Doncaster – St. George’s
Conservation Area
Appraisal

www.doncaster.gov.uk/planning
St. George’s
Conservation Area Appraisal

Index

Preface

Part I – Appraisal

1. Introduction
2. Location
3. Origins and development of the settlement
4. Prevailing and former uses and the influence on the plan form and building types
5. Archaeological significance and potential of the area
6. Architectural and historic qualities of the buildings
7. Character and relationship of the spaces in the area
8. Traditional building materials and details
9. Green spaces and trees
10. Negative features
11. Neutral features
12. Condition of buildings
13. Suggested boundary changes
14. Summary of special interest

Part II – Management Proposals

15. Management Proposals

Appendices

I Useful Information and Contact Details
II List Descriptions
III Relevant Policies of the Doncaster Unitary Development Plan
IV Community Involvement

Maps

1. Origin and Development of Area
2. Positive Features
3. Negative and Neutral Features
4. Views into and out of Conservation Area
Preface

The guidance contained in this document is provided to assist developers and the general public when submitting planning applications. It supplements and expands upon the Policies and Proposals of the Doncaster Unitary Development Plan (UDP) and the emerging policies that will be contained within the Local Development Framework (LDF).

The UDP contains both the strategic and the local planning policies necessary to guide development in Doncaster and is used by the Council for development control purposes. At the time of writing this appraisal, the UDP is being reviewed and will ultimately replaced with the emerging LDF.

It is not possible however for the UDP or indeed the future LDF to address in detail all the issues raised by the many types of development. This appraisal will be a material consideration to be taken into account when determining planning applications. Also included within the Appraisal are Management Proposals that will be considered for adoption by the Council as part of its approval processes.

It is hoped that this guidance will cover most eventualities including all the main guidelines, which a prospective applicant should bear in mind when considering development proposals. The appraisal however is not intended to be wholly comprehensive and the failure to mention any particular building; feature or space should not be assumed to imply that they are not of particular significance. Advice is available from Doncaster Council’s Design and Conservation team and you are advised to make early contact before carrying out any work within the conservation area.
Part I – Appraisal

1. Introduction

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Authorities are required to formulate and publish proposals for the preservation and enhancement of conservation areas. Government guidance contained in Planning Policy Statement 1 and Planning Policy Guidance Note 15 emphasises the need for the character and local distinctiveness of an area to be analysed and clearly defined in a written appraisal. This guidance is adopted by English Heritage and is laid out in their 2006 guidance on conservation area appraisals and their management.
This document follows the latest English Heritage guidance on Conservation Area appraisals and their management, and it aims to identify the special architectural, landscape and historical interest of the Doncaster – St. George’s Conservation Area. The document, as now finalised after public consultation, will be used as material consideration for planning applications. This appraisal also includes management proposals that are recommend measures that could be used to help preserve or enhance the special character and appearance of the conservation area which will be considered for adoption as part of the Council’s approval process.

The area around the Minster is seen as critical and its importance was raised as part of the Doncaster Renaissance Masterplan 2003, which lead to a study of the area and possible strategies for its future that are contained within ‘St. George’s Conservation Area - Conservation Plan’ in 2005. The latter should be read in conjunction with this appraisal.
2. Location

Designated on 15th September 1997, the St. George’s Conservation Area lies just to the North of Doncaster Town Centre on a gently sloping site that descends to the East. The recently designated Minster of St. George’s is the dominant central feature. The conservation area is currently bounded by Church View, Church Way, and the former route of Greyfriars’ Road (See Map 1). It extends north to include part of the Sheffield and South Yorkshire Navigation New Cut with the northern canal bank forming the northern boundary.

Aerial photo showing existing boundary of Conservation Area
The Minster is a major landmark in the Doncaster area. It is visible both day and night, on many approaches into Doncaster Town Centre. It can also be seen from several more distant locations including Toll Bar, Sprotbrough, Cusworth, Conisbrough Castle and even Barnsdale Bar, seven and a half miles away.
3. Origin and development of the settlement

The Conservation Area has seen development since Roman times and numerous archaeological excavations since the 1960’s have revealed that many features still survive underground.

The location of both the 1st Century A.D. and 2nd/3rd Century A.D. Roman forts are included within the Conservation Area. A section of the late Roman walled enclosure, which overlay the second phase of the fort, has been excavated and exposed for public viewing to the North east of the church. This wall is now a Scheduled Ancient Monument. Excavations in 1995 show that the wall continues along to the East of the church building. The layout of the Roman roads emerging from the fort(s) has determined much of the present road pattern of Doncaster town centre.


The area between Grey Friars’ and the South Yorkshire Navigation New Cut is a narrow strip of land. This originally comprised marshy ground and was the point at which the early phase of the fort abutted the River Cheswold (the original course of the Don).
Excavations during the construction of Church Way revealed finds from the Saxon era including what were the double ditches of a defended site of this period (usually known as a burh), pottery from the second half of the sixth century and remains of a rough hut and hearth.

Early medieval Doncaster showing the site of the castle (source: The Doncaster District: An Archaeological Survey, J.R. Magilton, Doncaster Museums & Art Service, 1977)
The Conservation Area was also the site of Doncaster Castle. The Motte stood where the present church is now. The Motte and ditches were levelled for the construction of the earlier Parish Church by 1200.

From 1200 the town’s medieval Parish Church occupied the site until it burnt down on the 28th February 1853 to be replaced by the present church five years later.

The ruins of the medieval church after the fire of 1853

Due to the religious importance of much of the Conservation Area, it has for the most part, escaped modern redevelopment and subsequent disturbance to the archaeological remains below, which is discussed further in the later section on Archaeology. However the land immediately around the Minster was, until fairly recently, densely occupied as can be seen on the following maps.
The most significant episode in the recent history of the area was the large-scale redevelopment that took place in Doncaster town centre during the 1960s and 1970s. The creation of Church Way was part of this redevelopment, destroying many historic properties to the west of The Market Place and adjacent to the Minster, and truncating St. George’s Gate and effectively divorcing St. George’s from Doncaster town centre.

Further information on the history of this area and Doncaster town centre in general can be found within ‘St. George’s Conservation Area - Conservation Plan’; and the Doncaster High Street and Market Place Conservation Area Appraisals.
4. Prevailing and former uses and their effect on the building types

The Minster dominates the area and the religious use of the site is clearly evident by its prominent presence. The Minster is the classic form of a large church and is easily recognisable as being the most important church in the town.

Within its ground are several minor auxiliary buildings that are low key so as not to compete with the grandeur of the main building. The grounds themselves appear rather plain due to previous landscaping schemes which have laid gravestones flat and which in the main are unlikely to have much correlation with any remaining graves in the area. There are some monuments that are still upstanding and which give a more typical graveyard feel to the area.
The other large building on site is that of the former Technical College which has been built with a civic façade onto the area to the front of the west end of the Minster, but on the building’s other frontages are much plainer.

The rest of the conservation area has been subject to previous clearance of buildings and highway schemes and this has contributed to the current relatively open aspect of the area. The only other significant buildings on the site are the Clergy House and The Saddlery, which hint at the previous community that once lived in the area to the east of the current Minster, and the Depot on the riverside which is a remainder of the previous importance of the river for transport, trade and commerce.
5. Archaeological significance of the area

The area is of outstanding significance for its archaeological potential. Although the conservation area currently has large areas of open land, previously it has been much more densely developed and due to its history, as outlined previously, there is a concentration of layered archaeology. The most significant archaeology being:

- successive Roman forts. Part of one of these is visible above ground adjacent to Church Street and has been designated a Scheduled Ancient Monument. The forts would have had associated industrial, civil settlement and waterfront areas outside them (both within and extending beyond the Conservation Area).

  Visible remnant of second Roman fort

- a defended Anglo-Saxon settlement
- a medieval castle
- medieval settlement
- the crypt and foundations of the original St. Georges
- post medieval expansion and intensification of settlement
The historic centre of Doncaster has recently been the subject of a detailed archaeological desk-based assessment, prepared by West Yorkshire Archaeological Services (WYAS) and commissioned by Doncaster Council. This will inform decisions on future archaeological investigations and planning proposals in Doncaster.

Further information on potential archaeology in the area can be found in 'Doncaster, South Yorkshire; Archaeological Desk–based Assessment Volumes 1 and 2', 'St. George’s Conservation Area – Conservation Plan’ and the soon to be available publication ‘Doncaster - Uncovered’.
6. Architectural and historic qualities of the buildings

Although, as noted above, the conservation area is fairly open, there are several buildings on the site, and as well as the Scheduled remains of the roman wall, there are two listed buildings, the Grade I listed St George’s Minster and the Grade II Clergy House. List descriptions of these are attached in Appendix II (although these are a means of identifying which is the listed building and therefore will not list all the significant parts of the building.

St George’s Minster
“St. George’s Church, the work of Gilbert Scott, and considered by contemporary Victorian critics to be one of his finest achievements.”

The church was built between 1854 and 1858 by the world-renowned architect Sir George Gilbert Scott who is also famed for designing St. Pancras Station and the Albert Memorial in London. The importance of this church has earned it Grade I listed status. This building replaced an earlier church built on the site of Doncaster Castle. The accessible crypt of the medieval church was retained and the present church built on top of it. The architectural style

\[\text{Dramatic composition of the Minster}\]

\[\text{P. 11 Photographic Memories of Yorkshire, Francis Frith Collection. 1995.}\]
is Gothic with a Perpendicular tower with late Geometrical/Early Decorated Style nave and chancel.

Several other smaller buildings and structures that lie within the curtilage of St. George’s Church are also subject to listed building control. Of these, the most important are the cast iron railings surrounding the south graveyard and small lengths of limestone walls about six feet high.
The landmark significance of the Church Tower from distant views arises largely as a consequence of all adjacent development being lower in height than the parapet to the church aisles.

Clergy House
The Clergy House, presently known as “Church House”, behind the church was built in 1786. This Grade II listed building is two storeys high with rendered stone walls and slate roof. It is the oldest complete building in the Conservation Area. It is a good example of mid-18\textsuperscript{th} century domestic architecture, and is one of the last remnants of the original townscape that surrounded the church. Its connection with Edward Miller, a distinguished organist to St. George’s, and his cultural circle add to the significance. It is also important in the context of the church and is very significant in the history of the area.
Key Unlisted Buildings
As well as the two listed buildings in the Conservation Area, there are also unlisted buildings that have a positively impact on the conservation area. A key building is defined as follows: -

- The work of a particular architect of local or regional note
- Has qualities of age, style and materials of a substantial number of buildings in the Conservation Area
- Serves as a reminder of the gradual development of the area or of an earlier phase of growth
- Has landmark qualities
- Reflects the traditional functional character or appearance of the Conservation Area
- Has significant historic associations with local people or past events

Buildings that are considered key unlisted buildings within the Conservation Area are the former Art College and The Saddlery.

The former Technical College
The former Technical College was built in 1913 and designed jointly by two Leeds architects Schofield and Berry. It is typical of the Edwardian neo classical style. It is an elaborate building echoing the “Wrenaissance” movement (revived in the Edwardian period following the principles and elements of Wren’s baroque architecture). The college is built from brick with stone dressings. The 1930 extension uses the same materials but in a more contemporary, simplistic style. Original architectural drawings show the extension was always intended to be built. An important part of the building is the roof and the former appearance of its windows before being boarded up, and in any reuse of the building the original tiles and windows should be retained unless they irreparable and any replacement should match exactly in material and detailing.
The Saddlery
The Saddlery, now a shop but previously a public house was formally known as ‘The Old Crown’, was rebuilt in 1902 replacing an earlier inn of 1795. It complements the Clergy House through its mimicking of certain architectural details like drip stones and window designs. This building has a rounded corner, a common feature of Doncaster Town Centre. Again the windows and roofs are important to its present character.

Other Positive Buildings
As well as the key unlisted buildings and features mentioned above, there are also the Memorial Hall and the Canal Depot, both of which are considered to have a positive impact on the area.

Memorial Hall
The Memorial Hall is considered to have a positive contribution to the area. It is part of the history of the site and does give some sense of enclosure to the immediately environs of the Minster.

It was planned to commemorate 50 years of the new church 1858-1908, and was designed by Doncaster architect Edward ‘Ned’ Walker originally in a style to complement St. George’s. It is presumed that this was Gothic and was to be in stone, but this proved to be too costly. An amended design was agreed in 1909, and was then built in its present form.

It is typical of the late arts and crafts/vernacular style, and has many similarities with the Memorial Hall of 1911/1912 at Whitwood, Wakefield, which could be by C.F.A. Voysey, a great Architect of the period.
However the building does not appear to have real architectural ambition and so it currently fails to give the area any sense of being a high quality space and so as such could not be consider a key unlisted building in the area.

**Canal Depot**

It is an inter-war red brick building with its rear on the quayside. It is a functional building that reflects its former use and as such it is an important reminder of the former wharf and its trade that once existed in Doncaster. It is one of the last, if not the last, remaining significant commercial building relating to this previous thriving waterborne trade and therefore its retention is important in both the social and industrial history of Doncaster.
7. Character and relationship of the spaces in the area

The Conservation Area has a number of significant spaces of differing character.

The graveyard to the West of the church is a level grassed area sheltered from the adjacent developments and roads by trees, mature shrubs and the college building. This area contains several mature trees and numerous memorials and stones. The sunken service roads produce the same effect as a ‘Ha-Ha’ ditch creating an uninterrupted run of greenery up to the art college façade. The college helps to formalise and enclose the space in front of the Minster adding to the area’s historic character. Since the college is built on a lower level to the rest of the area its car parking and service road does not intrude upon this character, although the informal parking in front of the west frontage of the Minster has a negative impact on the space. Unfortunately due to the areas secluded nature and the lack of pedestrians passing through, the area does currently attract anti-social behaviour.

The loss of part of the railings along Church Way means the south side of the church does not have the same feeling of enclosure as at the west end. The large number of gravestones laid flat and close together gives this area a distinctively different character. The War memorial acts as a central feature to this area and is one of the few civic monuments left in the town centre.
The east side of the church, although grassed, is more open and exposed, sloping significantly down to the East towards St. George’s Roundabout. Although this area contains the Clergy House and The Saddlery, it lacks any shielding from either the roundabout or the dual carriageway of Church Way, it is also exposed to the car parks and backs of buildings in the neighbouring Doncaster - Market Place Conservation Area.

The car park to the east end of the College building is of unattractive tarmac and is enclosed by poor quality buildings and railings. The car park for canal moorings, adjacent to the Canal Depot, is another area dominated by tarmac and palisade fencing.
The church dominates the spaces that surround it and most of the spaces appear to be used as pedestrian routes with little opportunity to sit and rest.

Minster from Church Way

The change in ground level between the church periphery and the college, college car park and Diving Club huts offers occasional glimpses of the Canal and St. George’s Bridge beyond.

St George’s Bridge in the distance
A number of other town centre landmarks are visible from the church or close to it including the tower of Netherhall Methodist Church, spire of Christ Church and the new roof of the Corn Exchange. Direct views into the town are limited and the former St. George’s Gate is severed by the dual-carriage way that forms a major physical and visible barrier.

Views from East of the Minster

The Canal Area (Sheffield and South Yorkshire Navigation New Cut) both shows evidence of the original industrial function of the canal by the presence of the redundant depot, as well as a modern leisure facility evidenced by the moorings. An older stone retaining wall supports the canal side along the ‘common staith’ where former mills were sited.

The different characters of the Canal
8. Traditional building materials and detailing

There are insufficient buildings within the Conservation Area for the area to have one distinctive architectural character in its own right. However, all the buildings include architectural details, which are characteristic or locally distinctive within Doncaster Town Centre as a whole and which are listed below. The use of these features in any new proposals could help to respond to the historic nature of the area but their inclusion would need to be well considered.

Development within the Conservation Area should complement the size and scale of existing buildings, create attractive places and spaces, and in particular new proposals need to be considered with regard to their potential relationship to the Minster.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Example in Conservation Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plinths</td>
<td>Clergy House/ St. George's - Church/ College building.</td>
</tr>
<tr>
<td>Rounded Corners</td>
<td>The Saddlery</td>
</tr>
<tr>
<td>Bow and Bay Windows</td>
<td>Clergy House.</td>
</tr>
<tr>
<td>Railings</td>
<td>Graveyard and College</td>
</tr>
<tr>
<td>Columns</td>
<td>Former Art College.</td>
</tr>
<tr>
<td>Limestone Walls</td>
<td>Roman Wall and canal wharf</td>
</tr>
</tbody>
</table>

Rounded corner of The Saddlery  
Stone wall of the wharf
9. Green spaces and trees

The numerous early mature deciduous trees within the graveyard, predominantly Lime and Sycamore, contribute considerably to the setting of the church and to the character and appearance of the Conservation Area. They also play an important role in providing a green backdrop to the wider town centre area beyond Church Way.

Trees act as a green foil to the Minster

Some conflict has been identified between a number of the trees and their surroundings (gravestones, walls and footpaths) and careful management is required to ensure that they are not compromised by damage at or below ground level during repair works.

Trees help to enclose and enliven the spaces around the Minster

In recognition of the special contribution that trees can make to the character and appearance of Conservation Areas, they are afforded a level of protection similar to that of a Tree Preservation Order. Doncaster Council must be notified in writing 6 weeks before any work is carried out so that it has opportunity to assess whether the tree(s) should be made subject to a Tree Preservation Order. Any person removing or pruning a tree within a Conservation Area, without first giving the statutory notification, is guilty of a criminal offence and liable on summary conviction to a heavy fine.
10. Negative features

Negative features are described in the English Heritage guidance as elements that detract from the special character of the area. In terms of the St. George’s Conservation Area, there are several negative features.

There is the British Waterways Office, which is a single storey red brick building and the surrounding tarmaced area with modern palisade fencing to Greyfriars Road, and The Scuba Diving Club, which is a ramshackle brick and concrete building with an asbestos roof surrounded by overgrown hardstanding. The replacement of both these buildings would be welcomed but their replacement would have to be designed to have special regard to their setting. The areas of parking both round the Minster and the former Art College building also have a negative impact.
There is a large proportion of the site that is open, and whilst this can be seen as a positive, the lack of enclosure and the feeling that it is an area to go through rather than to stop contributes to being a negative factor. There are likely to be plans to redevelop parts of the site and this will be carefully considered in order to take the best opportunities out of the significant assets.
Church Way splits the Minster from the rest of town and acts as a physical and psychological barrier and has a major negative impact on the area. Its construction revealed the unattractive backs of properties and forms an inappropriate border to the main street through the Town Centre. The recently built St. George’s Bridge has a negative impact due to the visual and aural impact it has on the northern part of the conservation area.

In addition the condition of the buildings can play an important role in the perception of the area and where buildings are vacant or in disrepair can have a negative impact. This is covered in a later section.
11 Neutral features

Neutral features are described as areas that neither enhance nor detract from the character of the conservation area.

The Organ Blower Chamber adjoining the Memorial Hall is considered neutral as although it is part of the history of the site and do give some sense of enclosure to the immediately environs of the Minster, it lacks any real architectural ambition and so it fails to give the area any sense of being a high quality space.
12. Condition of buildings

Currently the Minster is under going extensive repairs to its structure and once this is finished it should be in a very good state of repair. Some of its auxiliary buildings are currently looking neglected, and the state of the Clergy House will have to be watched, especially given its listed status.

![Condition of Clergy House to be watched](image1)

The old college building has recently been vacated and is looking uncared for but there are plans envisaged for its reuse in the near future. The British Waterways Office and the Scuba Club also have an air of desolation but the long-term redevelopment of both these sites are being proposed.

![Vacated Old Art College Building](image2)
13. Suggested boundary changes

Since the designation of the conservation area there have been dramatic changes to the adjacent road system and this has resulted in part of the previous boundary of the conservation area not now being clearly defined. This is especially the case along the former route of High Fisher Gate and Church Way. It is suggested that the boundary in this area be slightly amended so that the boundary extends in line with the frontage of the Saddlery till it meets the back edge of the kerb on to Church Way and then follow this kerb edge to meet up with the boundary wall round the western gardens of the Minster, this will result in a small addition to the conservation area.

It is also suggested that the boundary be amended to follow the edge of British Waterways land, which is easier to establish on the ground.
14. Summary of Special Interest

The special interest of Doncaster – St. Georges Conservation Area is due to:

- The presence of St. George’s
- The vast amount of archaeology and history of the site
- Its situation between the town centre and the river Don
- The remnants of urban form, including several historic properties
- Large areas of open space that acts as a counter and a ‘green oasis’ to the much denser development in the town centre
Part II – Management Proposals

14. Management Proposals

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 are to describe mid to long-term strategies 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 information to clarify the existing powers, and proposes increased local authority controls within the area, including promotion through the Development Control process. This includes recommendations for further work required for their implementation.

It is likely that most, if not all, of the actions itemised in ‘Recommendations’ will have to be financed or initiated by Doncaster Council. The potential for help from funding from outside sources, such as the Heritage Lottery Fund or English Heritage, should be investigated where appropriate. It is accepted that, of necessity, actions will all need to be prioritised according to the availability of resources and it may not be possible to achieve all those scheduled.
Recommendations

The Management Proposals recommend that:

**General**
1. The Council should use the Doncaster – St. George’s Conservation Area Appraisal Part 1: Appraisal as a material consideration in determining planning applications.


3. The Conservation Area boundaries should be changed as recommended.

4. There is commitment to a five yearly review of the Management Proposals of the Conservation Area.

**Development**
5. The Council will actively promote the protection of listed, key unlisted and positive buildings. The Council would be unlikely to grant consent for the demolition of listed, key unlisted or positive buildings, whereas buildings that are neutral could be considered for demolition, and demolition would be actively encouraged for negative buildings.

6. The formulation of a master-plan to guide the redevelopment of the area and for this to be approved as a material consideration for planning decisions in the area. Included within this should be design guidance on new buildings and the form of future developments.

**Maintenance and improvements**
7. Proposals for remedial work to the ‘buildings at risk’ which are identified should be encouraged.

8. The formulation of a Public Realm Strategy for its improvement, including specifications for railings, lighting and hard surfacing.

9. A strategy for the management of trees and other landscape features within the conservation area shall be established

**Increasing awareness and understanding**
10. There is preparation and formal adoption of guidance explaining conservation policy and good practice and its promotion.
11. There is investment in education, community involvement and dissemination of the conservation area and its controls.

12. The Conservation Area will link into both the Strategic and Local Green Infrastructures routes and policies. Green Infrastructures are a way of linking heritage, ecology and recreational assets so as to form a network of spaces, and as such, Conservation Areas are seen as an important contributor.
Appendix I

Useful Information and Contact Details

**Sources Of Information**

**Design and Conservation Team**
Design and Conservation
Doncaster Metropolitan Borough Council
2nd Floor, Danum House
St. Sepulchre Gate
Doncaster DN1 1UB
Telephone: 01302 734922
E-mail: peter.lamb@doncaster.gov.uk
Website: www.doncaster.gov.uk/planning

**Doncaster Civic Trust**
2 Lawn Road
Doncaster

**Local History Library**
Reference Library
Central Library
Waterdale
Doncaster DN1 3JE
Telephone: 01302 734320
E-mail: reference.library@doncaster.gov.uk
Website: www.doncaster.gov.uk

**English Heritage - Yorkshire and the Humber Region**
37 Tanner Row
York Y01 6WP
Telephone: 01904 601 901
Website: www.english-heritage.org.uk

**Doncaster Archives**
King Edward Road
Balby
Doncaster DN4 0NA
Telephone: 01302 859811
E-mail: doncaster.archives@doncaster.gov.uk
Website: www.doncaster.gov.uk

**Society for the protection of Ancient Buildings (SPAB)**
37 Spital Square
London E1 6DY
Telephone: 020 7377 1644
E-mail: info@spab.org.uk
Website: www.spab.org.uk/

**South Yorkshire Archaeology Services**
Howden House
1 Union Street
Sheffield S1 2SH
Telephone: 0114 2736354 / 2736428
E-mail: syorks.archservice@sheffield.gov.uk
Website: www.sheffield.gov.uk

**Georgian Group**
6 Fitzroy Square
London W1T 5DX
Telephone: 020 7250 3857
E-mail: info@georgiangroup.org.uk

**The Victorian Society (South Yorkshire Group)**
Graham Hague,
39 Cobden View Road
Sheffield S10 1HP
Telephone: 0114 268 6729
E-mail: admin@victoriansociety.org.uk

**The Twentieth Century Society**
70 Cowcross Street
London EC1M 6EJ
Telephone: 020 7250 3857
E-mail: caseworker@c20society.org.uk
Bibliography


Gillespies, *Minster Gardens Regeneration Project (Unpublished)*

Kate Judge, *St. George’s Conservation Area Conservation Plan*, 2005


Mitchell Pollington, *Doncaster Uncovered (Draft)*


Peter Tuffrey, *Streetwise*, Doncaster Star Publications

West Yorkshire Archaeology Services, *Doncaster, South Yorkshire; Archaeological Desk Based Assessments Volumes 1 &2*, (2007?)
Appendix II

Listed Buildings

St. George's Minster
TOWN OF DONCASTER CHURCH WAY
SE 50 SE (north side)

3/8 St George's Church

12.6.50

GV I

Parish church. 1854-8 by Sir George Gilbert Scott with Perpendicular style tower and late Geometrical/early Decorated style nave and chancel. Ashlar with leaded roofs. Cruciform plan with five-bay nave with north and south aisles, central porch to south aisle, central crossing tower with 2-bay north and south transepts, 3-bay chancel with north and south aisles. Deep moulded plinth, continuous sill string-course, offset buttresses with crocketed gablets between all bays and Geometric traceried windows with hoodmoulds and foliage or head stops, throughout. West elevation: tall gabled nave has central pointed door in elaborately moulded door-case of four orders flanked by cusped pointed arched blind arcade; doorcase and arches under crocketed gablets with large foliage finials, gablet over the door with bust of St George in moulded trefoil, and gablets over arcade with blind trefoils. Above, large pointed 7-light sub-arcuated window. Above again two roundels with busts flanking central Christ figure set in large gabled and crocketed canopy. Moulded and crocketed copings plus ridge cross to gable, flanked at eaves by large octagonal colonnetted pinnacles with crocketed spires. To either side of nave, buttresses with gabled trefoil-headed niches to second stages and blind tracery to third stages. Aisles have sub-arcuated 3-light windows and outer buttresses with blind tracery to top stages. North elevation has 5-pointed 3-light aisle windows with mixed Geometric and Decorated tracery. To eastern end is a polygonal staircase turret with pointed door, chamfered windows, ballflower cornice and pyramidal roof. Buttresses have large gargoyles in the gablets. Slightly projecting parapets with moulded copings are set on foliage brackets. Above the clerestory has 10 pointed 2-light windows with triangular sectioned pilaster buttresses between surmounted by gabled and crocketed pinnacles. Pierced quatre-foil parapet on foliage brackets. South elevation similar but with central 2-storey gabled porch. This has pointed doorcase of 3 orders below crocketed gablet, flanked by crocketed pinnacle buttresses. Diagonal offset buttresses to either side with panelled and pinnacled tops. Second storey with gabled niches flanking central 2-light pointed window. Foliage brackets supporting parapets with blind quatrefoils, above. Transepts each have large pointed sub-arcuated 6-
light windows and flanking buttresses with gabled offsets, and gabled and
crocketed panelled pinnacles to top. North transept has two roundels with
bosses and central diamond shaped window over the main window. South
transept has two gabled and crocketed niches plus 2-light windows above
the window. To base is a pointed doorcase of 2 orders below crocketed
gablet. Central tower has 2 tall stages above the crossing. Angle buttresses
with traceried panelled sides and nodding ogee crocketed gablets to offsets,
also similar pilaster buttresses between bays. Circular staircase turret to
north-east corner with 3 bands. Lower stage has 2 pointed 2-light windows
with stringcourses above and below, to each side. Bell stage has frieze of
blind quatrefoils to base and 2 large pointed 3-light openings, with wide
transoms, below crocketed gablets. Similar frieze of quatrefoils above and
ballflower frieze to cornice. Pierced, crocketed and gabled parapets with
corner and central pinnacles. North and south elevations of chancel have
large 4-light pointed windows and 2-light windows above to clerestory. Similar
parapets and buttresses as those to nave and aisles except southern
buttresses have statue niches beneath nodding ogee gablets, and gabled
pinnacles. East elevation has slightly advanced chancel with large pointed
sub-arcuated 8-light window with pierced quatrefoil over. Flanking buttresses,
pinnacles and gable copings similar to west end. To either side aisles have
similar 5-light windows flanked by pinnacled buttresses. Interior has 5-bay
nave arcades with keeled quatrefoil piers, naturalist foliage capitals and
moulded pointed arches with hoodmoulds and foliage stops. Similar arches
into the transepts and similar- compound piers with more richly moulded
arches to crossing. Chancel has similar 2-bay arcades to either side and
beyond to east, each has an open 3-light pointed traceried window into the
aisle. To either side of all arches are roundels, or quatrefoils in the chancel,
with bust of saints and Old Testament figures. Between the arches are
clustered wall shafts on foliage corbels supporting roof trusses. Similar shafts
on angel corbels to clerestory. Nave roof trusses have pierced decoration and
chancel has pointed barrel vault with cusped panels. Nave aisles have
pointed stone arches springing from the nave arcades with large pierced
roundels in the spandrels to the nave side. Crossing has roundels with busts
over the arches with deep band of blind quatrefoils above. Window openings
above again and sexpartite vault to top. All windows have similar detailing as
exterior, ie with sub-arcuation, hoodmoulds, and stops, plus continuous sill
string-course. Above south door is an open arcade into parvis. Original
fittings include large polished granite font with circular bowl on colonnetted
stem, nave and choir stalls with carved bench ends and poppy heads, large
circular stone pulpit with arcaded steps to side and arcaded balustrade, both
with polished marble columns, and a stone reading desk with diapher work
front and seat behind for 3 clerics. Chancel also has a sumptuous stone
reredos with richly painted crocketed and gabled trefoil arcade, which
continues right around the sanctuary. South chapel has blind arcing to
sides with polished marble columns, and ornate metal railing between the
arches to chancel and crossing. Similar railings to north chancel organ bay.
Encaustic tile floors throughout. Monuments all C19 except for painted wooden memorial with pedimented top on twisted columns to Robert Mercer, died 1698. Elaborate stained glass to many of the windows, east window by Hardman, west window by Ward and Hughes, south chancel chapel windows by Wailes, aisle east windows by Capronnier and south transept south window by Clayton and Bell. Architectural sculpture by John Birnie Philip. Source: 'Yorkshire, West Riding' Pevsner pg 181, Church Guide and 'History of St George's Church', Jackson (1855).

Listing NGR: SE5741303558

Clergy House
TOWN OF DONCASTER CHURCH STREET
SE 50 SE (north side)

3/7 Clergy House (formerly 18.4.69 listed under St George Yard)

GV II

House, now vicarage. 1786, built for Dr Miller (see source below) with later alterations and additions. Rendered stone with painted stone dressings and slate roof. Two storeys and attics, 4 bays by 2 bays. Main west front has off-centre pilastered doorcase with moulded pediment and panelled door below traceried fanlight. 12-pane sashes with projecting sills to ground and first floors, two to left of doorcase and one to right, four above. Stone coped gables on plain kneelers, pair of rendered rear wall stacks. South elevation to churchyard has C18 bay to left and early C20 bay to right. C18 part has bow window to ground floor with three 12-pane sashes, projecting sill and moulded cornice. To either side there are blind semi-circular headed recesses. Wide first floor band inscribed 'Harmoniae Sacrum'. Central Venetian window above with high transom and small panes to upper lights. To either side blind flat-headed recesses. Narrow sill band. Pedimented gable with painted oculus above. Later addition with 3-light windows and first floor sill band. North gable wall with two storey canted bay windows with sashes and small attic window above. Interior has flagged hall floor and thin turned baluster, dog-leg staircase with square newels, panelled doors throughout.

Source - E Miller, 'The History of Doncaster', 1804.

Listing NGR: SE5742203610
Appendix III

Relevant Policies of the Doncaster Unitary Development Plan

ENV 21 Protection of trees
SENV 4 Conserving the built heritage
ENV 25 Conservation Areas
ENV 26 Demolition of buildings in Conservation Areas
ENV 27 Enhancement of Conservation Areas
ENV 28 Restoration schemes in Conservation Areas
ENV 29 Designation and review of Conservation Areas
ENV 30 Listed Buildings
ENV 31 Repair and Restoration of Listed Buildings
ENV 32 Additions and alterations to Listed Buildings
ENV 33 Preservation and enhancement of Listed Buildings
ENV 34 Setting of Listed Buildings
ENV 35 Protection of the Boroughs Archaeological heritage
ENV 36 Archaeological evaluation of sites
ENV 37 Development affecting Archaeological sites
ENV 38 Protection of sites from development
SENV 6 Quality of design in new development
ENV 52 Design of new dwellings
ENV 53 Scale and appearance of new dwellings
ENV 54 Alterations and extensions
ENV 59 Protection of trees on development sites
PH 8 Infill and small scale housing development

SPH 4 Safeguarding residential land

PH9-PH12 Residential Policy Areas

PH13 Promotion of high standards in design

SPH 5 Priority Residential Policy Areas

PH16&17 Priority Residential Policy Areas

T7 Road Improvements
Appendix IV

Community Involvement

Involving the community (and raising public awareness) has been part of the appraisal process. This has been undertaken by:

- As part of previous appraisals regarding the area, i.e. Minster Gardens Regeneration Project and St. George’s Conservation Area Conservation Plan, extensive consultation events had already been held and the Doncaster – St. George’s Conservation Area Appraisal has taken these on board when it was being compiled.
- Advertising of the forthcoming Doncaster – St. George’s Conservation Area Appraisal on the Council’s web-site well in advance of its draft publication
- The forthcoming consultation was registered with Doncaster’s Consultation Team to ensure that it was in line with Doncaster Corporate guidelines
- The draft appraisal was sent on 3 October 2008 to each of the owners, the Local Ward Members, the Neighbourhood Manager for the area, South Yorkshire Archaeology Services and Doncaster Civic Trust, with a letter welcoming comments.
- The draft appraisal was made available on the Council’s website and welcoming comments
- Copies of the draft appraisal were also made available at the Central Library, as well as at the Planning Department, again with notices advertising the appraisal and welcoming comments.
- The Consultation Period officially started from 6 October 2008 to finish on 1 December 2008.
- An article was placed on the Council’s intranet and internet sites, as well as being made available as a press release, which appeared in the Doncaster Star on 9 October 2008.
- Doncaster Civic Trust noted that the appraisal was useful in guiding developments in the area, and agreed with most judgements, but commented that:
  - Some of photos were disappointing dark
  - ‘Origin and development of the area’ was good, but incomplete
  - The former names of some of the buildings and building terms needed to be slightly amended
  - Map of pedestrian routes was very small
  - Memorial hall was of more merit then ‘neutral’, with recommendation that it should be a ‘key unlisted building’
Most of points were taken on board, but whilst the significance of Memorial Hall was upgraded to positive, the building was not considered to be a key unlisted building (see Appraisal).