Bawtry Conservation Area

Appraisal

www.doncaster.gov.uk/planning
Lathams
Jon Phipps (Director of Urban Design)
Queen Street
Derby
DE1 3SU

Phone: 01332 365777
Fax: 01332 290314
E mail: j.phipps@lathamarchitects.co.uk

Doncaster Metropolitan Borough Council
Peter Lamb (Conservation Officer)
Urban Renaissance
Development and Planning
Directorate of Development
Danum House
Doncaster
DN1 1UB

Phone: 01302 734922
Fax: 01302 734949
E mail: Peter.Lamb@doncaster.gov.uk

© Crown copyright. Licence Number 100019782. 2008
## Contents

List of Maps

**Part 1 - Appraisal**

1 Summary 3
2 Introduction 7
3 Context 15
4 Historic Development 31
5 Archaeological Potential 37
6 Character Analysis 41
7 Summary of Special Interest 63
8 Preservation & Enhancement 67

**Part 2 - Management Proposals**

9 Management Proposal 113

10 Appendices 125
**List of Maps**

<table>
<thead>
<tr>
<th>Map Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Conservation Area Boundary</td>
<td>8</td>
</tr>
<tr>
<td>Bawtry in Context</td>
<td>16</td>
</tr>
<tr>
<td>Location of Bawtry</td>
<td>16</td>
</tr>
<tr>
<td>Building Heights</td>
<td>30</td>
</tr>
<tr>
<td>Historic Development</td>
<td>32</td>
</tr>
<tr>
<td>Character Areas</td>
<td>43</td>
</tr>
<tr>
<td>Urban Design Analysis</td>
<td>53</td>
</tr>
<tr>
<td>Building Use</td>
<td>55</td>
</tr>
<tr>
<td>Green Space</td>
<td>57</td>
</tr>
<tr>
<td>Townscape Quality</td>
<td>60</td>
</tr>
<tr>
<td>Listed Buildings</td>
<td>71</td>
</tr>
<tr>
<td>Key Unlisted Buildings</td>
<td>82</td>
</tr>
<tr>
<td>Positive Buildings</td>
<td>85</td>
</tr>
<tr>
<td>Negative and Neutral Buildings</td>
<td>88</td>
</tr>
<tr>
<td>Value of Space</td>
<td>92</td>
</tr>
<tr>
<td>Building Condition</td>
<td>95</td>
</tr>
<tr>
<td>Possible Extensions to Conservation Area</td>
<td>107</td>
</tr>
<tr>
<td>Proposed Exclusions</td>
<td>112</td>
</tr>
<tr>
<td>Opportunity Sites</td>
<td>120</td>
</tr>
</tbody>
</table>
Part 1
Appraisal
The Bawtry Conservation Area Appraisal was commissioned by Doncaster Council during January 2007. The purpose of the appraisal is to establish not only what is important and distinctive about the Conservation Area but also to identify where characteristics that help define the ‘Area’s’ special qualities are under threat. The Bawtry Conservation Area Management Proposals sets out how the distinctive quality of the ‘Area’ can be maintained and enhanced and should be read in conjunction with the Appraisal. The Appraisal was informed by physical survey, archival research and public consultation and has been shaped by the need to ensure that its findings and recommendations can be used to support the planning process and direct the development process throughout the Conservation Area.

The Appraisal is based on the structure and approach recommended by English Heritage. It contains the following elements:

- Policy Context
- Physical Context
- Historic Development
- Archaeological Potential
- Character Analysis
- Summary of Special Interest
- Preservation and Enhancement

The Appraisal identifies that a combination of gradual erosion of historic features, intensification of development pressure and highways/traffic have the potential to cause significant and possibly lasting damage to the Conservation Area if not addressed through robust policy implantation, design guidance and effective maintenance.

A number of important visually negative and neutral sites have been identified. These will almost certainly be subject to development pressure at some point. It is essential that a clear understanding of the type and format of development appropriate to the enhancement of the Conservation Area is established in advance.

The Appraisal identifies a number of areas where changes to the existing Conservation Area boundary are required. Three additions are suggested as well as two omissions. These generally reflect physical changes within the Conservation Area which have taken place since designation.
Introduction
Existing Conservation Area Boundary

Key:
- Existing Conservation Area Boundary

Scale
0 25 50 75 100m

© Crown copyright. Licence Number 100019782 2008
2.01 PURPOSE AND BACKGROUND

The purpose of this Appraisal is to define the special interest of the Bawtry Conservation Area as designated in June 1970, to identify where this is vulnerable to loss or erosion, and to put forward ways in which this vulnerability can be mitigated. It has been researched and written in the context of the statutory obligation of the local planning authority — Doncaster Council — to preserve and enhance the character and appearance of the Conservation Area, using the framework set out in guidance issued by English Heritage in August 2005. Conservation Area Management Proposals have also been produced.

The aim is to enable informed decision-making amongst all those involved in the planning process, the starting point for which must be a clear understanding of what it is about the character and appearance of the Bawtry Conservation Area that makes it special. Supported by maps and photographic illustrations, the Appraisal should be seen as a tool to assist in the management of change within and around the Conservation Area, and thereby its preservation and enhancement.
2.02 LEGAL FRAMEWORK

Planning matters, including applications in conservation areas in England, are controlled and regulated by law through Acts of Parliament. Doncaster Council is the local planning authority which administers these controls in the Bawtry Conservation Area. English Heritage are Government advisors on the historic environment. Although local planning authorities have to consult English Heritage on significant proposals for changes to important heritage sites, their day–to–day involvement in local issues — such as those concerning the Bawtry Conservation Area — is minimal.

There are a number of important areas of legislation which are relevant to the owners of property in Conservation Areas, the key issues arising from which are summarised under the following headings.

The primary legislation relating to conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires a local planning authority to identify and designate conservation areas, and to pay special attention to preserving or enhancing their character and appearance. It also provides local planning authorities with a range of powers that go beyond those set out in the Town and Country Planning Act 1990 (the principal act governing planning), including:

• scope to offer conservation grants,
• controls on the demolition of any unlisted building (conservation area consent is required), and supporting powers to take enforcement action or instigate criminal prosecution for unauthorised demolition,
• a blanket control on works carried out to trees,
• special consideration given to the design and location of advertisements,
• tighter limits on permitted development rights for dwelling houses, the pre–agreed alterations normally allowed under the Town and Country Planning (General Permitted Development) Order 1995.

A local planning authority can also arrange for the suspension of permitted development rights via an ‘Article 4 Direction’. Legislation governing listed buildings will also have a bearing on development within and around the Conservation Area, in terms of both individual buildings and their wider setting.
2.03 NATIONAL POLICY AND GUIDANCE

There are two major policy documents that should be referred to for the purposes of all works in a conservation areas, as well as works to listed buildings: Planning Policy Guidance 15: Planning and the historic environment, 1994 (PPG 15, amended by Circulars 01/2001 and 09/2005), and Planning Policy Guidance 16: Archaeology and planning, 1990 (PPG 16). PPG 15 includes essential information in relation to conservation and:

- development plans and development control,
- listed building control,
- implications of conservation area designation,
- traffic and transport management,
- recording the historic environment,
- upkeep and repair of historic buildings, and
- churches and the ecclesiastical exemption.

noting that paragraph 4.28 which deals with what constitutes demolition has been superseded by a new definition of demolition, the result of a House of Lords ruling which now means that partial demolition of a building is classed as alteration.

PPG 16 covers archaeology and contains general assistance on:
- research and recording techniques,
- submission of supportive statements, and
- the legal ramifications of proposed works and unauthorised disturbance.

English Heritage also publish a considerable number of documents which provide back-up material for local planning authorities and the public.
Introduction
2.04 LOCAL POLICY AND GUIDANCE

Local plan

The Doncaster Council Unitary Development Plan (UDP) was adopted in July 1998. It is the statutory document that guides decision making on all planning matters in the Bawtry Conservation Area. It contains many policies which seek to guide the decisions of the Council with regard to conservation issues, the most relevant concern:

- preservation and enhancement of conservation areas (SENV4 and ENV25-29),
- listed buildings (ENV31-34),
- areas of archaeological significance and ancient monuments (ENV35-38),
- conservation and protection in small town centres (GEN4), and
- the value of the historic environment in terms of tourism (ST02).
- protection and conservation of trees through the use of Tree Preservation Orders (ENV21)

A wide array of other policies also have the potential to influence development in and around the Bawtry Conservation Area, most specifically those which involve allocations for housing and open space (PH5), as well as issues concerning the green belt and its boundaries in relation to Bawtry (ENV1).

Local development framework

The Planning and Compulsory Purchase Act 2004 launched a new delivery mechanism for the plan–led planning system in England. The UDP will over the next two years be replaced with many different titles of documents, the whole collection of which will constitute the Local Development Framework. Doncaster Council are in the process of changing to the new LDF system. A Built and Natural Environment Development Plan Document is intended, the content of which will draw on policies and responses relating to the most recent (2001-2016) review of the UDP.

With the new system placing a greater emphasis on sustainability, including the re–use of existing buildings, and the care and repair of the finite stock of existing historic fabric and places, conservation management should in future be more holistically addressed.
Context

Bawtry in Context

Location of Bawtry
3.01 LOCATION

Bawtry lies in the Metropolitan Borough of Doncaster, 8 miles southeast of the town of Doncaster, on the border between South Yorkshire and Nottinghamshire. The name Bawtry is derived from a corruption of the word 'boundary'. It is a small town which lies at the point where the Great North Road (now A638) between Doncaster and Retford crosses the River Idle, just south of Robin Hood Airport. The Bawtry Conservation Area covers the commercial and historic core of the town.

From its origins in Medieval times the town’s strategic position at the cross road of north, south, east and west routes has been recognised. The original winding course of the River Idle still forms the county boundary between Yorkshire and Nottinghamshire.

Traces of the Roman Road which formed the pre–20th County boundary have been identified (present alignment of Top Street), the boundary of the historic settlement area of Bawtry appears to have been overbuilt by the grounds of Bawtry Hall and park (shown on the 1851 OS map). The line of the Great North Road (A638) — Roman in origin — appears to have been diverted during the 13th century to form the medieval and modern High Street. A second road from Bawtry to Finningley (A614)— possibly also Roman — forked east from the Great North Road to the south of the town.
3.02 STREET PATTERN AND LAYOUT

The Conservation Area sits astride Bawtry town centre. Doncaster Road, Gainsborough Road and South Parade are the main access roads into the town centre and are all contained in the Conservation Area. The Conservation Area is west of the railway line and is bounded on the south by farmland and to the west and north by 20th century residential development.

Part of the town is low lying and remains vulnerable to flooding. The High Street is on high ground and contains a market place in a layout typical of a medieval settlement.

The layout of the old town, shown clearly on the tithe award plan of 1841 is a simple grid with the Market Place as its main axis.

The present plan within this area of Bawtry contains distinctive burgage plots running perpendicular to the three linear streets that run north to south forming a regular grid with east-west streets. The principal road within the plan is High Street with its long open market place with Top Street following the alignment of the old Roman road and Church Street forming subsidiary parallel streets.

The long narrow plots of land attached to houses and other buildings on both sides of the Market Place, have survived centuries of rebuilding. In common with Doncaster and Tickhill these plots remain as present day property boundaries and reminders of historic land divisions. A little further north, the Crown Hotel blocks the extension of

![Market Place late C19th](image-url)
Context

Church Walk, and a new entrance into the market place from the west is created by the turnpike road from Tickhill. The road out of the northern end of the market bears left to Top Street, which follows the alignment of the Roman road, and then continues towards Doncaster as the Great North Road.

At the southern end of the market place, the extension of the grid pattern is possibly an 18th century development.

Development within the Conservation Area consists of individual/detached properties or, more commonly, rows and short terraces located parallel to and fronting the streets. Church Street provides a number of examples of short rows, South Parade provides an example of a terrace and Wharf Street, Top Street and Tickhill Road contain good examples of detached buildings.

Market Place contains a number of large buildings with a range of plot sizes grouped on either side of the road. Cottages and smaller houses can be seen in a variety of forms on Church Street and Swan Street, in the lower parts of town. On Tickhill Road and Top Street there is a less formal development with more open spaces between buildings.
Swan Street looking east

High Street looking north

Market Cross
Church Street looking north
3.03 LANDSCAPE AND SETTING

In the Medieval period the topography of the town made the church the natural focal point for the wharf alongside the River Idle. The market place would have been concealed from the wharf and formed part of a second phase of development activity after that which included the church. (Hey, 1980, 60).

The land to the west of the river is effectively on the upwards incline of the river valley. This landscape has had an influence on the layout of the town, as sloping stretches of land culminating in a flat patch (High Street) were easily sub-divided into regular plots. Some of the grid alignments follow slight curves as if they were based upon ridge and furrow patterns of open field agriculture. The setting of the railway line is important to the character of the eastern area. Bawtry Hall and park at the southern edge of the town, the Hospital chapel to the west and Methodist church to the north also all help to define the edge of the historic town.

The location and height of buildings and the areas around them play an important role in defining the character of the urban and rural landscape. It is noted that the setting of the houses in the central Market Place present a more imposing scale to the landscape than those on the eastern, western, southern and northern sides where the form is generally more low level. There is generally a greater variety given to the townscape in the Market Place with buildings alternating between 2 and 3 stories.
Much of the present landscape of Bawtry results from the historic layout of the town centre. The tithe map (1841) demonstrates two points where narrow public alleys run between gardens and link the Market Place to Church Street.

Aerial photos suggest that other alleys may have existed near the Crown Hotel and between Barton and the Courtyard shopping mall. These alleyways emphasise Bawtry’s waterside connections up the 18th century, providing efficient links to the town centre. Church Walk survived in its entirety because the Wesleyan Chapel and a few cottages had been built along it in the 19th century and required access.

Skyline views out of the Conservation Area are marginal and only really influenced by the west–east dip in the topography. A dip in the land is also noticeable in a north south direction, beyond South Parade. This leads to views from Bawtry Hall in an westerly direction towards the fields of Harworth and along the direction of the main road in an easterly direction.