

## Supporting Design and Access Statement and Heritage Statement

Town Hall Square, open space off Cotton Street, Bolsover – repaving, alterations to boundary wall and new steps

This statement accompanies a planning application for the proposed works to the Town Hall Square, Cotton Street, in the Bolsover Conservation Area.

### Context:

The site of the proposed works is a public open space within Bolsover town centre and the Bolsover Conservation Area. The space is known locally as “Town Hall Square” and “Market Square” and is listed in the Bolsover Conservation Area Appraisal as “Cotton Street Open Space.” The site is on the corner of Cotton Street and Church Street.

### The Site:

The site is a flat paved area that is generally square in shape other than in its northern corner where the boundary cuts into the site to allow for a substation enclosure. The area is south facing.

The square opens up to Cotton Street along the south east boundary and is demarcated by a low level stone wall along almost half the boundary length and an open threshold created by a change in paving and two metal bollards.

To the south west the site is defined by a low stone wall with metal railing above that separate the square from a pedestrian route that links Church Street and



*Figure 1 View of the existing square from the south east*

Middle Street. Robust wall lights have been attached to this wall facing into the square and an electric box that provides power points for events has been installed in the south corner of the site. At the west end of this boundary is a steep ramp access that provides access from the pedestrian route and allows for the change in level between the two adjacent areas.

The north west boundary is demarcated by a tall stone wall that blocks any views out of the site and forms a string enclosure. This wall wraps around the substation position and links in with the gable wall of 7 Cotton Street, a two storey pitched roof building that completes the north east boundary of the site. At ground floor level there are two former bay windows in the gable wall that have been boarded over.

## Bolsover Town Hall Square – Supporting Statement

The walls of the boundary and gable end of 7 Cotton Street are random coursed Magnesian limestone. The railings to the south west boundary are simple black painted metal railings with equally spaced vertical rods and posts connected with horizontal flats. The ground finish is a mix of concrete buff paving slabs and in-situ poured concrete where repairs have been made or new street furniture added to form a secure base. The paving slabs are in a poor condition.



*Figure 2 View from within the existing square looking south east*

The site is drained via a single length of slot drainage finished in a buff concrete that leads to a single metal gulley. The site currently contains fixed furniture installed in the last 2 years made from galvanised metal gabions filled with rocks with timber table tops and bench seats.

The square is one of a number of open spaces within Bolsover town centre but, unlike the other main spaces, lacks a clear function or role within the townscape. The site is primarily used as a walk through as sits upon the desire

line linking Middle Street and Middle Stret carpark to the town centre via Cotton Street. Additions to the square such as the seating and planting troughs have been brought to the site to provide it with some identity and use.

The site is in a key area of the town centre at the meeting point between Cotton Street, Church Stret and Middle Street (via a stone arch to the west of the site). Cotton Street contains many important shops and services including the Town Hall and Post Office and links the town cete to the Public Library to the south of the site. The square is also a key point on a desire line route between the cenotaph to the west and the Church of St Lawrence to the east.

The site is used successfully during a number of events in the town's annual calendar including monthly Artisan Fairs, Food Fair and during the Lantern Parade.



*Figure 3 View of the existing square looking south west*



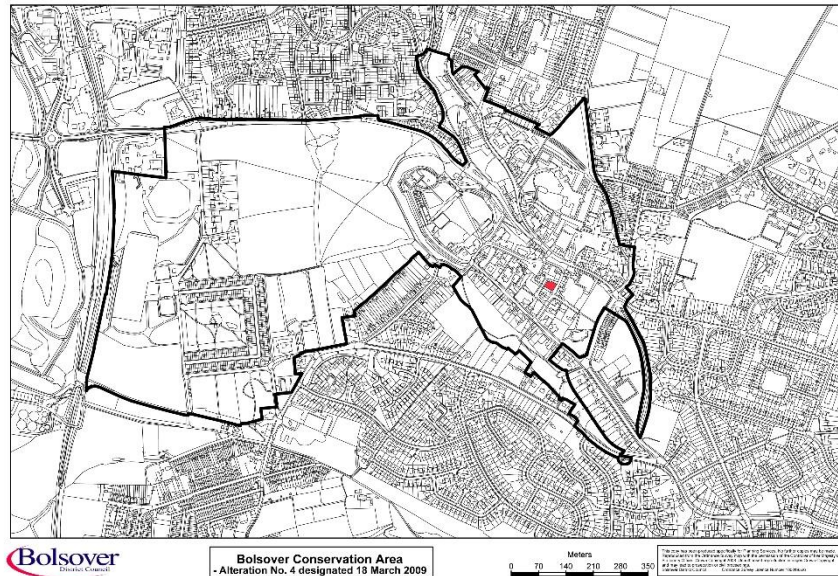


Figure 4 Bolsover Conservation Area with the site highlighted in red

### Heritage:

The site is within the “Central Area” of the wider Bolsover Conservation Area. In the Bolsover Conservation Area Appraisal, the area is described as having an existing layout that owes much to its original, medieval planned form, which is framed by Town End, Middle Street and High Street.

*“This character area is significant in the very high and diverse quality of its townscape overall by virtue of its architecture and predominance of traditional materials. As the historic core of the settlement, it has the broadest range in type and ages of buildings in the conservation area including the earliest surviving buildings. The quality and range of views is significant”.*

The square itself ties in with two of these views highlighted by the Bolsover Conservation Area Appraisal:

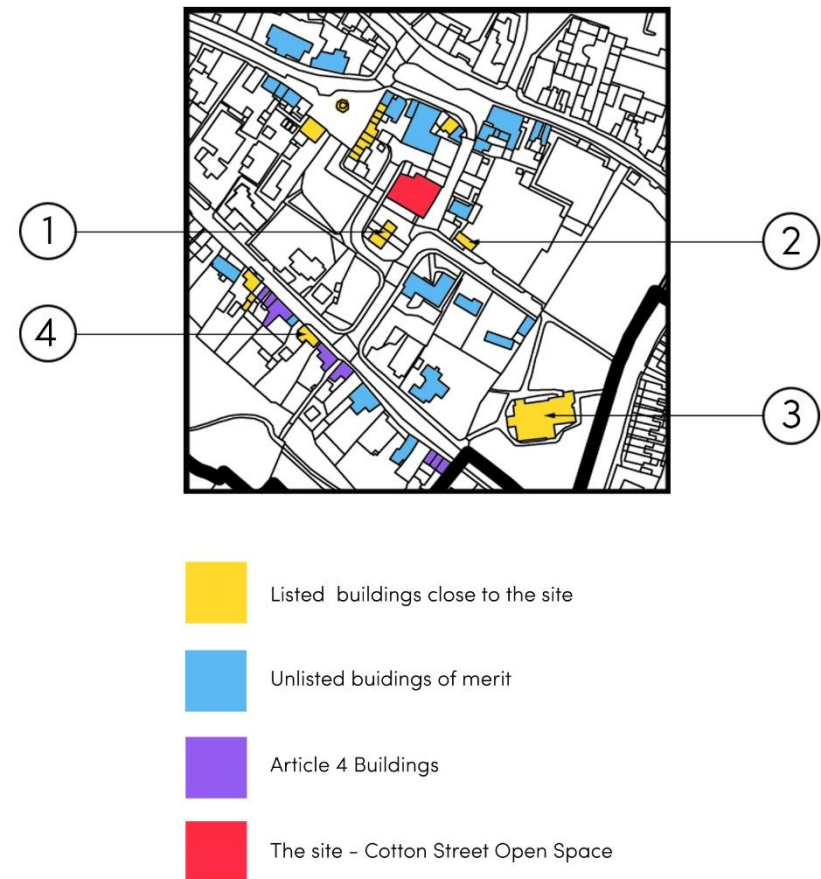


Figure 5 Map of the site showing listed buildings, unlisted buildings of merit and Article 4 buildings in the immediate area

### HE1: Cotton Street from High Street

A highly picturesque view towards the town centre. It has a pre industrial character from the individual stone buildings with clay tile roofs and wide grass verges. Trees are a significant component of this view. The sylvan landscape backdrop of the skyline of the Hockley Valley Character Area is complemented by the trees along Cotton Street.

### ME2: Cotton Street pedestrian area

The view is closed by the Duke of Cavendish public house. It is the architectural quality of this building and the enclosure along the lower portion of the street that gives the view significance in terms of the overall townscape. It is only moderately significant because of the loss in enclosure on the left hand side with the paved open area. The quality of buildings along its length is also moderate.

There are a number of listed buildings in proximity to the site that can be seen from or have views into the site. These are (please also refer to Figure 5):

1. **15-19 Cotton Street (grade II)** – a row of three C17 cottages that are directly adjacent to the site to the south west and can be clearly seen from the square.
2. **2-4 Church Street (grade II)** - mid C18 house close to the site to the east and on the route between the square and St Lawrence Church.
3. **Church of St Lawrence (listed grade II\*)** – although the church is obscured from the site by mature trees the graveyard of the church can be seen from the site and is on a primary desire line route.
4. **49 High Street (listed grade II)** – C17 house elevated above the site on High Street. Although circa 90 meters from the square there are long distance views down to the area from the house.

The full listings of these properties are included in the Appendix of this document.

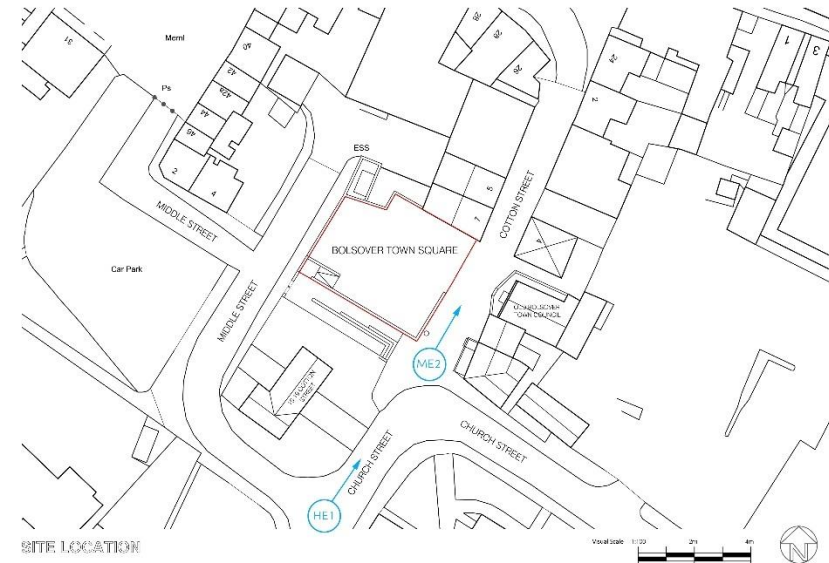


Figure 6 Site plan of the square with key views highlighted



Figure 7 View of 15-19 Cotton Street from the site





Figure 8 Photo looking south up Cotton Street early 20th century

Historically the site has not always been an open square and has been built on in the past as a continuation of Cotton Street. The photo above from the early 20<sup>th</sup> century shows how Cotton Street would have been more enclosed than it is now with all the former buildings on the right of the street now removed and replaced with modern buildings or the square. This section of map below shows that the site contained a building in 1875.



Figure 9 Excerpt of 1875 map of Bolsover Town with the site position highlighted

The Bolsover Conservation Area Appraisal describes the site as:

*“...a modern hard landscaped area with a gateway link to Middle Street car park. It is located at the entrance to the pedestrianised length of Cotton Street and has little amenity value. It undermines the enclosure of the street, and its lack of visual interest and low quality of materials impacts on the quality of the townscape”.*

**Proposed alterations:**

The proposed works to the site look to improve the quality of the space as a public square. This application requests permission to:

- Replace the existing paving with a higher quality and attractive alternative.
- Alter the south east boundary wall to allow for flexible use of the site.
- Remove the existing steep ramp to the west corner and replace it with accessible steps into the site.

**Paving:**

The existing paving is in a poor state of repair with many of the units cracked and damaged due to old age, weathering and damage caused by vehicles accessing the site during events. Where paving has been removed, or where secure bases have been required for street furniture, the paving has been replaced with poured in-situ concrete. The resulting finish creates an unattractive patchwork.

It is proposed to replace the paving using a suitable material that considers the site's location in the Conservation Area and also provides a hard wearing finish to allow for multiple and flexible use.

The proposal is to take up the existing paving and sub base, lay a new robust subbase and finish this in Marshalls Conservation X paving using a range of textures and sizes to create visual interest across the square. The proposal is to use a finish/colour that compliments the limes stone of the surrounding walls of the site.

Please refer to Appendix 2 containing a sample of the palette of materials being considered for this project.



*Figure 10 Photo of the current state of the paving in the square*

**South east boundary wall:**

It is proposed to cut back and repair the existing low level boundary wall. The existing wall closest to the corner of the site is to be retained and repaired to create a sheltered area for future seating and to protect the location of the post box, a key feature in the area. The end of the wall that extends along Cotton Street is to be removed to allow for easier vehicle access to the edge of the site during events (market and food stalls). This in turn will allow the centre of the site to be protected for pedestrian use and seating in the future and during events. The retained wall will be repaired like for like using the same limestone and mortar to match the existing.





*Figure 11 Photo of the current steep ramp access*

#### New steps:

The existing ramp into the site is very steep creates a risk to walk down when the paving is wet or iced over. The ramp is to be removed and new accessible steps to be constructed to provide safe access to the site. The paving to the steps will match that of the main square and the side walls will be finished in like for like stone and mortar to match the existing walls. The railings will be adapted and extended to provide protection.

#### Drainage:

It is proposed to remove the existing slot drain and gulley and integrate a stainless steel slot drain into the paving connected to the existing gulley location.

#### Heritage Statement

The Bolsover Conservation Area Appraisal recognises that, at the time of writing (2018), that the square had little amenity value, with lack of visual interest and low quality of materials that impact on the quality of the townscape. By upgrading the materiality, the aim is to start the process of a high quality and useful space with the town centre that will enrich and improve the site and its setting and role within the Conservation Area. The key views are maintained and enhanced and the impact on the adjacent heritage assets is positive.

#### Access Statement

The replacement of the ramp that does not comply with current Building Regulation with full complaint accessible steps will improve the access to the site. Non-step access is still possible from Middle Street by using the existing shallow ramp along the south west boundary of the site and accessing the site via Cotton Street.

#### Pre-application Advice

The local authority Conservation Officer has been involved in discussion with the Town Council regarding the improvement of the existing square and has been able to provide useful advice on the application.

**Summary**

The existing square is an important location within the fabric the Bolsover town centre and the Conservation Area. However, it is currently let down by the poor standard and condition of the existing paving and access. These proposals look to rectify this and start the process of the square becoming a successful place.



## Appendix 1

Listings for key listed buildings that are visually connected to the proposed site:

**Church of St Lawrence (listed grade II\*)** dating from the C13 with additions from the C14 and 1624. Gutted by fire in 1897 and restored. Restored once more after a fire 1961-2. It is built of coursed squared limestone with ashlar dressings and has Welsh slate roofs. Attached to it is the Cavendish Chapel (1624) which houses the tombs of the Cavendish family. The design of the chapel very much reflects that of the Little Castle. The Church is significant on many levels not only for its status as the parish church, its architecture, and its associations with the Cavendish family. It is the oldest surviving upstanding building in the town and the only building of medieval origin. It marks the extent of the medieval planned town to the east and occupies a key location on the axis of the planned urban form. It is an important focal point at the southern extent of the town.

**15-19 Cotton Street (grade II)** A row of three C17 cottages, altered in 1762 and restored 1968. Built of coursed squared limestone with sandstone dressings and quoins. It has a pantile roof with an ashlar ridge and gable end chimney stacks. Above the central door is an inscribed stone which reads M I M 1762.

**2-4 Church Street (grade II)** Mid C18 house, originally a farmhouse with farm buildings to the rear, now divided in two. Altered in the C20. Coursed squared limestone with sandstone dressings. Slate roof with brick gable stacks. Main elevation of three bays. Central doorway with massive quoins and lintel.

**49 High Street (listed grade II).** C17 house with C18 additions which was extensively re-modelled in the early C19. It is built of coursed squared limestone with sandstone dressings and quoins and has a plain tile roof.



## Appendix 2

Visual samples of proposed material palette – proposed mixture of paving and blocks



Conservation X Paving from Marshalls

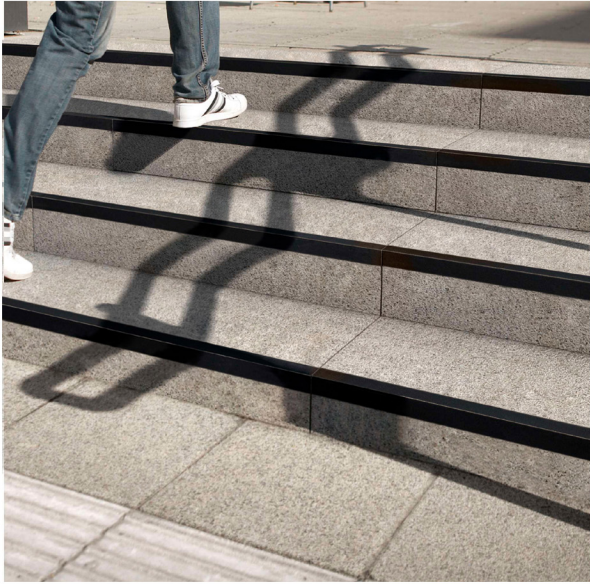


Conservation X Blocks from Marshalls



## Appendix 2

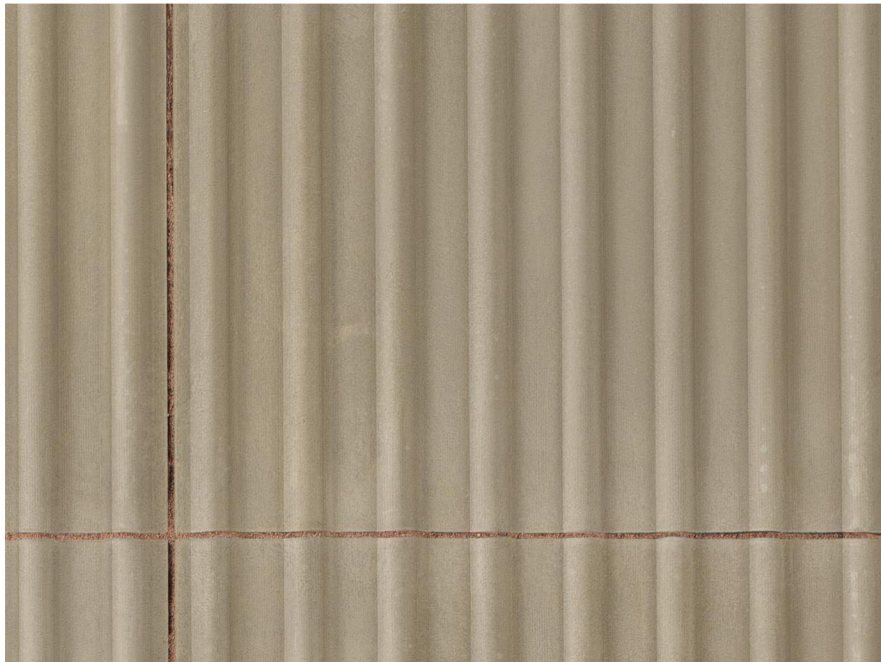
Visual samples of proposed material palette – proposed steps, tactile paving and kerbs



Conservation X Step Units from Marshalls



Conservation X Kerbs from Marshalls



Hazard warning tactile standard – Natural



## Appendix 2

Visual samples of proposed material palette - stainless steel slot drain options



Drexus Slot Drain - Mono - from Marshalls



Drexus Slot Drain - Duo - from Marshalls