



Doncaster
Metropolitan Borough Council

Conisbrough Conservation Area Review

March 2015

www.doncaster.gov.uk/conservationareas

Conisbrough Conservation Area – Review

Since the appraisal completed in February 2010, the general character and appearance of the area overall is much the same, however there have been some significant changes and it is important that these are noted. These are as follows: -

New Developments

Conisbrough Castle Visitor Centre, Castle Hill

A new visitor centre has replaced the previously unpopular visitor centre. The latter, whilst previously neutral in its contribution to the conservation area, was seen as having a negative impact on the Grade I Listed and Scheduled Castle. The new centre retains and extends the previous lodge, which as well as being in the curtilage of the castle was also considered in the original appraisal to be a key building in the conservation area and therefore has secured its future and the finished centre complements the castle and the conservation area.



Castle House, Castle Hill

The original barn of the building had to be demolished due to its structural condition, exacerbated by the earthquake of 2008. Care was taken to ensure the rebuilding had as much of the character and general appearance of the previous barn as well as reusing the original stone. The adjoining walls were

also rebuilt and the overall appearance complements the listed building and the conservation area it is within.



Former Coach House, Castle Terrace

At the time of the original appraisal, the condition of this property was causing concern. It has since been extended and converted into a family home but retains the feeling of an auxiliary building(s) to 'The Terrace'.



Adj. Star Public House, Doncaster Road

This development echoes that of The Star and its bricks attempt to copy the appearance of Conisbrough bricks. It also has natural red clay plain tiles and sliding sash windows and is considered to make a positive contribution to the area. The building however is spoilt by a very municipal looking ramp and its replacement with something of a more appropriate design would be strongly encouraged.



Kenny's Fish and Chip Restaurant, Doncaster Road

This was previously 'The Venue' nightclub which as well as having a negative impact on the conservation area due to its bland modern architecture had been vacant for a considerable time. Although the building is back in use its appearance is virtually the same and would still be considered to have a negative impact on the conservation area.



Adjoining Lowfield House, High Street

On the site of long demolished cottages a new house has been built. Care has been taken to ensure that the building fits in with its surroundings. It is in limestone rubble brought to course with slate roof and sash windows and makes a very positive contribution to the area and thought to be admirable.



March Street

A row of five town houses has been built on previously vacant land and their design is in line with guideline on appropriate developments being red brick, slate roof and vertically sliding windows, although the fanlight within the doors detract. Overall they are considered to make a positive contribution to the area.



1 Low Road

This building was considered to make a negative contribution to the conservation area. With the proposed erection of a new roof there was potential for this building to further detract by the use of modern concrete tiles. However, clay tiles was insisted upon and help tie this building more in with the traditional character of the area. This building is now considered to have a much more neutral appearance to it, although the white fascia boards detract.



Old Workshop, Low Road

The old workshop which in the original appraisal was considered to make a negative contribution has now been demolished. Planning permission has been granted for two town houses which use the adjoining terraced properties as their inspiration. Details and materials are proposed which are in keeping with the use of smooth red engineering bricks, sash windows with sandstone dressings and slate roofs.



Dance Studio (former Printers), Low Road

Previously a printers, this building is now a dance school. The conifers along the front boundary have been removed which beforehand gave a suburban feel to the area. This has exposed the modern building behind which is not of any historic merit but as it is well set back it is still considered to be neutral.



Well Gate

Whilst not currently in the conservation area there have been two developments on and around Well Gate. The fact that their sites were recommended to be included in the conservation area was a material consideration in their planning applications. Unfortunately vents, meter boxes and soilstacks, especially the latter, detract from the one fronting Well Gate. However, both are considered to make a positive contribution to the conservation area and would still justify the inclusion of them and the adjoining areas into the conservation area



Window Replacements

Church Hall, Church Street

The building lies close to the Grade I listed Church of St. Peter and care was taken to ensure that the design, although in uPVC, was sympathetic to the historic character of the church hall and the adjoining conservation. In particular the windows to Church Street replaced casements with sliding sashes which enhances the building and the adjoining conservation area.



32 - 40 Church Street

The first floor of this building was converted into flats including the changing of its windows. The new windows have been designed to reflect the 1950s style of the building and whilst not a vernacular building this has been beneficial to the appearance of the building and the conservation area. Although this has improved the appearance of the building, the canopies and shopfronts still detract and it would still be considered neutral.



Former Star Public House, Doncaster Road

With the conversion of the building to flats, the rear windows of the property were replaced in uPVC. This was considered to be acceptable as it was not the main façade and as this elevation is set back front the road. The frontage windows however have been retained and refurbished. Improvements to the signage would however be encouraged.



'The Castle' Public House, Minneymoore Hill

At the time of the original appraisal the condition of this building was of concern. It was considered to be a potential bookend to the conservation area and was therefore recommended to be included within the conservation area. The building has since been converted to office use and whilst it now has uPVC windows its future has been secured and it would still make a positive contribution if it were to be added to conservation area.



Condition of Buildings

Works have continued on 39 Church Street, which now appears to be coming to completion. However there are still concerns over The Priory, Former Police Station and 12 High Street. The council will continue to work with owners to get empty buildings back in use.



39 Church Street



The Priory



Former Police Station



12 High Street

Appeal Decision

Development within the rear garden of Ivanhoe Lodge

A proposal to build a bungalow in the rear garden was refused planning permission and was also upheld at appeal. The Planning Inspector referred to the Conservation Area Appraisal in his decision and noted that the building was designated as a key unlisted building, and that the proposed development would rob Ivanhoe Lodge of its setting, make it appear unacceptably cramped and undermine its status in the conservation area. The loss of green space, removal of stone boundary walls and the design of the proposed new dwelling were also additional reasons that the development was not considered acceptable.



Ivanhoe Lodge is the prominent half-timbered building in the centre background of this photograph and the refused development land is the green space in front of this

Proposed Boundary Changes

Within the original appraisal of 2010 it was recommended that the boundary of the conservation area be amended. As of yet the boundary has not been formally amended but this recommendation has influenced planning decisions in the area as noted above. After this review it is intended that the boundaries will be formally amended in line with the original recommendation.

New Listed Building

The Chapel on Chapel Lane, which was proposed to be included into the conservation area in the appraisal of 2010 as it was considered to add to the character and appearance of the conservation area and be a key unlisted building has just (19/03/15) at the time of writing this review been listed Grade II.

This is a good example of a Victorian Chapel built in 1876. It appears to be two storeys from the front but as the ground slopes down away there is a basement making it three storeys from sides and rear. It is red brick with concrete roof tiles, rather than presumably originally a Welsh slate roof. The windows are round headed and the frontage has stone dressings with a pediment, whilst side and rear have contrast banding in yellow brick. Windows are predominantly timber which are small paned on the frontage. The chapel is now vacant but does have planning permission for conversion to a single dwelling. As the building is now listed, listed building consent will also now be required for works that affect its special interest. The full list description is added to the rear of this review.



Key Unlisted Buildings

In the original appraisal these were not individual described although there were identified and shown on Map 2. These are now more fully described as below:

The Terrace, Castle Avenue

This large Victorian house is now a conference facility. It started life as the Denaby Pits Manager's Home, it then became a school before turning into its current use. It is prominent in the townscape. It is two storeys with attic storey in red brick with stone dressings. It is roofed in small red plain tiles, with decorative gables. Windows are in timber with casements to bay windows sliding sashes to other windows. Its grounds are well treed that add to its setting and as part of ambience of the area around castle.



Castle Lodge, Castle Hill

Castle Lodge was built as the custodian's house in 1887, and was paid for by Lord Conyers. It would be considered to lie within the curtilage of the castle and therefore be covered by listed building legislation, but would also be considered a key building in its own right. The Lodge is in sandstone with clay red plain tiles and incorporates the castle's DeWarren family coat of arms into its masonry. It has timber windows. The lodge has recently been extended to form a new visitor centre replacing the previously unpopular visitor centre and has secured its future and the finished centre complements the castle and the conservation area.



7 Church Street

This building appears to be from the early 18th century due to its form, which is relatively simple and its size being fairly small scale. It is rendered and unfortunately it does have an inappropriate modern concrete tiled roof and replacement windows. These detract and their replacement with ones constructed with more sympathetic materials and detailing would be extremely welcome.



The Fox PH, Church Street

Former public house now vacant. On prominent corner opposite Grade I Church of St. Peter. Two storeys of simple form rendered with quoins, Welsh slate to front slope but unfortunately roofed in concrete tile to side and behind. The building benefited from grant assistance with refurbishment and redecoration, including the installation of vertically sliding sash windows on its frontage but now appears neglected.



20 Church Street

This building is considered to be important as it one of few buildings that are constructed in limestone rubble brought to course which is the traditional material of the area. Its double piled form and stonework would seem to date it as 18th century although further assessment of its history and fabric may help to give a more accurate date. It is set lower than the street outside, as ground levels seem to have been raised since it was originally built. It is two storied with central doorway to ground floor with windows either side, with first floor windows directly above the ground floor windows – windows and doors are modern and detract as does the signage – replacement with more sympathetic elements would be welcomed and should be based on old photographs of the building. Roof is natural red clay pantiles with stone eaves course with stone copings to gables with kneelers and chimneystacks to the ends of the front ridge, all these features are in keeping with its architecture and should be retained.



39 Church Street

Again this building is considered to be important as it one of few buildings that are constructed in limestone rubble brought to course which is the traditional material of the area. Its form is quite simple being L-shaped with a gable to the roadside and the return set back to create a small front yard to the building which is currently unenclosed to the road. Its form and its stonework would seem to date it as late 17th century/early 18th century although further assessment of its history and fabric may help to give a more accurate date, although some features have been removed such as the central chimney stack. Evidence on the front gable seem to show that it was originally lower and has subsequently been heightened.

As discussed earlier the building has had works occurring on it over a number of years but which seems to be nearing completion. The removal of the external roller shutter to the front window and the replacement of windows more sympathetic to the character of the area such as vertically sliding sashes would be welcome.



The Dale, Dale Road (not currently in the conservation area but proposed to be included)

This building and its grounds lie currently adjacent to the conservation area, and the building and its land are seen very much as a continuation of the character of the adjoining part of the conservation area. The building appears to date from the Georgian period with Victorian additions and is considered to be a key unlisted building due to its architectural and historic interest. The earlier building is a good example of a two storey stone building and with the later three storey extension retains many original features, such as natural slate roofs. Unfortunately the timber vertically sliding sash windows have been recently replaced with crude uPVC and their restoration should be sought. The Victorian extension is also a landmark building on Dale Road. The grounds are well treed.



5 High Street

This is a large house which due to its size is prominent in the street. Again this building is considered to be important as it one of few buildings that are constructed in limestone rubble brought to course which is the traditional material of the area. It is three storied and three bayed, and the limestone is complemented by the natural Welsh slate roof with chimney stacks at either end. The building has grandeur to it with its ground floor bay window and stone door surround and stone quoins to the corners. Regrettably the original timber vertically sliding sash windows have been replaced as brown uPVC top-hung casements. Tall stone walls wall form its boundary with neighbouring streets, with monolithic stone gate piers to main vehicular entrance. In the grounds is an interesting outbuilding – possibly a coach house, again in limestone but with a hipped roof and some circular windows.



12 High Street

This property is again one of the few remaining buildings constructed in stone, although it is not local limestone rubble but sandstone in large shaped blocks, with hipped roof in Welsh slates. It is two storeys and three bays set back from the road that adds to its former grandeur, although noted above its current condition is of deep concern. Central six panelled door with stone surround and small paned vertically sliding sash windows either side with same above all on first floor.



Ivanhoe Lodge, High Street

Large late Victorian/early Edwardian property which was the home of George Kilner of the 'Kilner jar' fame, whose family came from Thornhill Lees to set up their factory in Conisbrough in 1863. It is prestigious and appropriately set in large grounds. It is of two storeys, with sandstone ground floor and half-timbering above. Roofs towards High Street are in slate although that facing the valley of Kearsley Brook is unfortunately in concrete.



Lowfield House, High Street

Large dwelling that is prominent in street. Wide spanned, two storeys and three bays with balanced frontage. Vertically sliding sash windows, although in uPVC rather than timber as would be traditional, with voussoirs and sills. Its rendered finish conceals previous alterations including the removal of an inserted shopfront and results in its current very pleasing appearance. Roof is quite shallow, so that its concrete tiled roof is fortunately not that apparent but would originally have been Welsh slate, with wide chimneystacks either end of ridge. Small offshoot to left hand side set back beyond entrance door with stone surround to side return with sash window above detailed like those to front. Gate piers with shaped caps and decorative gates giving vehicular and pedestrian entrance to forecourt area on approach to left-hand entrance



Eagle and Child PH, West Street

A prominent building on the corner of West Street and High Street. Two storied, rendered with stone painted quoins and Welsh slate roof. The building has been redecorated since the original appraisal – most windows unfortunately have been replaced with ones with cruder detailing than originally as seen in old photographs of the building.



Barn to rear of Eagle and Child PH, West Street/March Street

This is another remaining limestone rubble building in the conservation area, although this has been rendered on its principal elevation. The concrete roof tiles and modern style windows jar but its simple form and it being in limestone adds considerably to the historic character of the area. Its boundary treatment is also hostile and its redecoration and the introduction of soft landscaping would be welcomed.



List Description of Conisbrough Methodist Chapel, Chapel Lane

Summary of Building

Wesleyan Methodist Chapel. 1876 by J Moxen and Son of Barnsley. Orange pressed brick, sandstone dressings, Tiled roof. Italianate.

Reasons for Designation

Conisbrough Wesleyan Methodist Chapel, of 1876 by J Moxen and Son of Barnsley, is listed at Grade II for the following principal reasons: * Interior: a good example of a Methodist chapel, the focus being on preaching with a particularly impressive rostrum platform at the east end with a semi-circular communion rail in front; * Fixtures and fittings: the chapel demonstrates a clear quality of craftsmanship and materials in the use of polished mahogany for the eye-catching rostrum platform and balcony front to the lozenge-shaped gallery, with the curved blocks of enclosed, box pews an unusual feature for this date. The chapel also contains mahogany balustrades to the staircases and many original doors and architraves throughout the building; * Architectural interest: as a Wesleyan Methodist chapel with a well-designed classical façade and a strong street presence; * Plan form: a characteristic Methodist arrangement with the hilly terrain utilised to provide a three-storey building with school accommodation beneath the double-height chapel with upper gallery.

History

The first known Methodist chapel in Conisbrough was built in 1810 on the west side of Castle Avenue. By 1874 it was considered that a bigger chapel was needed, and initially plans were drawn up for a new building on this site. However, in 1875 it was agreed to purchase the site of the present chapel from a Mr Cheetham for £300 and new plans were drawn up by the architects J Moxen and Son of Barnsley. The foundation stone was laid in April 1876 and the name plaque on the chapel is dated 1876. The official opening was reported in October 1877, when it was described as built of pressed brick with stone dressings in an Italianate style with a Welsh slate roof. The chapel provided accommodation for 500 people, and as the ground sloped down from the road a large schoolroom and two classrooms were built beneath. The chapel interior had a rostrum platform and gallery of mahogany, with enclosed pitch-pine pews with mahogany-topped doors. The schoolroom had a varnished pitch-pine dado. The building cost £3,800 of which about £3,000 had been raised prior to the opening service.

In 1878 a balcony organ was added, which was rebuilt and enlarged in 1912. It has now been removed.

In January 1903 fire broke out in one of the vestries when sparks from the firegrate ignited the carpet. It was said that practically the whole of the lower part of the premises was destroyed and two firemen were overcome by fumes and had to be carried out of the building by their comrades. The chapel itself was undamaged.

Between 1902 and 1930 a rectangular building identified as a Sunday School was built to the rear of the chapel. This was demolished after 1994. At an unknown date the fireplaces at the east end of the original building were blocked as was the basement doorway.

The chapel stopped being used for services in 2009.

Details

Wesleyan Methodist Chapel. 1876 by J Moxen and Son of Barnsley. Orange pressed brick, sandstone dressings, Tiled roof. Italianate.

PLAN: rectangular building with curved east end. Three full storeys of double-height chapel with upper gallery and lower ground floor. Partial basement at east end.

EXTERIOR: the symmetrical front elevation faces west onto Chapel Lane. Viewed from the road it is of two storeys and three bays with a broken triangular pediment over the slightly-projecting central bay and stone parapets to the outer bays. The elevation is of orange brick mostly in Flemish bond with a sandstone plinth, moulded sandstone impost bands to the windows, moulded entablature band and projecting eaves cornice flanking a brick frieze band. There is also a stone band between the ground and first floors which is plain to the outer bays and moulded to the central bay over the paired doorways. The round-headed doorways are reached by a shared flight of three steps with iron side railings. They have stone voussoirs with giant keystones framing the semi-circular fanlights. Both doorways have double doors with three vertical panels to each door with glazing to the centre of each panel, moulded timber lintels, and segmental glazing bars to the fanlights. The two outer bays both have a round-headed window on the ground floor with similar stone voussoirs with giant keystones and stone sills. The semi-circular window heads have segmental glazing bars and the windows below have small pane glazing. The central bay has a stone plaque above the moulded band over the doorways which is relief-carved WESLEY CHAPEL. A.D. 1876, the lettering coloured red. On the first floor is a central tripartite, round-headed window with lower, narrower outer lights, and single, round-headed windows to the outer bays. They are similarly detailed with stone voussoirs and giant keystones, and also have stone sill bands. The glazing is similar to that on the ground floor. At the apex of the broken pediment is a small, semi-circular window with a projecting sill band on plain consoles, stone voussoirs and a shaped giant keystone. The roof is not

visible, but is hipped with a double-pitch to the rear of the triangular pediment which forms a gable.

The side elevations are both of four pier and panel bays with four round-headed windows on the ground and first floors. These have narrow bands of buff brick at the window impost level, and a buff brick eaves band with shaped stone eaves brackets. The lower ground floor on both sides has square-headed windows with a lintel band of buff bricks. The left-hand bay of the north side elevation has a doorway rather than a window. The round-headed windows have timber cross-frames with plain semi-circular heads, some blind, and the square-headed windows have timber cross-frames with rectangular lights over.

The curved rear wall steps in from the plane of the side walls and has a shallow projecting chimney stack in the centre. The first floor has a single round-headed window on each side of the stack, with two similar windows on each side on the ground floor, and a single round-headed window to each side on the lower ground floor. Beneath are blocked basement windows with flat-headed stone lintels, and on the left-hand, south side is a blocked round-headed doorway.

INTERIOR: the chapel is largely unaltered and there are many doors and architraves throughout the building. The narrow, full-width entrance lobby has two recessed double doorways opening into the chapel. The jambs and soffits have board panelling and the double doors are each of three vertical panels with diagonal and vertical board panelling. On the left-hand, north side is a staircase up to the chapel gallery with a mahogany balustrade on the right-hand side. It has a heavy, turned and moulded newel post and turned and moulded balusters. On the right-hand, south side is a doorway to the staircase down to the lower ground floor, which has a simpler, mahogany balustrade to one side with a turned newel post. Within the chapel the floor slopes gently down towards the rostrum platform at the east end which stands on a shallow semi-circular step. Three curved blocks of enclosed pews face the rostrum platform separated by two narrow, angled aisles leading down from the two doorways. The pews have curved backs of vertical pitch-pine board panelling with mahogany top boards with prayer book shelves and circular mouldings, and are enclosed with individual doors off the aisles. The side panels and doors have inset alternating diagonal board panels which form a zig-zag pattern and are topped with mahogany circular mouldings. The doors are closed by small, circular, brass catches. The large rostrum platform is of mahogany with round-headed panelling to the base, and symmetrical, curved staircases rising on either side to an enclosed seating area with a projecting lectern. The staircases have turned mahogany newel posts and swept handrails with decorative iron balusters. The projecting, semi-circular, moulded lectern has fluted pilasters and relief-carved foliate panels, with rectangular panelling to the enclosed seating area. In front of the rostrum platform is a semi-circular, mahogany communion rail

on decorative, iron legs. The walls have vertical boarded dados, and the east wall behind the rostrum platform has two flanking doorways with moulded architraves and four-panelled doors. Above is a lozenge-shaped gallery supported on circular iron columns with Corinthian capitals. It has a panelled, mahogany front with an inset, circular clock opposite the rostrum platform. The gallery has dais seating with a board panelling screen around the head of the stairs. At the east end are two stained glass windows depicting Christ as The Light of the World and as The Lamb of God.

The lower ground floor has three rows of circular cast-iron columns with plain moulded capitals supporting the chapel above. Stone steps in the south-east corner lead down to the partial basement. EXCLUSIONS Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that the inserted kitchen on the lower ground floor and the lavatories at the east end of the lower ground floor and on the north-east side of the east end on the ground floor are not of special architectural or historic interest. In addition the low, brick wall in front of the chapel forecourt is not intact having lost the original surmounting iron railings and central double gates and so is not included in the List entry.

Selected Sources

Websites

Conisbrough & Denaby Main Heritage Group, Wesleyan Chapel, accessed 10 February 2015 from [www.conisbroughheritage.co.uk/Wesleyan Chapel](http://www.conisbroughheritage.co.uk/Wesleyan%20Chapel)

National Grid Reference: SK5126898503

Consultation on Review

Involving the community and raising public awareness is considered an important part of reviewing the conservation area appraisal and was subject to public consultation from 9th February to 20th March. This included the following measures:

- The review was made available during this period on the Council's website with comments being welcome
- Site notices were erected in the conservation area on Thursday 5th February publicising the review and also welcoming comments
- A press notice was placed in the Doncaster Star also on Thursday 5th February also publicising the review and welcoming comments
- Doncaster Civic Trust were contacted individually given their previous involvement with the original conservation area appraisal
- Local ward members, chair and vice-chair of planning committee, as well as Conisbrough Forward, were made aware of the review as well as welcoming comments
- Design and Conservation Officer attended a meeting chaired by Conisbrough Forward held at the Ivanhoe Centre on Thursday 12 March held to discuss the conservation area, its appraisal and its review, and the potential for a Townscape Heritage Initiative

Responses

As a result of the above consultation one response has been received from:

- Doncaster Civic Trust – agreeing with all comments but suggested that there should be photographs of each of the key unlisted buildings, that especially the new build adjoining Lowfield House was 'admirable', that the state of The Priory, 12 High Street and The Old Police Station was disappointing but when restored would make an excellent contribution to the conservation area and that the proposed boundary changes should be made soon. Entries for each of the key unlisted buildings, including photographs, have been created whilst other comments are noted.