancement of conservation areas as resources permit. However, to be successful the responsibility for protecting and improving the area should extend beyond the council to those living and working in the area.

Extension of the need for planning permission

The designation of a Conservation Area brings a few extra planning controls to the affected area and these are listed below:

- **Extensions:** the maximum size of extension to a house allowed without planning permission is 50 cubic meters or 10% of the volume of the house (in some circumstances, for example fronting a highway smaller extensions may need planning permission, as elsewhere).

- All roof dormers require planning permission on houses within Conservation Areas.
- Satellite dishes: require planning permission if they are mounted on a chimney, on an elevation fronting a highway or public footpath or on buildings which are more than 15 meters in height.
- Most wall claddings require planning permission.

If you are thinking of altering or extending your property consult planning services first for advice on the need for planning permission

Trees in Conservation Areas

Although Conservation Areas are principally concerned with the built environment, trees can play a significant role in the character of the area. Most trees within a Conservation Area, which are not separately protected by a Tree Preservation Order, are protected from felling, lopping or destruction. It is an offence to commence work without the written consent of the Council. The Council will often permit minor works to trees but may make a tree preservation order to protect a tree if it is of particular importance to the area. Anyone intending to undertake work on such trees must notify the District Council of their intention at least six weeks before such work is done.

FURTHER HELP

For specific advice please contact the relevant officers:

General conservation and design advice and grants for repairs
Kim Carlen (Conservation Officer) Tel: 01246 242288

Trees in Conservation Areas
Tim Ball or Kay Crago Tel: 01246 242234 or 242290

The need for planning permission
The duty planning officer Tel: 01246 240000

Information on the Sites and Monuments Record
The Derbyshire County Council Archaeologist Tel: 01629 580000

GENERAL ADVICE NOTE ON THE RESTORATION OF HISTORIC BUILDINGS

Many operations of repair and restoration do not require specific approval. The information shown below is intended as an introduction to techniques that will ensure problems do not occur or they are minimised.

Anyone wishing to carry out work on their property should always seek advice from professionals experienced in the repair of historic buildings.

STONEMWORK

As a general rule, only replace if an important detail has been lost or a significant part of the feature is missing. Wherever possible piece in a new matching section of stone. It may be difficult to match the existing stone exactly as here are no local commercial sources of magnesian limestone or coalmeasures sandstone. Samples should be obtained from available commercial sources to identify the nearest match.

It should be noted that magnesian limestone in particular can vary in colour significantly from the same quarry, and a sample from the currently available store should always be used. Planning conditions may require the stone sample to be approved by the Planning Authority.

RENDER AND STUCCO

Spalled, cracked or blown smooth render or stucco should be patch repaired, but take care to match the original mix and method of application to ensure the repair is not conspicuous.

REPOINTING

Do not repoint unless necessary. Rake out joints by hand and match the tone and finish of existing mortar, using a cement / lime / sand mix (usually 1:2:9). Normally, finish with a slight recessed joint, pressed home with a narrow pointing tool.

BRICKWORK

Always match the colour and texture of existing brickwork as closely as possible. If bonding into existing work, it is important to match brick size as well. Reproduce bonding patterns. Planning conditions may require the brick used to be approved by the Planning Authority.

WINDOWS

Wherever possible, repair rather than replace. Carefully match the proportions, detail and mouldings of glazing bars, frames, mullions, etc. and avoid unnecessary alterations to window openings. uPVC replacement windows are not generally appropriate for historic buildings.

CLEANING

Inappropriate cleaning techniques can be very damaging, particularly to older buildings. Abrasive methods should be avoided and chemicals used with caution, only after taking expert advice.

ROOFS

Reuse serviceable slates or tiles where possible. Avoid old and new slates on the same slope; roof complete slopes with one or the other. Replicate features or patterns including ridge details, as exactly as possible. Artificial slates or reconstituted slate are not generally acceptable.

Natural red clay pantiles and plain tiles are preferable to concrete tiles. Interlocking natural red clay tiles are now available. Whilst natural clay tiles are very bright when first laid, they tone down in a few years to the traditional colour.

Where eaves courses of stone flags or tiles are used these should be replaced using the appropriate stone (usually magnesian limestone). Some slate roofs have diminishing courses, and should be replaced or repaired with diminishing courses.

RAINWATER GOODS

Replacement of defective rainwater goods and soil and vent stacks should be in cast metal in profiles to match the existing. Match the materials and detailing of leaded gutters and valleys.

CHIMNEYS

Rebuild to the original size and detail including the use of appropriate clay pots. Cap if not in use, or fit clay gas flue terminals where necessary.

For specific restoration advice please contact:

● **Kim Carlen (Conservation Officer)**

Tel: 01246 242288

If you have difficulty in reading or understanding this document, then please ask, it will be made available to you in a different format, or an employee of the Council will go through it with you.

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