

Non-Designated Heritage Assets

Criteria



January 2011

(Updated November 2016)



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Document details

- Title:** Non-Designated Heritage Assets: Criteria
- Summary:** This document provides service users with a guide to the criteria used to assess whether a building, structure, settlement, archaeological site, landscape or landscape feature can be regarded as a non-designated heritage asset.
- Consultation:** Consultation was undertaken with parish councils, local architects, heritage and archaeological bodies, Nottinghamshire County Council and local communities during July and August 2010. In addition, the public can make comments on Non-Designated Heritage Assets at any time.
- Approved:** This document was approved by Bassetlaw District Council Planning Committee on 12 January 2011.
- This November 2016 updated version takes into account changes in a) both local and national planning policy; b) changes to national/local guidance; and c) recent characterisation studies and background evidence surveys. However, the criteria for identifying non-designated heritage assets are unchanged.
-

Document availability:

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

www.bassetlaw.gov.uk.

Contents

Section	Page No.
1. Executive Summary	4
2. Introduction	5
3. What is a Non-Designated Heritage Asset?	5
4. What are the relevant planning policies?	5
4.1 Bassetlaw Core Strategy and Development Management Policies DPD (December 2011)	5
4.2 National Planning Policy Framework (March 2012)	7
5. What are the criteria for identifying Non-Designated Heritage Assets?	8
5.1 Historic interest	9
5.2 Archaeological interest	9
5.3 Architectural interest	10
5.4 Artistic interest	10
5.5 Measuring significance: Rarity	11
5.6 Measuring significance: Representativeness	11
5.7 Measuring significance: Aesthetic Appeal	12
5.8 Measuring significance: Integrity	12
5.9 Measuring significance: Association	13
6. What types of Asset will be identified?	14
6.1 Building and structures	14
6.2 Archaeological sites	25
6.3 Landscapes and landscape features	26
7. How and when are Non-Designated Heritage Assets identified?	27
7.1 In local character studies	27
7.2 On the Historic Environment Record (HER)	27
7.3 At the pre-application stage	27
7.4 At the application stage	27
8. How do I find out if any Non-Designated Heritage Assets exist near me?	28
9. Sources of further information	28
10. Further advice	28
11. Bassetlaw District Council heritage asset identification form	29

1. Executive summary

The Council's own policies on heritage, contained within the Bassetlaw Core Strategy and Development Management Policies DPD, emphasise the importance of preserving and enhancing the district's heritage assets, both designated and non-designated. Government guidance (contained in the National Planning Policy Framework) makes it clear that the effect of a proposal on the significance of a non-designated heritage asset should be taken into account in determining the application. It is therefore the purpose of this document to set out the process through which the District Planning Authority will identify its heritage assets, via a set of criteria consistent with Government policy and associated guidance from Historic England.

In terms of how to use this guidance, as a starting point, the public are advised to contact the District Council's Conservation Team prior to any application which they believe may affect a heritage asset. A heritage asset may comprise a building, structure, series of structures, archaeological site, landscape or landscape feature. In addition, applicants should also consult the Historic Environment Record held and updated by Nottinghamshire County Council.

The criteria used by the Council to identify heritage assets is consistent with guidance contained in the NPPF and that published by Historic England, which explain that a heritage asset must have historic, archaeological, architectural or artistic interest. The asset must also have a degree of significance, either through its rarity, representativeness, aesthetic appeal, integrity or association with groups or individuals in the past. This guidance document therefore clarifies each of the categories of interest and degrees of significance and puts forward a process of heritage asset identification to be used by the Local Planning Authority.

This guidance will also help members of the public to suggest sites for identification as heritage assets. A form is included at the end of this document (on page 29).

2. Introduction

The Bassetlaw Core Strategy and Development Management Policies DPD (Adopted December 2011) sets out a vision for the District that is focussed on improving the attractiveness of the area. This will be delivered, in part, by the conservation and enhancement of the District's heritage assets, both designated and non-designated, in a manner that best sustains or enhances their significance. Whilst designated assets have statutory protection, those which are identified locally (and therefore not designated) have no statutory protection. It is therefore important that the Council has a set of criteria with which to identify such assets at the earliest possible stage in the development process. These criteria can be applied consistently across the district and ensures that the assets receive protection under both local and national planning policies. The Government's National Planning Policy Framework (March 2012) defines a heritage asset as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)" (Annex 2, NPPF, March 2012).

These assets may include buildings and structures, landscapes/landscape features, areas of archaeological interest and historic settlements. The NPPF makes it clear that Local Planning Authorities should make information about the significance of the historic environment publicly accessible.

Therefore, it is the purpose of this document to:

- explain what is meant by the term '**non-designated heritage asset**';
- set out the relevant **planning policies**;
- present the **criteria** which will be used to identify such assets;
- explain how the degree of significance of each asset is judged;
- describe the **types of assets** that may be identified;
- explain **how and when** assets will be identified; and
- clarify how the public can **find out** more about heritage assets near to them.

3. What is a non-designated heritage asset?

As the term suggests, non-designated heritage assets are those identified by the Local Planning Authority that are not statutorily recognised (i.e. they are not listed, not within a Conservation Area and not part of a Scheduled Ancient Monument). Being identified as a non-designated heritage asset is a material consideration for planning decisions. Indeed, several appeal decisions across the district (and wider region) in recent years have upheld the principle of protecting locally identified assets, and in particular local interest buildings, as a material consideration.

4. What are the relevant planning policies?

4.1 Bassetlaw Core Strategy and Development Management Policies DPD (December 2011)

As stated previously, the Bassetlaw Core Strategy gives significant weight to the preservation and enhancement of both designated and non-designated heritage assets in planning decision making. Strategic Objecting SO9 sets out the Council's guiding principles on heritage:

SO9: To protect and enhance Bassetlaw's heritage assets, identify those of local significance, advance characterisation and understanding of heritage asset significance, reduce the number of heritage assets at risk and ensure that development is managed in a way that sustains or enhances the significance of heritage assets and their setting.

To achieve these aims, the council's development management policy on heritage, Policy DM8, covers all aspects of the historic environment, both designated and non-designated:

Policy DM8: The Historic Environment

Support will be given to development proposals or regeneration schemes (particularly in central Worksop, Retford and Tuxford) that protect and enhance the historic environment and secure its long-term future, especially the District's Heritage at Risk. Support will also be given to proposals from the Welbeck Estate for the re-use of heritage assets, where these will result in the enhancement of the assets. Such proposals must recognise the significance of heritage assets as a central part of the development. They will be expected to be in line with characterisation studies, village appraisals, conservation area appraisals (including any site specific development briefs that may be found within them), archaeological reports and other relevant studies.

A. Definition of Heritage Assets

Designated heritage assets in Bassetlaw include:

- i. Listed Buildings (including attached and curtilage structures)¹;
- ii. Conservation Areas;
- iii. Scheduled Monuments; and
- iv. Registered Parks and Gardens.

Non-designated assets in Bassetlaw include:

- i. Buildings of Local Interest²;
- ii. Areas of archaeological interest;
- iii. Unregistered Parks and Gardens³; and
- iv. Buildings, monuments, places, areas or landscapes positively identified as having significance in terms of the historic environment.

B. Development Affecting Heritage Assets

There will be a presumption against development, alteration, advertising or demolition that will be detrimental to the significance of a heritage asset.

Proposed development affecting heritage assets, including alterations and extensions that are of an inappropriate scale, design or material, or which lead to the loss of important spaces, including infilling, will not be supported.

The setting of an asset is an important aspect of its special architectural or historic interest and proposals that fail to preserve or enhance the setting of a heritage asset will not be supported. Where appropriate, regard shall be given to any approved characterisation study or appraisal of the heritage asset. Development proposals within the setting of heritage assets will be expected to consider:

- i. Scale;
- ii. Design;
- iii. Materials;
- iv. Siting; and
- v. Views away, from and towards the heritage asset.

C. Change of Use Affecting Heritage Assets

The change of use of heritage assets, including Listed Buildings and buildings in Conservation Areas, will only be permitted where the proposed use is considered to be the optimum viable use that is compatible with the fabric, interior and setting of the building⁴. Evidence supporting this will be submitted with proposals⁵. New uses that adversely affect the fabric, character, appearance or setting of such assets will not be permitted.

(Continued on page 7...)

D. Shopfronts

Proposals for replacement shopfronts, or alterations to shopfronts, affecting heritage assets will be expected to ensure that traditional shopfronts are retained wherever possible irrespective of the use of the property. New shopfronts will be expected to utilise traditional materials such as timber and be designed to respect the special interest of the building and its setting⁶.

¹ Any object or structure fixed to the principal listed building or any object or structure within its curtilage that has formed part of the land since before 1 July 1948 may also be protected.

² As identified in the Nottinghamshire Historic Environment Record or by the District Council using the guidance publication 'Non-Designated Heritage Assets: Criteria'.

³ As identified in the Nottinghamshire Historic Environment Record.

⁴ N.B. the most viable use that is compatible with the fabric and setting of the building may not always be the most profitable.

⁵ Requirements to be detailed in forthcoming SPD.

⁶ Requirements to be detailed in forthcoming SPD.

4.2 National Planning Policy Framework (March 2012)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Whilst the NPPF does not change the status of the Local Development Framework as the starting point for planning decision-making in Bassetlaw, the NPPF is still a material consideration in determining planning applications.

Section 12 (paragraphs 126-141) of the NPPF covers all aspects of the historic environment. Paragraph 126 makes the Government's position on heritage very clear, stating that:

"Local Planning Authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognize that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, Local Planning Authorities should take into account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- The wider social, cultural, economic and environmental benefits that conservation for the historic environment can bring; and*
- Opportunities to draw on the contribution made by the historic environment to the character of a place."*

With specific regard to the identification of heritage assets, paragraph 141 of the NPPF states that:

"Local Planning Authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible."

It is considered that this criteria document provides the public with, at the earliest possible stage, a set of clearly-defined, coherent and concise criteria with which the Council will identify heritage assets across the district.

5. What are the criteria for identifying non-designated heritage assets?

The definition set out in the NPPF states that a heritage asset is: "*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*" (Annex 2, NPPF, March 2012). However, in order to identify the many different types of asset consistently across Bassetlaw's historic environment, the Council has brought together guidance contained in various heritage-related publications, in addition to the Historic England listed building selection guides, in a way which is easy to use and is relevant to the non-designated heritage of Bassetlaw.

Within existing heritage guidance documents and other relevant research, the inter-connected themes of 'interest' and 'significance' are found repeatedly. By assessing the use of these different terms, the Council considers that rather than being interchangeable, they are both, in fact, essential features in explaining what makes a heritage asset special. The different types of 'interest' which have been identified are **historic, archaeological, architectural** and **artistic**.

If the site has at least one element of interest, it will then be judged on its significance. Historic England's Conservation Principles document defines significance as "*the sum of the cultural and natural heritage values of a place, often set out in a statement of significance*" (English Heritage [now Historic England], 2008). The significance of a building or structure can be measured in terms of how it meets any of the five criteria, these being: **rarity, representativeness, aesthetic appeal, integrity** or **association**.

The diagram below shows the relationship between 'interest' and 'significance'. In order for a building/structure to be considered a non-designated heritage asset, it must have at least one element of interest and one element of significance.

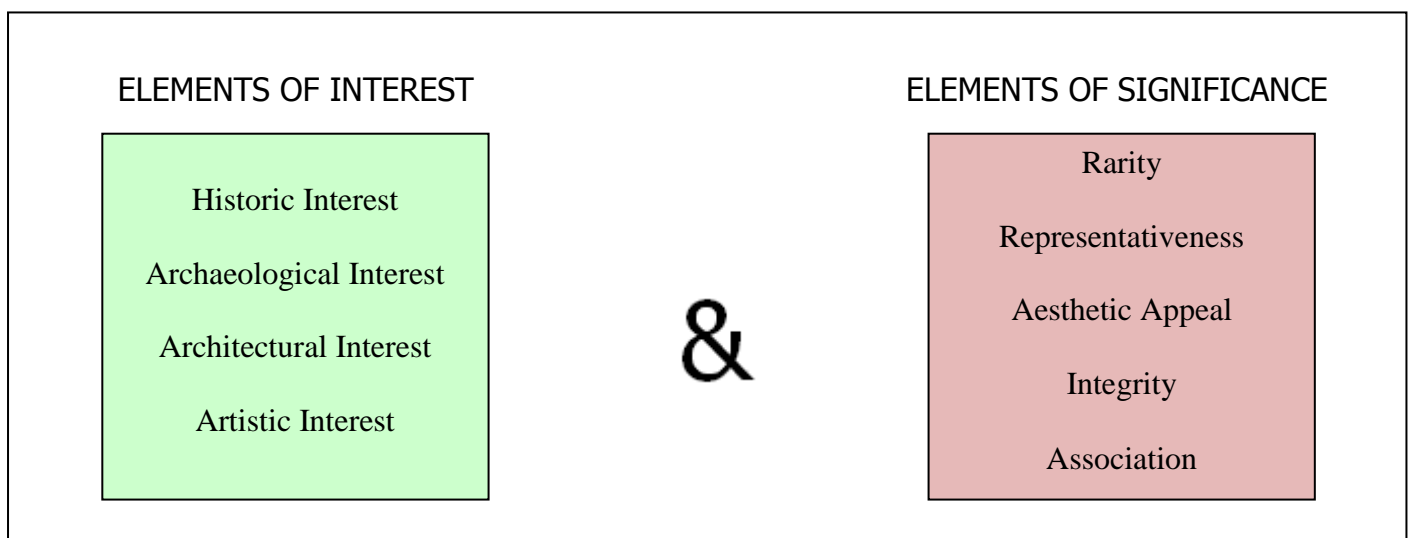


Figure 5.1: Diagram showing the relationship between interest and significance.

With specific regard to **unregistered park & gardens**, a more simplistic definition is used, reflecting directly the guidance contained in the NPPF:

Landscapes shaped by human activity which are not on the national register but are identified locally as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.

Sections 5.1 to 5.4 examine the types of interest a heritage asset may have. Sections 5.5 to 5.9 provide criteria that can be used to assess the significance of this interest.

5.1 Historic Interest

In terms of historic interest, an asset should have importance in relation to events or people in the past, either as a direct representation of the particular event/group of people (such as a purpose-built structure like a chapel) or by the historical use of a building/site for a particular practice. Sites/structures with historic interest not only provide a physical record of our past, but also contribute to an area's sense of place, individuality and cultural identity. For these reasons, these types of sites and structures can have considerable local (and sometimes regional) importance in terms of their contribution to local character and distinctiveness. Where a site/structure is identified as having a national importance, it is likely that these would be put forward for national designation.



Corn Mill Farm, Wallingwells (late-18th century)



Walkeringham Methodist Church (dated 1886)

5.2 Archaeological Interest

Heritage assets that contain archaeological remains are the primary source of information about the historical development of places and the people who inhabited them in the past. These assets form part of a picture of the past that spans from the hunter-gatherers to the present day. Sites of archaeological interest may be detected through development works, agricultural practices, archaeological studies, metal detecting, and studies of aerial photography or brought forward by local residents, although identification (and inclusion on the Nottinghamshire HER) will need to be in conjunction with Nottinghamshire County Council's Archaeology Team.



Area of ridge and furrow off Grove Lane, Retford (Source: Google Maps, 2010).



Excavations at Raymoth Lane, Worksop. (Source: Nottinghamshire County Council HER, 2010).

5.3 Architectural Interest

Assets that are of architectural interest are identified because of their design, construction, craftsmanship or decoration. Such assets help reinforce the individual sense of place and may be a physical representation of a particular type/era of architecture, a particular architect (of local or regional importance) or company (such as former Co-operative Society buildings sited throughout Bassetlaw). Such design may be individually distinctive or represent a style notable in that area.



Hemmingfield House, villa on Carlton Road, Worksop, built in c1914 to designs by Vallance & Westwick.

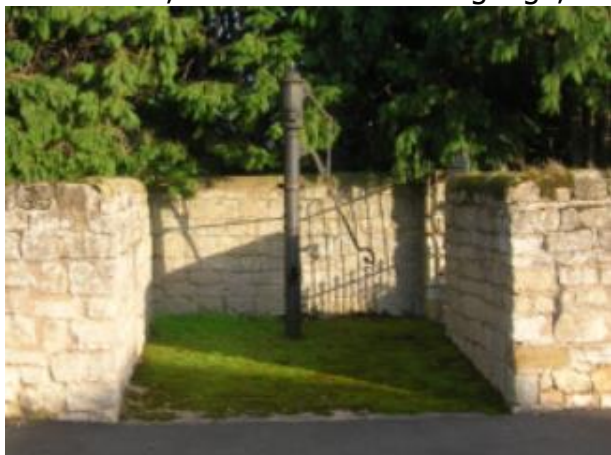


Woodfield, villa on Sparken Hill, Worksop, built in c1898 to designs by James R Wigfall.

Certain architectural styles and materials appear more prominent in different parts of Bassetlaw. For example, the use of locally-quarried Magnesium Limestone in the west of the District is commonplace in surviving 18th century buildings and half stone/half brick in the 19th century. In the east, the use of red brick is more common, primarily reflecting local geology (the geological boundary between limestone/clay soils to the west and sandy soils to the east roughly follows the modern A60).

5.4 Artistic Interest

An asset with artistic interest will exhibit some degree of creative skill in its creation, design or later alteration, whether through sculpture, painting or other method of decoration (including for advertising purposes). Assets with artistic interest may include structures such as war memorials, gate piers or railings. In addition, decorative elements on buildings or structures, such as finials, roof bosses, door surrounds or signage, may also hold a degree of artistic interest.



Decorative water pump at Low Street, Torworth.



Diapering on building off Ordsall Park Road, Retford.

5.5 Measuring significance: Rarity

For an asset to have a degree of rarity (whether it be a building, archaeological site, landscape, landscape feature or settlement), it must exemplify a design, settlement pattern, or other quality that is in itself uncommon, either to the locality, district or wider region. A building for example may be of considerable age but may not necessarily be particularly rare. Such is the case with certain Victorian terraced dwellings throughout the district, for example in Worksop, Retford and Misterton.



Iron and stone bridge, constructed by local Iron Founders Bradshaws, in 1892. This is one of only a small number of this type in the district.



Tiled shop front of former Co-operative Society building, Victoria Road, Retford.

5.6 Measuring significance: Representativeness

An asset may not necessarily be rare; instead it could be representative of a particular historical or architectural trend. It may also be the part of the legacy of a particular individual, architect, architectural movement, programme of works, company or group in the past.



Former Walkeringham Railway Station, Walkeringham .



Nursery School at Bircotes, one of a small number designed by Nottinghamshire County Council architect L.E. Maggs for Nottinghamshire's colliery villages.

5.7 Measuring significance: Aesthetic appeal

The asset may evoke positive feelings of worth by reason of its architectural, design or artistic quality or in its form and layout. It may also have either a harmonious or diverse use of materials and design features to give an overall attractive external appearance in the streetscene. An asset with aesthetic appeal will usually be in a decent or good physical condition, or in a state which can easily be restored.



Mid-19th century former school on Main Street, Hayton, in Gothic revival-style.



Early-19th century Lodge-style farmhouse on Old London Road, Barnby Moor.

5.8 Measuring significance: Integrity

To have a degree of integrity, an asset should retain a sense of completeness, either as an individual building, structure or landscape feature, or as part of a larger group. The asset may also express either a single-phase of development, or encompass multiple phases, as can often be found with residential properties or farmsteads.



1870s villa complete with original joinery on Ordsall Park Road, Retford.



Former lock keepers cottage (early 19th century) adjacent Chesterfield Canal (18th century) with locks, moorings and road bridge (mid-19th century) at Carr Road, Gringley on the Hill.

5.9 Measuring significance: Association

Evidence may suggest that an asset is associated with a particular person or historic event. This may relate to a particular landowner, commemoration (often of royal events), charity, religious group or other group in the past. Examples may include sites previously inhabited, designed or constructed by well-known or locally prominent individuals or groups of people. Even where the association cannot be proved, certain sites may be valued for associations that are based on local tradition rather than historical fact.



Former Jubilee Nurses Home, Long Lane, Carlton in Lindrick (1920s) – The Jubilee Institute for Nurses was a charity set up after the 1897 diamond jubilee of Queen Victoria to train nurses.



Grove Kennels, Barnby Moor, constructed in 1907 by Earl Fitzwilliam for the Grove Hunt.

6. What types of asset will be identified?

6.1 Buildings and Structures

The Historic Environment Record (HER) has already identified many buildings and structures of local historic interest. The HER should always be consulted prior to the submission of applications affecting both designated and non-designated heritage assets. However, the HER is by no means exhaustive and many buildings and structures that may be identified as heritage assets are not shown on the HER and are instead shown on Bassetlaw District Council's 'Bassetlaw Heritage Mapping' web page and associated database. The following sections highlight the different types of buildings/structures that may be identified as heritage assets¹.

▪ Agricultural

Being predominantly rural, Bassetlaw has a range of agricultural buildings/structures built in a variety of materials and architectural styles, either within a group or stand alone. Of particular note are the surviving dovecotes in Bassetlaw², which form an integral part of the function and built form of many farmsteads and country estates.



Barn at Main Street, Hayton, with distinctive 'tumbling-in' detailing on gable.



Former stables at Bawtry Road, Nornay.

Agricultural buildings/structures may hold significance in terms of their architecture or their historic role in the area (e.g. pinfolds). As heritage assets, such buildings and structures may be of a variety of styles, use a range of materials and date from periods between the 18th and the 20th century (all earlier structures are likely to be nationally designated). Buildings/structures may also be significant because of internal features such as flooring, troughs or other equipment. Historic alterations to such buildings and structures may also highlight changes to both the particular building and farming practices over time.



Archways at Gainsborough Road, Bole.



Agricultural building (1758), Top Street, Askham.

¹ Please note that given the nature of some of the assets identified, some may fall into more than one category.

² Bassetlaw contains around 33% of all Nottinghamshire's dovecotes (see *Buildings for Birds C13-C19 A Journey Through Nottinghamshire*, Woolrich and Dorrington, 2007).

- Commemorative Structures

Commemorative structures including memorials, statues, funerary monuments, gravestones, tombs and plaques are of considerable importance both in terms of their contribution to local identity and in their aesthetic qualities. Such structures are present in most settlements and are constructed in a variety of different designs and materials for a variety of purposes. Other than those given statutory protection (either listed or within the setting of listed buildings), a large number of non-designated commemorative structures contribute significantly to the character and history of an area. Initially, these structures can be viewed as representations of the artistic styles and social values of the time. In addition to this however, they can provide a physical link to the past and often provide a valuable insight as to the importance or status of the person/people commemorated.



Former Hospital Dedication Stone at Memorial Avenue, Worksop.



Cross at Blyth Cemetery, Spital Road, Blyth.

- Commercial

Commercial buildings and structures can make a valuable contribution to the character of the historic environment and often provide an element of continuity in an otherwise constantly changing urban and rural landscape. Shops, public houses and offices, whether individually or locally distinctive, or representative of a particular company, may have an element of significance as heritage assets.

The physical attributes of the particular building or structure may be worthy of identification, as could the historical use of that site. In terms of design, Victorian and earlier structures often have a more decorative emphasis than post-WW1, where functionality became more dominant. Glazing may also be important, either in its extent or in the design of its fittings. Shop frontages or signage brackets are further examples of features that may contribute to the site's significance as a heritage asset.



Tiled shop front at Victoria Road, Retford.



Former Co-Op building on Kilton Rd, Worksop.

- Culture, Entertainment, Sport and Recreation

Whilst these buildings may be wide ranging in terms of scale and suitability of alternative use, what unites them is the pursuit of pleasure and escapism that led to their construction. Such buildings/structures often have aesthetic detail that helps illustrate both the particular use and the era in which that particular structure was erected. These assets may include for example cinemas, museums, libraries, galleries, theatres, dance halls and billiard halls. Given the types of uses involved, they often form an integral part of communities. As heritage assets, these buildings/structures should have a significant proportion of their original fabric remaining. In particular, those elements that identify or represent the original purpose of the building or structure should be intact.



Former Public Baths, Albert Road, Retford.



Bandstand at Langold Country Park, Langold.

- Domestic

These are the most numerous of all buildings and structures in the historic environment and unmistakably exhibit both external and internal characteristics that help to place the structure into its particular era or architectural/artistic style. Historical alterations to dwellings are also easily dated, especially where in contrast to original architecture or materials.



Former Vicarage at Tickhill Road, Harworth – designed in the 1860s/70s by Gothic-revivalist James Fowler (of Louth), once the head architect for the Lincoln Diocese.



Mid-19th century villa on Alma Road, Retford.

Most dwellings can be classed as one of the following: vernacular houses (of local materials), town houses (18th century onwards, such as terraces and planned/regimented rows), suburban houses, country houses and modern estate housing. Houses that express an identifiable historic architectural style and retain much of their original fabric are likely to be considered as a heritage asset, especially where they form a group.



Late-18th century farmhouse at South Street, Bole.



Early-19th century Coach House at Barnby Moor.



Mid/late-19th century Gothic revival-style villa on Pelham Road, Retford.



Late-19th century Lodge on Ordsall Park Road, Retford.



Early-20th century farmhouse at Darlton Hall Farm, Darlton.



1920s Arts & Crafts-style villa on North Road, Retford.

- Educational

Centres of education are amongst the most important local landmarks and their continued use (not only for educational purposes) reflects this. Post-WW2 schools (often concrete) were generally constructed using the pre-fabrication system CLASP, the majority of which have little significance as heritage assets. However, Nottinghamshire County Council have undertaken a review and identified those of particular significance dating to before WW2:

1. Pre-board schools (pre-date the 1870 Education Act) often built by churches (called National Schools, such as in Retford) or local benefactors (such as in Tuxford).
2. Board schools (built by locally elected School Boards) built between 1870 and 1904 and often designed by eminent local architects.
3. Early Local Education Authority schools (1904-1911) designed by Nottinghamshire County Council head architect L.E. Maggs. Standardisation of design was common, including features such as marching corridors.
4. Inter-war schools in Bassetlaw (also L.E. Maggs) constructed for the expanding collieries (Bircotes, Langold, Rhodesia and Manton are all this period)³.



Former Board School at Bole (mid-19th century).



Former infants school at Bircotes, one of L.E. Maggs' designs from the 1920s.

- Health and Welfare

Buildings/structures erected for the purpose of caring for the sick, disabled, elderly and poor vary in size, scale and design, and illustrate how attitudes to those groups has changed over time. This category includes some of the largest heritage assets and, in particular, the former hospitals/infirmaries that form the core of some modern health care sites. They were usually erected by the state, church or private charities/philanthropists. They are often recognisable with architecture, designs, or features repeated throughout the region or country, although may have local detailing or use local materials.



Former Kilton Workhouse Infirmary, Worksop, designed in 1901 by H.C. Scaping (of Grimsby).



Retford Hospital (c1930), North Road, Retford, designed in 1922 by Brierley & Rutherford (of York).

³ Bircotes, Langold, Rhodesia and Manton were part of a school construction programme in colliery villages across Nottinghamshire in the 1920s/30s (also in Bilsthorpe, Blidworth, Clipstone, Edwinstowe, Ollerton and Rainworth).

- Industrial

As the birthplace of the industrial revolution, British settlements have an abundance of surviving industrial heritage, much of which is still used for its original purpose. Industrial buildings and structures may have significance because of their architectural style, design, construction materials or for what they manufactured and the importance this has to the locality or region. Such buildings and structures may also exhibit features related to their historical use.

In Bassetlaw, the growth of the transport network including the Chesterfield Canal in the 18th century, railways in the 19th century and roads/motorways in the 20th century had a direct impact on the District's industries. Such industries included coal, textiles, milling, brewing, warehousing, food production and engineering.



19th century former maltings on Thrumpton Lane, Retford.



19th century industrial buildings on Clarence Road, Worksop.

- Law and Government

This category includes heritage assets built by the state/for state functions (including the Local Authority). This may include buildings such as village halls, police stations and fire stations (or those used for a combination of uses), all of which were built in large numbers in the 19th and 20th centuries as the role of the state expanded. Their design often provides a reminder of the role the state has played in society. Those with significance as heritage assets will either have the majority of their fabric intact or retain the most important elements of the original design, construction, or decoration.



1930s Parish Hall at Kennel Drive, Barnby Moor.



1950s former Nottinghamshire County Police House at Station Street, Misterton.

- Military

These buildings and structures help to represent the importance of the armed forces to the history of our society. They may be stand-alone structures (such as former air raid shelters or anti-aircraft gun placements) or be within larger military sites such as airfields. In Bassetlaw, the airfields at Scofton (now disused), Gamston (now commercially-operated) and the WW1 airfield at Ranby⁴ are particularly important as they contain numerous buildings and structures of significance. Many of the large estates (such as Welbeck) also contain buildings and structures associated with their past use by the military (including for housing prisoners of war, as occurred at Carlton Hall).



Tie-down at former RAF Worksop (Scofton)
(Source: <http://www.oldairfields.net>).



Firing range structure at former RAF Gamston
(Source: <http://airfieldarchaeology.fotopic.net>).

- Park and Garden

Landscapes created to provide a visually pleasing setting to private residences, institutional establishments (including cemeteries) and certain utilities may contain buildings and structures which contribute positively to the character of a park, garden, landscape or wider area. These buildings/structures are often remnants of the English country house landscape tradition. They may also exhibit architectural features that reflect the fashions of their respective times (such as Japanese-style gardens from the early 20th century). Such buildings and structures may be contained in (or on the boundaries of) areas such as private gardens, public parks, town squares, public walks, cemeteries or allotments.



Stone-fronted estate wall at Scofton, part of the Osberton Estate.



Mid-19th century lodge on Ollerton Road, south of Carburton, part of the Welbeck Estate.

Buildings and structures regarded as heritage assets may include follies, glass houses, cottages, bothies, fencing/walls/gates, steps, terraces, balustrading, statues, water features, bridges, paved walkways and driveways, amongst others. Many of these sites may also appear in the Nottinghamshire County Council list of non-registered Parks and Gardens.

⁴ Most of the site of which was later developed as an Army camp and then converted in the 1970s to a prison.

- Places of Worship

Notwithstanding those places of worship that enjoy statutory protection, many unlisted religious sites exist which are of considerable architectural, archaeological, historical and artistic significance. Of particular prominence across the District are the large numbers of nonconformist chapels dating to the 19th century, some of which display considerable artistic features such as decorative central windows and date stones. Other places of worship prominent in the district are the Anglican churches of the late 19th and early-mid 20th Century, which again encompass significant architectural detailing such as stained glass windows and arched porches, although often simpler in their design than earlier structures.



Rhodesia Methodist Church, Mary Street, Rhodesia (built 1924).



Cottam Wesleyan Chapel, Town Street, Cottam (built 1857).



Beckingham Wesleyan Chapel, High Street, Beckingham (built 1885).



Askham Wesleyan Methodist Chapel, Top Street, Askham (built 1875).



St Luke's Church, Church Street, Langold (built 1926).



Rockley Wesleyan Chapel, Mill Lane, Rockley (built 1875).

- Street Furniture and Historic Surfaces

The character of our street scenes is greatly enriched by historic street furniture and historic surfaces. Given that roads undergo constant change, street furniture is particularly vulnerable to these changes. Examples may include lamp posts, post boxes, telephone kiosks, milestones, directional signs, boundary walls, horse-related structures, bollards and drinking fountains. Many of these hold artistic, architectural or historic significance. Particularly rare are those structures such as drinking troughs that relate to horse-based transportation. The majority of street furniture of significance is likely to date from the Victorian period onwards (since little from before this time survives intact).



19th century finger post sign at Low Marnham.



Milestone at Graves Moor crossroads/A634, Blyth.

External street, pavement and yard surfaces are often a part of the historic environment that is overlooked, particularly during development works and the installation of underground services. Surfaces of significance may consist of (amongst others) materials including cobbles, brick or stone. Stone setts are particularly prominent in Worksop, with water-worn cobbles and gravel more common in the east of the District. Yorkstone flag surfaces are also of significance and usually date to between the late 18th and late 19th centuries. These surfaces enhance the setting of historic buildings and contribute to the character of the wider historic environment. They may also help link together otherwise separate clusters of buildings as an element of continuity.



Stone setts in regular pattern with stone wheel Tracks (White Hard Yard, Bridge Street, Worksop).



Brick setts in regular pattern off Churchgate, Retford.

Please note that there may be significant overlap between this section and the 'Transport' and 'Communication & Utilities' sections that follow.

- Transport

Bassetlaw contains several Iron Age trackways (Riley, 1980) and Roman roads (e.g. Scaftworth to Littleborough), some of which are in use today. Whilst the modern surfacing may not be of merit, the routes that survive and their lasting impact on landscapes are regarded as historically and archaeologically significant. 18th/19th century toll roads often had associated toll houses, the proceeds from which financed road building/maintenance. Several toll houses still remain, some of which are not designated, although they are clearly of historic (and possibly architectural) interest. Later structures may also be of significance.

Water and rail travel have also had a lasting impact on the landscape. The Chesterfield Canal (completed 1777) is regarded as a heritage asset in its own right, as are the many structures/buildings historically associated with it. With regard to the railways, numerous buildings and structures such as signal boxes, stations, sidings and the routes themselves may also be of historic, architectural or artistic interest. Pedestrian and horse-related transport infrastructure may also be of significance, such as bridges over watercourses.



Bridge 79 (Hodson's Bridge) at Fountain Hill, Misterton (Source: Christine Johnstone, 2012).



Former railway crossing house at Marsh Road, Walkeringham.



Former railway goods shed off Westfield Road, Retford.



Signal box off Shireoaks Common, Shireoaks.



Frontage of Retford Railway Station.



Narrow late-19th century bridge at Scofton.

Please note that the majority of air travel-related structures of significance in Bassetlaw (notably at Scofton and Gamston) have military origins and are therefore discussed in the Military category. In addition, directional signs and milestones have been included in the Street Furniture and Historic Surfaces category.

- Utilities and Communications

This category includes those heritage assets related to the supply of water, to sewage disposal, gas supply, electricity generation/supply and communications. Given their nature, these assets are usually functional although can often contain intricate decoration, both internally and externally. In addition, the functional parts of these structures may be of historic interest themselves. Examples may include water towers, water pumps, pumping stations, letter boxes, post offices, telephone repeater stations or telephone exchanges.



King George V Type B pillar box (1910-1936) at High Street, Misterton.



King George VI Type B wall box (1936-1952) at Ordsall Park Road, Retford.



K6 Telephone kiosk at Smeath Lane, Hayton.



Chimney and engine house at Bolham Pumping Station, Bolham.

- Any other Building or Structure

There may be buildings or structures of architectural, archaeological, historical or artistic significance that may not easily be grouped into one of the categories detailed in this section (such as boundary features). These should also be identified as heritage assets where appropriate.

6.2 Archaeological Sites

A large number of areas with archaeological interest are already identified on the Nottinghamshire County Council Historic Environment Record (HER). These existing sites are therefore already identified as non-designated heritage assets for their archaeological interest.

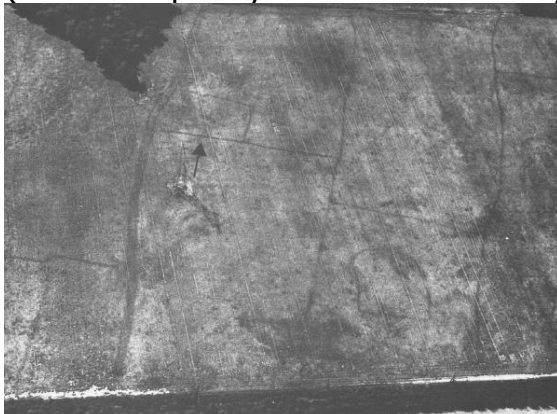


Earthwork known as 'Roman Bank' at Serlby. This is a park boundary of early medieval date.



Medieval 'woodbank' (an earth bank constructed to keep animals from straying into the woodland) at Eaton.

In addition to these existing sites, new sites may come forward, either as a result of development works, agricultural practices, archaeological/local studies, metal detecting, and studies of aerial photography or local knowledge. Once these sites are acknowledged by the County Council as being of archaeological interest, they will receive policy protection as non-designated heritage assets (and subsequently added to the HER by Nottinghamshire County Council).



Brickwork field patterns at Green Mile Farm, Babworth (as shown in *Early Landscape from the Air*, Riley, D. 1980).

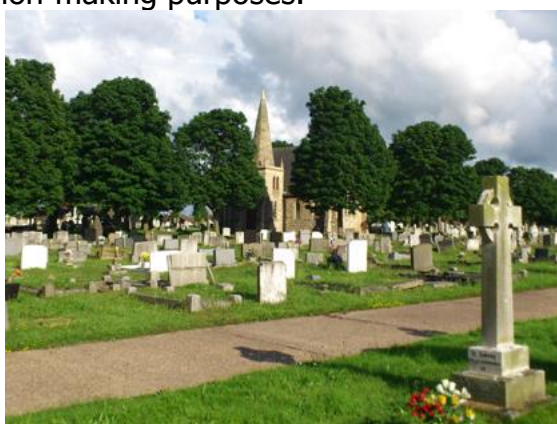


Ridge and furrow at Leverton Road, Retford.

6.3 Landscapes and Landscape Features

Many landscapes and landscape features exist that are of historic, artistic or archaeological interest. Many of these sites have already been added to the Historic Environment Record by the County Council. Those on the HER (mostly referred to as 'unregistered parks and gardens') have recently been resurveyed by the Council's Conservation Team and have been supplemented by further parks and gardens identified in 2015 & 2016 – please see the Council's separate document and web page on unregistered park & gardens.

Specifically with regard to unregistered parks and gardens, a large number of these exist within Bassetlaw (56 in total), the most common of which are parks set around country houses (such as Carlton in Lindrick, Wallingwells, Osberton/Scofton, Gateford and Serlby). Other types of sites identified include public parks, cemeteries and hunting landscapes. Please note however that some of these sites are also within Conservation Areas and some of the buildings/structures/sites may also be listed or scheduled, so may therefore be regarded as designated heritage assets for decision-making purposes.



Retford Road Cemetery, Worksop, complete with Lodge, Chapel, stone boundary walls, formal entrance gateway and rows of specimen trees.



Parkland associated with Osberton Hall, including a number of specimen trees set within sweeping landscape vistas.

Other landscape features that may be significant include historic village greens, mill ponds, man-made lakes, historic field patterns/enclosures, other water-management landscapes and features (such as weirs, feeder channels, etc), woodland (such as Sherwood Forest) and paths/trackways. Many of these are also identified in Nottinghamshire County Council's Historic Landscape Characterisation⁵ (HLC) project. Those sites identified of significance on the HLC may, therefore, be given weight as heritage assets for the purposes of this document.



Disused cemetery north of Hablesthorpe, in former grounds of St Peter's Church (abandoned in the 19th century).



Village Green off Bawtry Road, Misson.

⁵ <http://www.nottinghamshire.gov.uk/home/environment/heritage/researchprojects/historiclandscapes.htm>

7. How and when are non-designated heritage assets identified?

Heritage assets are likely to be identified by the District and County Council's Conservation teams in four different ways:

7.1 In Local Character Studies

The most common type of character study undertaken by the District Council's Conservation Team is a Conservation Area Appraisal (CAA). However, within a Conservation Area, heritage assets are considered to be designated for the purposes of planning decision-making. Notwithstanding this, non-designated heritage assets outside of a Conservation Area boundary (either within its setting or nearby) are often identified within CAAs.

The Conservation Team is currently working with the District's Parish Councils on a programme of heritage identification. Members of the Parish Councils, together with local residents, are invited to survey their own settlements using the guidance contained in this document. It should also be acknowledged that the identification of non-designated assets associated with a specific area may, in the future, contribute towards the designation of a Conservation Area.

Other character studies may be undertaken for a particular purpose or to reflect a particular type of asset, such as non-conformist chapels, early 20th century schools, canal/railway bridges or unregistered park & gardens. These studies may be carried out by the District Council or the County Council (in its role as the custodian of the Nottinghamshire Historic Environment Record).

7.2 On the Historic Environment Record (HER)

The Historic Environment Record (HER) held and updated by Nottinghamshire County Council identifies several types of heritage assets, both designated and non-designated. In terms of non-designated assets, those identified on the HER include unregistered parks and gardens (please note these have been re-surveyed by Bassetlaw District Council), local interest buildings (again recently resurveyed by Bassetlaw District Council), archaeological areas/find spots and historic village cores. Numerous studies relating to these assets and more specific areas such as schools and bridges are also contained within the HER. The HER should always be consulted before any application is made that is likely to affect a heritage asset.

7.3 At the pre-application stage

During pre-application discussions, it may emerge that a site affected by a proposal meets the criteria for identification as a heritage asset as set out in this document. If this is the case, the developer/agent will be informed and be required to produce a heritage statement at the application stage.

7.4 At the application stage

If no pre-application discussions have taken place and an application is submitted, it may emerge that the site affected may be identified as a heritage asset. The developer/agent may be required to submit a heritage statement at this stage.

8. How do I find out if any non-designated heritage assets exist near me?

The starting point for any proposal which potentially has a heritage asset is to consult with the District Council's Conservation team. The form shown on page 29 (also available online at www.bassetlaw.gov.uk) should be completed and submitted to the address shown together with a site plan and photographs of the site. You may also wish to consult the relevant Conservation Area Appraisal (if applicable). If you need any further advice, please contact the District Council's Conservation team.

9. Sources of further information

Many bodies, groups and societies produce information for specific periods or types of architecture and can be very useful for researching heritage assets. Useful sources of information include:

- Historic England
- Nottinghamshire County Council
- Bassetlaw Museum
- North East Midlands Photographic Record
- The Victorian Society
- The Georgian Group
- The Twentieth Century Society
- Society for the Preservation of Ancient Buildings (SPAB)
- Council for British Archaeology
- Institute for Archaeologists
- The Association for Industrial Archaeology
- Institute for Historic Building Conservation (IHBC)
- Pevsner's architectural guides
- Victoria County Histories
- Heritage Gateway
- The Gardens Trust
- Nottinghamshire Gardens Trust
- War Memorials Trust
- Canal & Rivers Trust
- Chesterfield Canal Trust
- Railway Heritage Trust
- Local history societies (such as Worksop, Retford, Blyth, Pories, Misterton, etc)

Please note that the above list is not exhaustive and other organisations/groups may also prove useful.

10. Further Advice

Conservation Team
Planning Policy and Conservation
Bassetlaw District Council
Potter Street
Worksop
Nottinghamshire
S80 2AH

Tel: (01909) 533484, 533191 or 533427
www.bassetlaw.gov.uk

Name:

Address:

Contact telephone number(s):

Email:

Site Address:

Details of site:

Any other information:



Conservation Team, Planning Policy & Conservation, Bassetlaw District Council, Queens Buildings, Potter Street, Worksop, Nottinghamshire, S80 2AH