Suggested Boundary Changes

1. Waterdale
2. Printing Office Street south side
3. St Sepulchre Gate
4. Bowers Fold

RECOMMENDED EXTENSIONS TO THE CONSERVATION AREA BOUNDARIES

- Listed Buildings
- Positive Buildings
- Neutral Buildings
- Negative Buildings
- Negative Space
- Buildings Within Curtilage of Listed Building
- Key Unlisted Buildings
- Existing Conservation Area Boundary
- Proposed Extensions to Conservation Areas
Review of the High Street Conservation Area Boundaries

The High Street Conservation Area was designated on 20 May 1977 along with Christ Church and Benethorpe Conservation Areas. This was the third conservation area to be designated in the centre of Doncaster following the South Parade and the Market Place in 1974 (see area plan within the introduction section).

The designated area is centred on the line of the High Street, French Gate and Hall Gate. The boundary to the north follows the line of the rear of the Hall Gate properties and the edge of the Market Place Conservation Area; the boundary to the west is defined by Church Way then dog-legs along French Gate to the centre line of St Sepulchre Gate. (This excludes the Frenchgate Centre). The southern boundary follows the medieval boundary along the centre of Printing Office Street and Cleveland Street. It then runs parallel to Hall Gate along the centre of Wood Street, turns up Waterdale and abuts the South Parade Conservation Area at Hall Gate.

This boundary created a conservation area that focuses on the Great North Road/High Street and encompasses the medieval town boundary. The boundary has remained unchanged since it was designated and there have been no further adjoining conservation areas.

In reviewing the existing boundary an assessment of the wider setting of the conservation area was considered. The townscape value was considered along with the historic significance of the adjacent areas, buildings and spaces. The southern boundary was found to be vulnerable to pressures for development, and the quality of the buildings and spaces was such that conservation area status was desirable.

The possible extensions to the conservation areas were displayed at both consultation events. The first proposal was tested at the Design Panel and with the officers. There was support for the extension on Printing Office Street and Waterdale. There was detailed discussion around the exact proposed boundaries and the proposal was revised for the second public consultation. The area to the south was also included at the second event. This includes St Sepulchre Gate, West Laith Gate and Chancery Place.

In summary, the benefits of extending the area are to remove the anomaly of designating one side of Printing Office Street, to incorporate Waterdale by linking this area to the South Parade Conservation Area, and to protect the southern end of St Sepulchre Gate. The Bowers Fold amendment is to realign the boundary with the Market Place Conservation Area.

The four proposed extension are described in detail on the following pages.
The view demonstrates the importance of Harwood Terrace as an historic landmark within this part of the town centre, and also shows the overpowering and out of scale presence of Crossgate House in the background.

**View 01**: Waterdale roundabout facing west

Doncaster High School for Girls has an imposing facade onto the roundabout

**View 02**: Waterdale facing east
Suggested Boundary Changes

1. Waterdale

Waterdale lies to the south east of the area. Formerly this was the Horse Fair, it became the bus station and now the long triangular space is filled with parked cars and street clutter. Despite the erosion of the quality of the detail this has the potential for becoming an attractive public space.

The view north towards the conservation area is framed to the west by Harwood Terrace, a long regency parade of shops: to the east the Former Girls High School forms an edge and corner with Chequer Road. The view west up Chequer Road is very pleasant between the school and a three storey terrace of houses. Magnificent trees line the route on the school's side. This area marks the cusp of the commercial central core and the residential areas to the east of the town.

At present there is pressure for change in the Waterdale area from the proposed Cultural Quarter and there was discussion at the events as to how the School might be affected by these proposals. Members of the public also had recollections of the school and wanted to see the school reused.

At the first exhibition there was unanimous support for including Harwood Terrace and Waterdale. Following the Design Panel and officers’ review it was decided that it would be appropriate to also include both sides of Chequer Road. The quality of Chequer Road and the proximity of the South Parade Conservation Area led to a proposed extension to make the two areas interlock. The boundary through the Doncaster Foyer will also need to be amended so that the building is completely contained within the High Street Conservation area (the boundary currently cuts through the north wing) but this will occur as part of a South Parade Conservation Area Appraisal and Management Proposals.

The vista is terminated by the spire of the Baptist church, framed by an important line of mature trees and the Girls School to the south (right) and nos. 1 to 11 Chequer Road and further trees to the north (left).

View 03: Chequer Road looking east

The vista is terminated by the former church, with the Girls School to the south (left) and nos. 1 to 11 Chequer Road to the north (right).

View 04: Chequer Road looking west
Suggested Boundary Changes

Buildings Within Proposed Extension

Key Unlisted Buildings

1. Harwood Terrace; Built in 1826 by corn mill owner Mathias Harwood, this is one of the few examples within Doncaster town centre of a planned development of more than 1 of 2 buildings, originally comprising a terrace of 20 houses. In this respect it predates Priory Place by 6 years. The buildings were originally occupied by professionals and prominent members of Doncaster society before being converted for commercial use.

2. Doncaster High School for Girls; The subject of a design competition won by J. Bottomley and Wellburn of Leeds and built in 1910 with further (sympathetic) extensions c. 1930, the building is a local landmark occupying prime location on the busy Waterdale junction. The school is a robustly detailed brick and terracotta mix, with many fine decorative elements.

Buildings / Features Making a Positive Contribution

3. 1 to 11 Chequer Road; early 20th century brick houses

4. Doncaster Foyer; Opened in 2000, the building is a shelter run by the Salvation Army Housing Association. Confidently modern in style, the building works well contextually with its surroundings.

5. Trees to Chequer Road; Trees to both sides of the road should be protected.

Neutral Buildings

6. Doncaster Theatre: Built in 1921 as ‘The New Arcadia’ by theatrical producer and comedian Harry Russell the building became the ‘Arcadia Picture House’ in the early 1930s. In the late 1940s the Council purchased the building and converted it to a theatre and cinema as ‘Doncaster Arts Centre’ - one of the first such municipal facilities in the country. Major refurbishment works were carried out in the 1970s, although the original core of the building is still visible behind the later extension.

Negative Buildings

No buildings within the proposed extension are considered to have a negative impact.
Suggested Boundary Changes


Suggested Boundary Changes

The view is framed by the 2 storey premises to the south side of Printing Office Street (right) and terminated by York House (centre)

View 01: Printing Office Street facing east
Suggested Boundary Changes

2. Printing Office Street & Cleveland Street

Printing Office Street is an attractive street with parades of two storey shops. The character is similar on both sides of the street. Historically this was the demarcation of the town boundary, however today this conservation area boundary appears an anomaly as the quality of the street is in its consistent scale and character.

The eastern end the street is terminated by Cleveland Street. This junction contains three of Doncaster’s famous rounded corners and buildings of interest.

The corner of Wood Street and Cleveland Street was also included in the second consultation. This includes another good rounded corner building. The 20th century buildings between the two corners (16 & 17 Cleveland Street) are included to complete the block and simplify the boundary rather than for their own merit.
Suggested Boundary Changes

Buildings Within Proposed Extension

Key Unlisted Buildings

Although most make a positive contribution, no buildings are considered key unlisted structures.

Buildings Making a Positive Contribution

1. 34 to 50 Printing Office Street; early 20th century 2 storey buildings built by the Corporation with commercial premises to the ground floor and living accommodation above. The small size reflects the unstable ground conditions associated with the town ditch, the line of which is now occupied by Printing Office Street.

2. The Lord Nelson; An early 20th century brick and terracotta building with a rounded corner.

3. York House; An early 20th century brick building with classical styling and a rounded corner.

4. 21 Cleveland Street; Similar to York House (above), although with a straight facade.

5. 15 Cleveland Street; An early 20th century terracotta clad building with a rounded corner.

Neutral Buildings

6. 28 Printing Office Street; a late 20th century brick buildings that fit innocuously into the townscape, utilising motifs from adjacent historic examples, such as pointed gables.

7. 30 & 32 Printing Office Street; Late 20th century buildings that lack the necessary styling to make a positive contribution to the character of the conservation area, but which nonetheless work contextually in terms of materials and massing.

Negative Buildings

8. 17 Cleveland Street; the building appears to have been refaced during the 20th century and fails to address the street. The massing of the building allows the continuation of the street frontage.

9. 19 Cleveland Street; the screen allows the continuation of the street frontage. The council would encourage redevelopment of the site.
Suggested Boundary Changes
Suggested Boundary Changes

Good quality 19th and early 20th century buildings survive to the southern end of the street.

View 01: South along West Laith Gate

The original proportions of the street are still apparent, despite recent redevelopment. The problems of traffic are evident, together with the loading bay to the (left) that creates a gap in the urban fabric.

View 02: North along West Laith Gate
Suggested Boundary Changes

3. St Sepulchre Gate

St Sepulchre Gate is an important route into the town that marks the south western entry into the town. Views up St Sepulchre Gate focus on the Minster tower and the continuation across to Baxter Gate leads directly to the Market Place. Today the southern end of St Sepulchre Gate is severed from the south by Trafford Way. A pocket of good commercial buildings still line St Sepulchre's and West Laith Gate but because they are now no longer on a major through-route they are vulnerable to decline.

Doncaster has proposals for quality improvements and reinstated pedestrian crossing that will provide access to the station and to the south, and the improvements and a new street frontage on Trafford Way. This will provide new energy to this area.

The proposed boundary includes the western edge of West Laith Gate, the line along Trafford Way, the backs of St Sepulchre Gate and along Chancery Place, cutting behind T.J. Hughes and linking to the Conservation Area at the rear of the Methodist Chapel. Chancery Place is an interesting survival. It is a tiny lane that appears in the medieval plans and is lined with Georgian workshops. It has a narrow entrance and surprising change of level.

Conservation area status could provide protection to the area that is both vulnerable to development and decay.

The dead space of the road (centre) could be enhanced to create more of a buffer against the busy Trafford Way

View 03: South along Trafford Way

St George’s Minster dominates the view in the distance

View 04: North along St Sepulchre Gate
Suggested Boundary Changes

Buildings Within Proposed Extension

Listed Buildings

1. Danum House (former Co-Op Building); Built c. 1930, the building is an outstanding example of provincial Art Deco.

Key Unlisted Buildings

2. 4 to 6 West Laith Gate, early 20th century; the Tut & Shive public house, a good quality and brick commercial building with terracotta mouldings featuring various classical motifs.

3. 8 West Laith Gate, early 20th century; the Plough public house, similar to (2) above although more restrained, with terracotta confined to the ground storey, a slate roof with front and rear eaves and dormers.

4. The King’s Arcade, early 20th century; the building is well detailed, with a grand terracotta elevation facing the primary route of St Sepulchre Gate and a brick elevation facing West Laith Gate.

5. 80 St Sepulchre Gate, 19th century; the last surviving intact simple townhouse building to this section of the street. The elevation is marred by the external roller shutter.

6. 83 to 85 St Sepulchre Gate, late 19th century; good quality terracotta commercial building with fine decorative detailing, the large openings at first floor are unusual for Doncaster, suggesting original use as some from of showroom.

Buildings / Features Making a Positive Contribution

7. 10 West Laith Gate, 19th century; the modern side extension should be considered as neutral.

8. 76 St Sepulchre Gate, late 19th / early 20th century; the building has some good decorative details such as the keystones and cornices, although its integrity has been marred somewhat by the painting of the brickwork. The positive contribution that the building has on West Laith Gate (8a) should also be noted.

9. 78 St Sepulchre Gate, 19th century; as (5) above, although the building has been re-faced using a stretcher bond rather than the historically correct Flemish bond and an inappropriate roller shutter has been fitted to the front elevation.

10. Stone walling to yard, Trafford Way; an interesting survival. Repointing with modern cement mortar should be discouraged.

11. 90 St Sepulchre Gate, 19th century; the building retains ashlar lines scribed into the render. Re-fenestration with small pane sliding sash windows and a more sympathetic shopfront would improve the historic integrity of the building.
Suggested Boundary Changes
Suggested Boundary Changes

12. 87 to 89 St Sepulchre Gate; an example of 1930s ‘streamlined’ architecture, the facade could be improved by reinstating the masts.

13. 77 to 81 St Sepulchre Gate, late 19th / early 20th century; the brick and terracotta building has good decorative elements and introduces motifs such as profiled gables that enliven the streetscape. The single storey extension to the southern end is a modern intervention. 77 and 79 are marred by an unsympathetic brick infill to the shopfront and roller shutters.

14. 73 to 75 St Sepulchre Gate, early 20th century; the standard strip window format of the building is embellished by corner pilasters and a decorative parapet. The buildings again are marred by an unsympathetic brick infill to the shopfront and roller shutters, a continuation of the treatment to 77 and 79.

15. 71 St Sepulchre Gate early 20th century; this small 2 storey infill building nonetheless includes details such as recessed brickwork panels and stone copings to the pointed gable. The building is again marred by an unsympathetic brick infill to the shopfront, a continuation of the treatment to 73, 75, 77 and 79.

16. Chancery Place; an interesting survival, the lane appears on medieval plans. Historic buildings survive to the west side.

Neutral Buildings

17. 1 to 5 West Laith Gate; Re-fenestration with small pane sliding sash windows and a more sympathetic shopfront would quite easily elevate the building to the ‘positive’ category.

18. 63 to 69 St Sepulchre Gate, late 20th century; the building makes reference to its context in terms of materials and scale and massing, respecting the adjacent storey heights and continuing the line of the parapet. However, the detailing is clumsily executed and utilitarian shopfronts detract from the whole.

19. 7 to 9 Duke Street; a modern brick and render buildings that fit innocuously into the townscape, although lacks the necessary design flair to make a positive contribution.

Negative Buildings

20. 64 St Sepulchre Gate; the building is incongruous in terms of scale and style, fails to address the street through the use of mirrored glass and introduces elements such as angled bays not found elsewhere within the proposed extension,

21. 82 to 86 St Sepulchre Gate; the modern style is at odds with adjacent historic buildings, particularly its horizontal form.

22. Sainsbury’s, West Laith Gate; although outside the proposed extension area, the utilitarian building and loading bay has a negative impact.
Suggested Boundary Changes
Suggested Boundary Changes
Suggested Boundary Changes

4. Bowers Fold / Silver Street

The current Conservation Area boundary is positioned so that it splits a terrace of buildings on the corner of Silver Street and Bowers Fold in half, with one building within the High Street Conservation area and those remaining in the Market Place. It is proposed to relocate the boundary so that all of the terrace is contained within the Market Place Conservation Area.
Local Generic Guidance

**WINDOW PRINCIPLES**
Vertical sliding sash type

- Materials: All frames and sashes should be timber.
- Configuration of glazing bars should correspond with other historic examples in the vicinity; the most common arrangement in Doncaster is 6 over 9 (first floors) or 3 over 3 (second floors). Spacing should be equal.
- Painted concrete / stone cill 1 brick course deep.
- Glazing divided into smaller panels, not just one pane of glass.
- Pilasters to frame front and define width.
- Logo confined to space within fascia, not the whole front.
- Cornice to define top edge of shop-front and distinguish from building above.
- Fascia in proportion to shop-front.

**SHOPFRONT PRINCIPLES**
Typical town house type

- Ensure fascia does not encroach on first floor windows.
- Lettering preferably in keeping with style of building e.g. classical/deco/gothic. Individual letters placed on fascia with base colour continuing underneath.
- Door recessed from pavement edge and in sympathetic style.
- Windows should be vertical sliding sash not pivot / casement.
- Glazing: ideally single glazed (double glazing produces uneven reflections that affect the appearance of the building).
- Frames should be set back within reveals 100 mm min.
- Glazing bars should be copied from the original or appropriate to the age and style of building; bars should be structural (i.e. not applied).
Local Generic Guidance

Guidance and information could assist in the preservation and enhancement of the High Street Conservation Area. The information could also be relevant to the whole town centre.

The guidance would identify specific requirements and expectations for listed building repairs and alterations, and local authority powers within the conservation area. There could be summary of the relevant legislation and development controls for commercial and residential properties.

Recommended topics include detailed guidance leaflets on
- appropriate replacement windows
- doors and joinery
- brickwork and stone repairs
- roof materials
- stucco and ironwork
- shop front design and guidance on advertisements
- public realm improvements including boundary treatments
- recommendations for alterations and appropriate new build

The guidance would be aimed primarily at building owners, but also for education and information. Distribution could be in paper form and downloadable from on the council’s web site.

The guidance would make reference to Council policy and in particular the Character Appraisal and Management Guidelines following their adoption and incorporation into Supplementary Planning Documents.
Summary of Issues

The strength of the High Street Area is in its strong physical form and in the commercial activity the area supports.

The main problems of the area are
- many examples of poor signage, amongst some real shop front ‘gems’
- the erosion of detail such as windows which is incrementally downgrading the appearance of the environment
- some inappropriate interventions and negative buildings that fragment the street frontages
- the exposed backs of buildings along Church Way
- Church Way which divides the centre of the town from the Minster and the only local green space
- the removal or substantial alteration the interiors of some key public (listed) buildings
- poor quality service areas and rear yards
- difficulty of arriving in the area by foot from the station
- poor public realm and street clutter
- poor condition of street frontages on Hall Gate

The main pressures on the area
- economic pressures on the community
- pub and night time street culture
- pressure for new development to the south and Waterdale

The pressures also bring opportunities. The historic environment is at the core of the vision for Doncaster Renaissance Town Charter and the regeneration proposals. By respecting the character of this place; the regeneration proposals have the potential to remedy the recent inappropriate interventions, to provide renewed energy to the commercial centre, to reconnect the centre to the station and to create high quality public open space both on the central streets and in a new public open space in Waterdale.
Summary of Issues

Statutory Action

The local authority intends to address the current issues by adopting the Conservation Appraisal and Management Proposals. The local Authority will use the appraisal to assess character when considering planning and listed building applications.

The local authority plans to declare the High Street Conservation Area an Area of Special Control of Advertisements in order to influence the signage used by the commercial properties.

The local authority intends to extend the Conservation Area Boundary in order to safeguard Waterdale, Printing Office Street and St Sepulchre’s Gate.

The local authority will consider applying to the Secretary of State for Article 4(1) agreements to remove permitted development rights from (unlisted) commercial properties for alterations to painting and other surface treatments.

The statutory action will be backed up by the proposed guidance and information that will encourage good practice (see section 7). When infringements occur; then enforcement action will be taken to rectify.
Part 2: Management Proposals

1.0 Introduction

Under Section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Borough Council is required to periodically review its conservation areas and to publish proposals for their preservation and enhancement.

The purpose of the Management Proposals is to describe a mid to long-term strategy for preserving and enhancing the special character and appearance of the Conservation Area.

The Management Proposals set out the actions needed to address the issues raised in the Conservation Area Appraisal.

The Proposals document recommends both the provision of good practice guidance to clarify the existing powers, and proposes increased local authority controls within the area. This includes recommendations for further work required for their implementation.

The recommendations for the Management Proposals have been displayed and discussed at the public exhibitions held in January and February 2007. The recommendations have evolved through this consultation process and the support given by the local community.

It is likely that most, if not all, of the actions itemised in the Recommendations will have to be financed or initiated by the Borough Council possibly helped by funding from outside sources such as the Heritage Lottery Fund or English Heritage. It is accepted that, of necessity, actions will all need to be prioritised according to the availability of resources.
Part 2: Management Proposals

Recommended extensions to the Conservation Area Boundaries:

1. Waterdale
2. Printing Office Street south side
3. St Sepulchre Gate
4. Bowers Fold

Legend:
- Listed Buildings
- Positive Buildings
- Neutral Buildings
- Negative Buildings
- Negative Space
- Buildings Within Curtilage of Listed Building
- Key Unlisted Buildings
- Existing Conservation Area Boundary
- Proposed Extensions to Conservation Areas
Part 2: Management Proposals

2.0 Recommendations

1. The Council should formally adopt the Doncaster High Street Conservation Area Appraisal (Part 1 of this document) so that it is a material consideration in determining planning applications;

2. The Council should adopt the Doncaster High Street Conservation Area Management proposals (Part 2 of this document) as a Supplementary Planning Document (SPD) in support of a Development Plan Document (DPD) within the emerging Local Development Framework (LDF)

3. Extension of the conservation area boundaries

4. Declaration of Area of Special Control of Advertisements throughout the whole conservation area

5. Adoption of Article 4 (1) Directions for the surface treatment painting etc, for the elevations of commercial properties following detailed survey and justification

6. Preparation and formal adoption of guidance explaining conservation policy and good practice (See Guidance and Information below)

7. Distribution of guidance to building owners and stakeholders

8. Investing in education, community involvement and dissemination of information about the conservation area and the controls

9. Committing to a five year review, the next review being in 2012.

3.0 Management Strategy

3.1 Development Control

The Council will use the Appraisal to assess the quality of the spaces and buildings when considering applications for Conservation Area Consent (demolition) Planning and Listed Building Consents.

The Appraisal includes a statement regarding the significance of the buildings. This ranges from the listed buildings to buildings to those that are identified as having negative impact. This is included in Chapter 4. The council will actively promote the protection of listed, key unlisted and positive buildings.

The Council is unlikely to grant consent for the demolition of listed, key unlisted or positive buildings, whereas buildings that are neutral may be considered for demolition, and demolition is actively encouraged for negative buildings.
Part 2: Management Proposals

The buildings within the proposed extensions to the conservation area boundaries are also evaluated in anticipation of the approval of boundary changes.

The statutory action will be backed up by the proposed guidance and information that will encourage good practice. When infringements occur; then enforcement action will be taken to rectify.

3.2 The extension of the Conservation Area boundaries

The conservation area boundary extensions areas are proposed to safeguard areas of value that are adjacent to the existing conservation areas:

The areas were discussed at the consultation events and there was a real sense of urgency:

‘Conservation Areas should be extended as soon as possible before we lose some more real gems in surrounding areas’

The proposed areas are as follows:

1. Waterdale: to safeguard the eastern edge of the conservation area, to include Harwood Terrace and Chequer Road.

2. Printing Office Street: to include the south side of Printing office Street, the junctions with Cleveland Street and Wood Street

3. St Sepulchre Gate: to safeguard the southern edge of the conservation area including the historic streets of St Sepulchre Gate, West Laith Gate and Chancery Place.

4. Bowers Fold: to remove anomaly in the Market Place and High Street Conservation Area boundaries where a pair of buildings are split between the two areas.

The proposed extensions are described in detail in section 6 of the Conservation Area Appraisal.

3.3 Area of Special Control of Advertisements

The centre of Doncaster is scarred by poor signage. Conservation Area status does not give any further control over signage than if the area was not in a conservation area. There is some control where signage is illuminated (or the building is listed), but otherwise control is fairly limited. The designation as an Area of Special Control of Advertisements is to be adopted by the local authority, which will then require applications for proposed signage.

The local authority will also prepare guidelines for good practice for signage to encourage good design.
3.4 Article 4 Directions

The elevations of many buildings have been altered by poor window and door replacements and erosion of important details. This is partly covered by existing controls because The High Street Conservation Area is comprised of commercial premises therefore consent is already required for window and door renewal and alteration. Enforcement may be applied by the local authority to control inappropriate unauthorised replacements. This also applies to flats above shops that fall under the same controls. Thus there are no Article 4 directions proposed at this time for control of window and door replacement.

However, there are no controls for the surface treatment painting etc for the elevations of commercial properties. For this reason an Article 4(1) Direction is proposed to remove the permitted rights and to impose control over the external painting of commercial properties.

As part of any proposed Article 4(1) a survey of the existing properties will be undertaken and justification will be produced for any proposed action. The local authority will also prepare guidelines for good practice for surface treatments. The local authority will, however, discourage painting of previously unpainted surfaces.

Where buildings have been rendered or previously painted then the following colours would normally be considered acceptable as the main background colour:

- Magnolia BS 08B15
- Gardenia BS 10B15
- Sandstone BS 08 B17
- Cream BS 10 C31
- Buttermilk BS 08C 31

String courses and sills should be picked out in a slightly lighter colour. However, where a property is listed and/or where the building is heavily moulded/modelled then the advice of a Design and Conservation Officer should be sought at the earliest opportunity.

3.5 Buildings at Risk

There are no buildings in Doncaster on English Heritage’s Buildings at Risk Register (which covers Grade I and II* buildings at risk) or the Council’s own register. However the current decline in Hall Gate is putting pressure on this part of the conservation area. This is set out in more detail in section 4.4.11 of the Appraisal. In particular, the vacant houses 13, 14 and 15 Hall Gate are currently at risk and in need of renovation.
Part 2: Management Proposals

Shopfronts & Signage

Examples of bad practice

Examples of good practice

Window Design

Examples of bad practice

Examples of good practice
Part 2: Management Proposals

4.0 Guidance And Information

The following guidance and information leaflets are recommended to be produced for or by the local authority:

4.1 Conservation policy

A clear and concise description of the listed building and conservation area controls

4.2 Shop front design and guidance on advertisements

This information will support Area of Special Control of Advertisements controls.

A shop front study needs to be commissioned to illustrate good practice and to reflect the variety of shops in Doncaster. The principles for guidance are shown in the Appraisal in Section 7 page 154.

The shop front should reflect the architecture of the whole building including the architectural character of the upper floors.

4.3 Door and window design

Clear guidelines giving the required materials appropriate replacement design for windows doors and joinery.

4.4 Brickwork and stone repairs

Clear guidelines with recommendations for good practice.

4.5 Roof materials

Recommended materials in the conservation area and good practice.

4.6 Stucco and painted wall surfaces

This information will clarify the Article 4 (1) direction.
Part 2: Management Proposals

Public Realm

BAD
Street clutter at the top of Hall Gate

GOOD
An example of the use of traditional materials and simplified design

New Build Principles

AVOID
Wood Street; an example of inappropriate development in terms of scale, height and siting

PROMOTE
New development along High Street knitting into the existing urban fabric in terms of style, materials, scale and massing
Part 2: Management Proposals

5.0 Principles For Public Realm Improvements

Guidelines would incorporate a review of the quality of the space and condition of the public realm and make recommendations for the enhancement of the town and improvements to public realm environment.

The following principles set the framework for more detailed guidelines:

- Clear proposals to de-clutter streetscape throughout the town
- A strategy for the use of a pallet of materials and a simple design
- Give preference for high quality natural long lasting and traditional materials
- Public consultation to precede detailed proposals for public realm, particularly Hall Gate streetscape
- Give priority for pedestrian access and improve commercial access
- Maintain and introduce soft landscaping and trees where appropriate
- Transform Church Way by improving connections to the Minster and green space, line Church way with development and a high quality edge to Church Way
- Reinstate connections from the south to the town centre across Trafford Way
- Promote good practice for streetscape (see examples)
- Actively promote improvement to negative spaces as defined in the Appraisal:
  - Back yards off Printing Office Street and Cleveland Street;
  - Post Office extension site on Priory Place;
  - Waterdale / Wood Street – an enormous opportunity especially if the conservation area boundary extended.

6.0 Principles For Appropriate New Build

- Promote design that respects the character of the High Street Conservation Area as described in the Conservation Area Appraisal
- Identify good practice examples within Doncaster and elsewhere
- Reflect the traditional plot widths in the design of new buildings
- Follow the line of the building frontage which is typically at the back edge of the pavement
- Keep to traditional storey heights (and avoid the mistakes of tall monolithic blocks of the late twentieth century)
- Respect the proportions of door and window openings
- Use appropriate materials
- Enhance key views, especially views of the Minster Tower
- Fill the gap in the street in Hall Gate (pages 50 and 56 of appraisal)
- Composition of facades to reflect the plot widths by articulating the facades, heights and proportion.
- Careful use of materials; stone render and brick are the traditional pallet of Doncaster. The variety of the existing building stock reflects the wide range of possibilities and opportunities for future development.
- Particular care on corner sites and to follow the precedent of the Doncaster rounded corner tradition
- Promote good practice and avoid poor practice.
Part 2: Management Proposals

7.0 Education
The Guidance is to be disseminated widely to all building owners and stakeholders including in-house departments in order to raise awareness of the current controls and good practice. Information regarding grants for conservation works is also to be disseminated.

8.0 Review
As recommended by English Heritage, the Council should review the Appraisal every 5 years from the date of its formal adoption. A comparison should be made at the time of review with the detailed written and photographic record within the appraisal.

The Management Proposal is bound with the Appraisal. Since the proposals are intended to be a working document, they will be reviewed periodically at no more than five year intervals. The document will need to be assessed in the light of the emerging LDF and government policy generally. A review should include the following:

• A survey of the conservation area including a full photographic survey to aid possible enforcement action;
• An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
• The identification of any new issues which need to be addressed, requiring further actions or enhancements;
• The production of a short report detailing the findings of the survey and any necessary action;
• Publicity and advertising.
Part 2: Management Proposals

Sources of Relevant Information

Commission for Architecture and the Built Environment (CABE)
• Building in Context: New Development in Historic Areas
• Making design policy work: How to deliver good design through your Local Development Framework
• Making Places: Urban Design at Local Level
(The above documents are available to download from www.cabe.org.uk)

English Heritage
• Understanding Place: Guidance on Conservation Area Appraisals
• Guidance on the Management of Conservation Areas
• Measuring change in Conservation Areas
• Regeneration and the Historic Environment
• Environment Heritage Power of Place: The Future of the Historic Environment
(The above are available to download from www.english-heritage.org.uk)

Department for Culture, Media and Sport
• DCMS Review of heritage protection: The way forward
• DCMS Social inclusion for the built and historic environment
• DCMS & DTLR The Historic Environment: A Force for Our Future
(The above are available to download from www.culture.gov.uk)

Miscellaneous
• Building for Life: Delivering Great Places To Live www.buildingforlife.org
• By Design: Urban Design in the Planning System www.communities.gov.uk
• The Urban Design Compendium www.englishpartnerships.co.uk
• HELM: Your guide to the historic environment www.helm.org.uk
• Secured by Design www.securedbydesign.com
Appendix 1
Useful Information & Contact Details

Contacts and Useful Organisations

Doncaster Council
Development and Planning
Doncaster Council
2nd Floor, Danum House
St Sepulchre Gate
Doncaster
DN1 1UB
Telephone: 01302 734922

Local History Library
Central Local Studies Library
Central Library
Waterdale
Doncaster
DN1 3JE.
Telephone: 01302 734307

Doncaster Archives
King Edward Road
Balby
Doncaster
DN4 0NA
tel: 01302 859811

Doncaster Civic Trust
2 Lawn Road
Doncaster

English Heritage
1 Waterhouse Square
138-142 Holborn
LONDON
EC1N 2ST
Telephone: 020 7973 3000

Society for the Protection of Ancient Buildings (SPAB)
37 Spital square
London
E1 6DY
Telephone: 020 7377 1644

Georgian Group
6 Fitzroy Square
London
W1T 5DX
Telephone: 020 7387 1720

The Victorian Society (South Yorkshire Group)
Graham Hague,
39 Cobden View Road,
Sheffield,
S10 1HP
Telephone: 0114 268 6729

The Twentieth Century Society
70 Cowcross Street,
London,
EC1M 6EJ
Telephone: 020 7250 3857
Appendix 1
Useful Information & Contact Details

Bibliography


Tuffrey, Peter, *Streetwise; Old Doncaster Memories*, Doncaster, 1996


The following is a heritage audit in the form of a photographic record of the streets within the High Street Conservation Area taken between November 2006 and January 2007. The streets are in alphabetical order, with individual buildings colour coded to reflect their statutory designations and significance as identified in sections 4.4.7 to 4.4.10. The photographs are taken in sequence; clearly they are neither rectified nor to scale.
Appendix 2
Audit Of Heritage Issues

Baxter Gate (East Side)
Appendix 2
Audit Of Heritage Issues

Cleveland Street (East Side)

Cleveland Street (West Side)

Appendix 2
Audit Of Heritage Issues

Cleveland Street (East Side)

Cleveland Street (West Side)
Appendix 2
Audit Of Heritage Issues
Appendix 2
Audit Of Heritage Issues

Hall Gate (South Side)
Appendix 2
Audit Of Heritage Issues
High Street (South Side)
Appendix 2
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