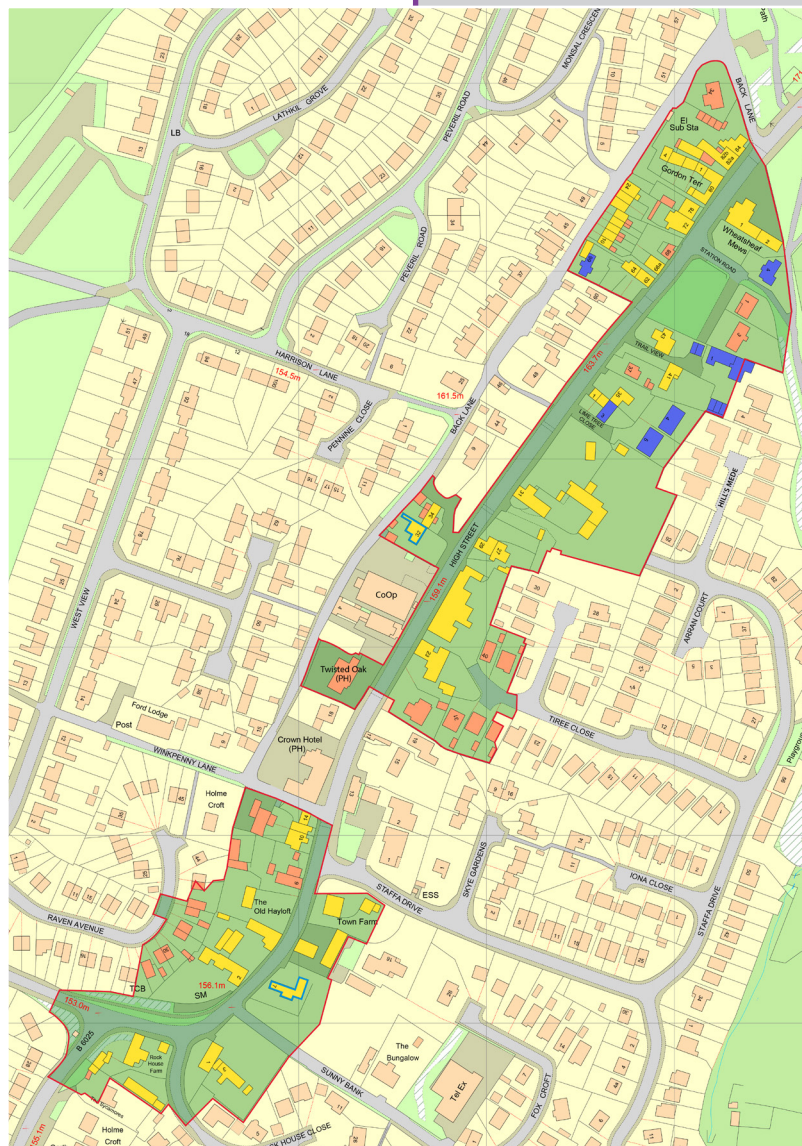




TIBSHELF NEIGHBOURHOOD PLAN

Appendix Two Suggested Conservation Area Boundary Changes





Introduction

A lot has changed in Tibshelf within the last century. Many buildings have been lost and many new ones added, which has changed the character of the village.

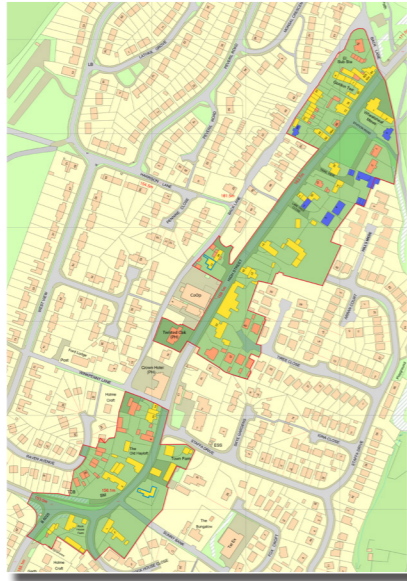
During the process of preparing a Neighbourhood Plan for Tibshelf, including analysis of the Conservation Area and the buildings within it, the preparation of a *Character Buildings, Structures and Sites of Historic Interest* List along with various other Supporting Evidence documents, some anomalies have come to light.

Some are related to the boundary of the Conservation Area and some are concerned with buildings that have or have not been included within the Area.

Perhaps when the Area was designated it included buildings or features which have since been lost. Maybe new buildings were added within the boundary at a time when less importance was placed on Conservation Areas. This may explain the peculiarity of some sections of the boundary.

This document expresses the views of the Neighbourhood Plan Steering Group and are intended as a guide to any future considerations concerning the Conservation Area. They may help to produce an informed judgement on any future changes of the boundary.

Since our original compilation of this Appendix (2020), Bolsover District Council have revised the Conservation Area boundary and their proposals are also included here. However, the Steering Group view this document as still relevant to any future appraisal and management plan for the Conservation Area.



The front cover shows the Conservation Area as it was in 2020



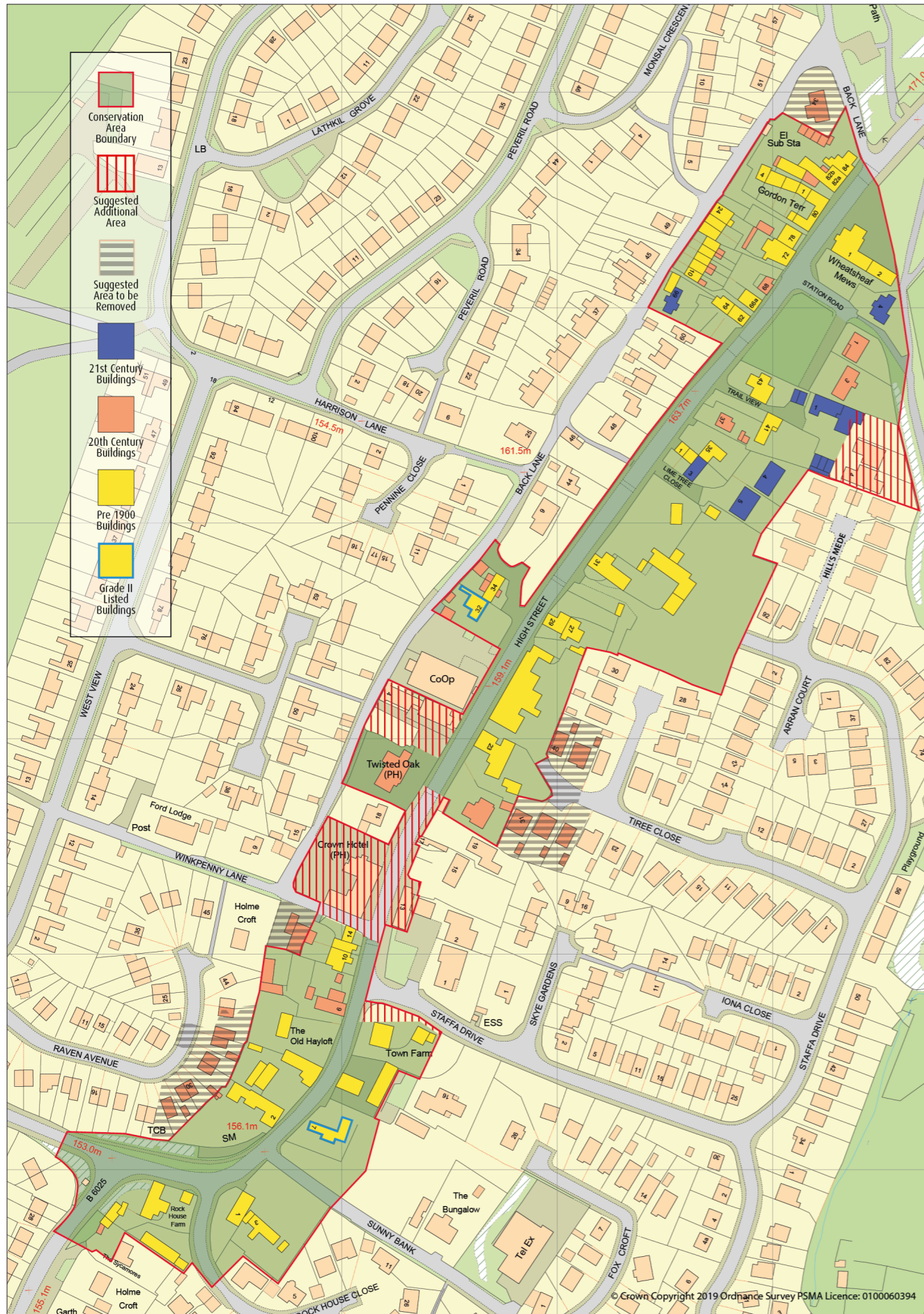
The Tibshelf Neighbourhood Plan is funded by grant aid from **Awards for All** and **Locality**.

The Tibshelf Neighbourhood Plan is facilitated by Tibshelf Parish Council.
Planning Consultants: Andrew Towler Associates.

The Neighbourhood Plan Steering Group is made up of representatives from the community and parish councillors.

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All information correct at time of publication (September 2020).

Further information about the Plan is available at tibshelfneighbourhoodplan.org



1 Inclusion of The Crown Hotel

The Crown and the immediate area are an historic part of the village. At one time there was a malthouse on the site. The Parish Council held meetings in an upstairs room in the hotel in the late 1800's. The building is architecturally interesting and warrants protection of Conservation Area status. Modern day use of the building is as a pub/restaurant.

2 Inclusion of the old Wesleyan Methodist Chapel and School Rooms

The Chapel was built in 1863 and an impressive early art deco style facade added in 1907. The Sunday School Rooms were built in 1892. Both buildings are impressive features on High Street. Currently the School Rooms are a private dwelling and the Chapel is a long term empty building. It is the last remaining chapel in the village.

Both points 1 & 2 have been identified as necessary by BDC, as well as the inclusion of 13 High Street to form a link with the other part of the Conservation Area.

Existing Conservation Area boundary:



Proposed Conservation Area boundary:



The Crown Hotel



Wesleyan Chapel & Old School Rooms

3 Back Lane

It seems odd that a modern industrial site should be included in the Conservation Area.

4 Tiree Close

Some of the housing on the Tiree Close estate has been included within the Conservation Area. This area is a modern housing development that has been built since the conservation area was designated, like the one at Raven Close (see 5), and should be excluded from the Conservation Area.

5 Raven Avenue

The Conservation Area boundary on Raven Avenue no longer seems to make any sense. Some of the houses are included and others (built at the same time) are not. The boundary runs through a house.

It may be more logical to omit this modern housing from the Conservation Area as with Tyree Close (see 4).

This proposal has also been suggested by Bolsover District Council.

Existing Conservation Area boundary:



Proposed Conservation Area boundary:



Depot on Back Lane



Tiree Close bungalows

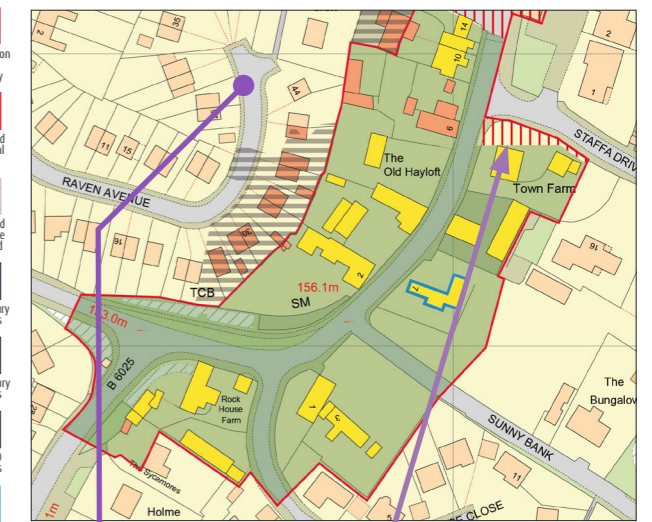


Existing Conservation Area boundary:



Illogical boundary on Raven Avenue

Proposed Conservation Area boundary:



BDC have suggested a clean up of the boundary around Town Farm



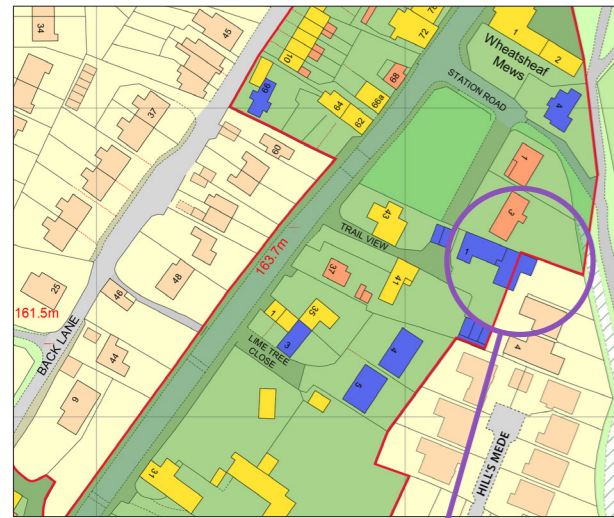
Raven Avenue from the northern end

6 Trail View

The boundary runs through the middle of a building for no apparent reason. This should probably be adjusted to include the whole of the building concerned.

Bolsover District Council intend to resolve this problem by including the rest of the Trail View development within the Conservation Area.

Existing Conservation Area boundary:



Questionable boundary on Trail View

Proposed Conservation Area boundary:



BDC have extended the Conservation Area to include the rest of this small complex



Trail View from High Street.
The building concerned is arrowed.

7 34 Back Lane

Included in the Conservation Area is a bungalow, probably built in the seventies, which is totally out of character with this end of the area.

Existing Conservation Area boundary:

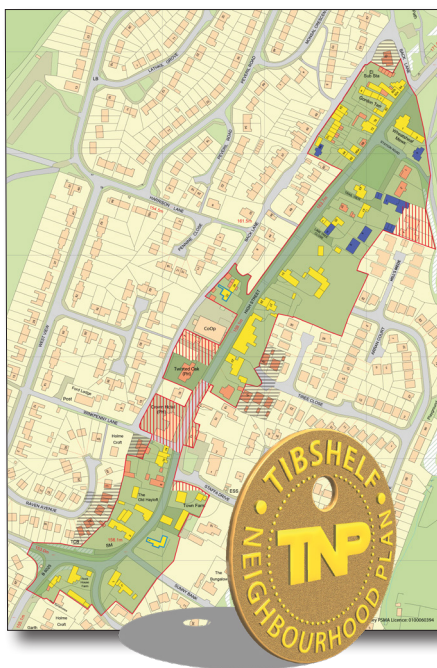


Out of character bungalow

Proposed Conservation Area boundary:



34 Back Lane



**APPENDIX TWO
SUGGESTED CHANGES TO THE
CONSERVATION AREA BOUNDARY
TIBSHELF NEIGHBOURHOOD PLAN**