

heritage at risk strategy

JULY 2010



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District Council

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Foreword

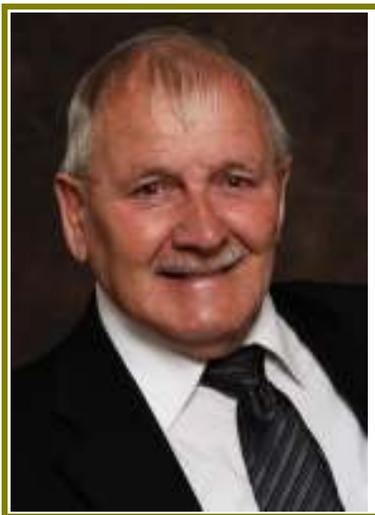
Heritage at Risk is something that affects our environment in many ways – it might be the shops in the town centre, the school we used to go to or the neglected old house which helps give a village or town its character. It could be a church or part of our local industrial heritage.

As Bolsover District Council's Heritage Champion, I see it as my role to encourage everyone to take an interest in trying to look after our district's heritage because once it's gone it cannot be recreated.

To play our part and with like-minded organisations and funders, the District Council has saved a large number of buildings that were considered to be at risk and you will find case studies within the Strategy to show what can be done.

However, each of us has a role to play in looking after our heritage and I know a good number of the residents of our district volunteer their time in the network of history groups up and down our district, celebrating the fantastic heritage of the great estates and mining communities that we today have inherited.

It is this sense of inheritance that as Heritage Champion I am most keenly aware. What we save today, our children and their children will be able to value and hopefully say that our generation played its part in making sure that the wonderful history of our bit of Great Britain was gifted to the next.



Councillor Dennis Kelly
Bolsover District Council Heritage Champion

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Part 1: Introduction

1. Background

- 1.1 Bolsover District is richly endowed with buildings and landscapes which illustrate how our ancestors – both recent and more distant – once lived in the area. The mix of old and new is a vital ingredient of character. The historic environment enriches the places in which we live and also makes an important contribution to tourism by attracting visitors to the district, helping regeneration.
- 1.2 However, as the economy of the district changes, so the types and locations of the buildings that are required for the continuation of the economy also change. One result of this is that buildings fall into disuse, dereliction and disrepair, some of which are of significant social, cultural, architectural or historic importance.
- 1.3 This strategy has been prepared to ensure that important buildings and features of Bolsover District's historic environment are not lost and wherever possible that they contribute to the development of healthy, prosperous and sustainable communities.



Pleasley Pit

2. What is Heritage at Risk?

- 2.1 The term “Heritage at Risk” has been introduced by English Heritage to expand upon their work on Buildings at Risk to ensure that all aspects of the historic environment received the same focus.
- 2.2 As a result, in addition to historic buildings, Heritage at Risk covers scheduled monuments (archaeological sites), registered battlefields and protected wreck sites, registered parks and gardens and conservation areas in England.



Former Midland Railway Station building in Creswell

3. How does Heritage at Risk Get Identified?

- 3.1 The focus on Heritage at Risk has largely been driven by English Heritage and their national campaign work has evolved since 1998 to highlight the vulnerability of historic buildings and sites and encourage all aspects of the nation's historic environment to be preserved and sustained for future generations.
- 3.2 As the Government's statutory advisor on the historic environment for England, English Heritage has principally focussed its attention on nationally significant buildings or sites and it does this through annual assessments that are published in national Heritage at Risk Registers.
- 3.3 Despite this national focus, the issue of Buildings at Risk had been well advanced in Derbyshire, with the first County Register being published in 1989 as a result of a survey of listed 'buildings at risk' undertaken by the Derbyshire Historic Buildings Trust.
- 3.4 The County Building at Risk Register is updated from time to time, with input from the other Derbyshire local authorities, and now contains lists of historic buildings, most of which are listed buildings, although some are not listed but lie within conservation areas.
- 3.5 Since 2008, Bolsover District Council has prioritised work on preparing Conservation Area Appraisals and Management Plans for its 27 conservation areas. As part of this process, further historic buildings that are at risk from vacancy, under-use, neglect or structural disrepair are identified and these are added to the Bolsover part of the County Register once the Conservation Area Appraisal and Management Plan has been adopted by the Council.
- 3.6 In addition to these more formal identification processes, Heritage at Risk can be identified by members of the public, be they the owner of the property in question, a local elected representative, a local history group or even a concerned passer-by.
- 3.7 Ultimately, regular surveys of the local area or receiving information on specific buildings from local communities are vital to ensuring that the deterioration of buildings does not go unnoticed.
- 3.8 At present, the full extent of Bolsover District has not been surveyed and it is likely that further Heritage at Risk exists that has not yet been identified.

4. What Powers Exist?

- 4.1 Local Authorities have a key role to play in protecting their local heritage and in recognition of this, the legislation covering planning and the historic environment provides a series of statutory powers to tackle historic buildings that are at risk from vacancy, under-use, neglect or structural disrepair.

Urgent Works Notices

Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 enables local authorities to execute any works which appear to them to be urgently necessary for the preservation of a listed building in their area. If the building is occupied, the works may be carried out only to those parts not in use.

The owner must be given a minimum of seven days' written notice of the intention to carry out works, and the Urgent Works Notice must describe the proposed works.

Section 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990 enables the Secretary of State (after consulting English Heritage) to direct that Section 54 powers apply to an unlisted building in a conservation area, if its preservation is important for maintaining the character and appearance of the area.

Repair Notices as a preliminary to Compulsory Purchase

Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990 enables local authorities to serve a Repairs Notice on the owner of a listed building specifying those works which it considers reasonably necessary for the proper preservation of the building.

If, after a period of not less than two months, it appears that reasonable steps are not being taken for its proper preservation, the local authority can begin compulsory purchase proceedings under Section 47 of the Act. A Compulsory Purchase Order requires the Secretary of State's confirmation.

Section 52 of the Planning (Listed Buildings and Conservation Areas) Act 1990 enables local authorities to acquire by agreement any building appearing to them to be of special architectural or historic interest, and any land necessary for its preservation.

Amenity Notices

Section 215 of the Town and Country Planning Act 1990 enables local authorities to serve Amenity Notices on the owner and occupier of land (including buildings or open spaces), whether vacant or occupied, whose condition is adversely affecting the amenity of an area. The notice must specify the works necessary to

remedy the condition of the land and a period (of not less than 28 days) after which the notice comes into effect.

Subject to the owner's right of appeal, the local authority is entitled to carry out the works in default if the owner fails to comply with the notice. The local authority can also prosecute the owner for non-compliance.

Dangerous Structures Orders

Section 77 of the Buildings Act 1984 enables local authorities to apply to a Magistrates' Court for an order requiring the owner to make a building safe. If the owner fails to comply, the local authority can carry out the works.

Section 78 of the Buildings Act 1984 enables local authorities to serve notice on the owner of a building that is considered to be imminently dangerous. If the owner fails to make the building safe, the local authority can carry out the works.

- 4.2 Use of the above powers is often the last resort. However, where buildings blight local communities and become magnets for anti-social behaviour, it can be necessary for the Council to use these powers for the benefit of their local communities.
- 4.3 The Council has used these powers in a number of cases recently to address Heritage at Risk issues and will do so again if required.

Recovery of Monies

- 4.4 Section 55 of the Planning (Listed Buildings and Conservation Areas) Act 1990 enables local authorities to serve notice on the owner to reclaim the expenses of work carried out in default under a Section 54 Urgent Works Notice. The recovery of these monies is dealt with as a civil debt between the Council and the building owner.
- 4.5 Section 219 of the Town and Country Planning Act 1990 enables local authorities to recover from the person who is then the owner of the land any expenses reasonably incurred by the local authority of work carried out in default under a Section 215 Amenity Notice. The recovery of these monies is dealt with as a civil debt between the Council and the building owner but unlike the Urgent Works Notice, the costs can be registered as a local land charge enabling them to be recovered upon sale of the land.
- 4.6 Section 77 of the Buildings Act 1984 enables local authorities to recover any expenses reasonably incurred by the local authority of work carried out in default under a Section 77 Dangerous Structure Order. The recovery of these monies is dealt with as a civil debt between the Council and the building owner but unlike the Urgent Works Notice, the costs can be registered as a local land charge enabling them to be recovered upon sale of the land.

Financial Assistance

- 4.7 As part of their Heritage at Risk Strategy, English Heritage seek to encourage local authorities to use their powers under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.8 In relation to Urgent Works Notices, English Heritage can provide financial assistance in the form of grants to underwrite up to 80% of an authority's irrecoverable costs in undertaking urgent works, including the cost of professional services 'bought in' by the authority to enable it to serve the notice.
- 4.9 Grants can be made in respect of a grade I or II* listed building or a grade II listed building in a conservation area that is identified as being at risk. In exceptional circumstances, English Heritage may be able to consider grant aid for Urgent Works Notices in respect of unlisted buildings in conservation areas, where the local authority has been authorised to serve the notice by the Secretary of State under Section 76 of the 1990 Act.
- 4.10 In relation to Repairs Notices, English Heritage in appropriate cases can provide financial assistance in the form of grants to underwrite up to 80% of an authority's potential irrecoverable costs in pursuing acquisition of buildings at risk, including the cost of serving and following up Repairs Notices.
- 4.11 Grants can be made in respect of any listed building that is identified as being at risk.

5. What Other Tools Exist?

- 5.1 In addition to the statutory powers of Local Authorities, there are a number of other tools that can be employed as part of strategies to tackle historic buildings that are at risk from vacancy, under-use, neglect or structural disrepair.

Building Preservation Trusts

Building Preservation Trusts can play a vital intermediary role in the Repairs Notice / Compulsory Purchase Process. They can undertake to buy the property from the local authority as a back-to-back after compulsory purchase or purchase by agreement.

As charities, Building Preservation Trusts are eligible for loans on favourable terms from the Architectural Heritage Fund and grants from other sources.

One such Trust is the Derbyshire Historic Buildings Trust, which was founded in 1974. The aim of the Trust is to identify neglected or abandoned historic buildings in or around the county in danger of decay or demolition, and to work for their preservation and modernisation without damage to their essential character.

The Derbyshire Historic Buildings Trust has operated in Bolsover District previously and has enabled the preservation of 42-46 Market Place, Bolsover and Barlborough Old Hall. The Trust has expressed an interest in working in the district again.

Grant Schemes

Funding bodies, such as the Heritage Lottery Fund and English Heritage, provide funding for grant schemes that seek to repair and bring back into use buildings at risk. Use of grant schemes alongside statutory powers or other efforts can be highly effective.

Bolsover District Council has used grant schemes very effectively to address buildings at risk, particularly recently in Creswell. With significant funding from the Heritage Lottery Fund through their Townscape Heritage Initiative programme, a number of historic buildings have been saved and brought back into beneficial use.

Publicity Campaigns

Publicity campaigns can be employed to help identify new owners for buildings at risk and several organisations have purposely been established to help direct interested parties to buildings in need of repairing owners.

In addition to English Heritage's own Heritage at Risk campaigns, another organisation that runs annual campaigns is SAVE Britain's Heritage, which has been campaigning for historic buildings since its formation in 1975 by a group of architects, journalists and planners.

- 5.2 The Council has employed these other tools to address Heritage at Risk issues and will do so again if required.
- 5.3 More information on the key Publicity Campaigns can be viewed at:

English Heritage – Heritage at Risk
<http://www.english-heritage.org.uk>

SAVE Britain's Heritage
<http://www.savebritainsheritage.org>

The Society for the Protection of Ancient Buildings (SPAB)
<http://www.spab.org.uk>

Derbyshire Historic Buildings Trust
<http://www.derbyshirehistoricbuildings.org.uk>

Part 2: The Registers

6. Buildings at Risk Register

- 6.1 The Buildings at Risk Register is split into two sections; the first being those national buildings or sites identified by English Heritage in their annual Heritage at Risk Registers, and the second being the local buildings or site identified on the County Buildings at Risk Register.
- 6.2 The English Heritage 2010 Heritage at Risk Register identifies 4 buildings or site in Bolsover District as being at risk. These are:
- Range of outbuildings and stables to south side of Stableyard, Hardwick Hall, Ault Hucknall
 - Banqueting House at Barlborough Hall
 - Four watch houses (Conduit Houses), Bolsover
 - Engine House, Chimney & Headstocks to the former Pleasley Colliery
- 6.3 The updated Derbyshire County Buildings at Risk Register identifies a further 39 buildings or groups of buildings in Bolsover District as being at risk.
- 6.4 These 43 buildings or groups of buildings are categorised as being at one of the following 6 grades of risk.

Building Risk Grade Codes

Risk Grade 1	Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.
Risk Grade 2	Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).
Risk Grade 3	Slow decay; solution agreed but not yet implemented.
Risk Grade 4	Slow decay; no solution agreed.
Risk Grade 5	Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
Risk Grade 6	Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.

LIST OF BUILDINGS AT RISK IN BOLSOVER DISTRICT (JULY 2010)

Parish	Building Name	Status (see key)	Description	Owner	Risk Grade (see key)	Action
Ault Hucknall	Range of outbuildings, Hardwick Hall	CA II* RPG	C17. Stone; stone slate roof.	National Trust	3	The cottages have been restored and are now in use. Proposals are being considered for the stables.
Ault Hucknall	Elder Pay Farmhouse and outbuilding, Hardstoft	CA UL	C18/19. Coal Measures Sandstone; clay pantiles roof.	Private	4	Farmhouse vacant and needs structural repairs to bring back into use. Outbuilding vacant and in a very poor condition.
Ault Hucknall	Former Sunday School, Hardstoft	CA II	Mid C19. Red brick, sandstone dressings and Welsh slate roof.	National Trust	4	Discussions ongoing between Trust and Parish Council to find solution to bring building back into use.
Ault Hucknall	Outbuildings to rear of School House, Hardstoft	CA UL	Red brick, clay pantile roofs.	Private	6	Vacant and deteriorating.
Ault Hucknall	Former cowshed to rear of Wayside, Hardstoft	CA UL	Red brick, clay pantile roofs.	National Trust	6	Vacant and deteriorating.

Barlborough	Banqueting House, Barlborough Hall	CA II* RPG SMR	LC16. Stone; corrugated sheet roof. Contains fine ornamental plaster.	Barlborough Hall	4	Long term lack of effective maintenance. Programme in hand as for Hall.
Barlborough	Barn to north west of Priory Farmhouse, Beighton Fields, Barlborough	II	C17/18/19. Coal Measures Sandstone; pantile roof. 4 low storeys.	Private	6	Vacant / part farm storage. Request made to RCHME to record.
Barlborough	Barn to south of Priory Farmhouse, Beighton Fields, Barlborough	II	C18/19/20. Coal Measures Sandstone; pantile and Welsh Slate roofs. Range of outbuildings 2 storeys. Contains medieval remains and C17 alterations.	Private	6	Vacant / part farm storage, owned by elderly farmer. Listed building consent application received for stabilisation and repair.
Blackwell	Three Lane End Farmhouse and outbuildings, Old Blackwell	CA II	Early C18 with C19 alterations. Coal Measures Sandstone with slate roof. Outbuildings have a range of roofing materials.	Private	4	Currently vacant and in need of repairs. Owner has stated desire to repair the building and bring back into use.

Blackwell	Church Hill Farm outbuildings, Old Blackwell	CA UL	Red brick with slate roofs.	Unknown	4	Vacant and roof in poor condition. Ownership needs to be identified. Repairs could be eligible for grant.
Blackwell	The Old Smithy, Craig House, Old Blackwell	CA UL	C18. Coal Measures Sandstone with corrugated sheet roof.	Private	2	Vacant. Initial discussions with owner but yet to address long term repair and maintenance of building. Repairs could be eligible for grant.
Blackwell	Outbuilding at Old Farm Cottage, Huthwaite Lane, Old Blackwell	CA UL	C19. Coal Measures Sandstone and red brick with corrugated sheet roof.	Private	2	Vacant. Discussion with owner needed. Repairs could be eligible for grant.
Blackwell	Top Farm and outbuildings, Cragg Lane, Newton	CA II	Late C18 and mid C19. Rendered rubble and brick with slate roofs.	Private	4	Vacant and deteriorating. Site up for sale. Repairs could be eligible for grant.
Blackwell	George and Dragon PH, Newton	CA UL	Late C19, early C20. Red brick with slate roof.	Private	2	Concern over viability and under threat of vacancy. Initial discussions with owner but yet to address long term repair and maintenance of building.
Bolsover	67 High Street	CA UL	C18/C19. Magnesian limestone with pantile roof. Small cottage.	Private	6	Vacant. Derelict. Structural survey undertaken for Civic Society under CAP scheme.

Bolsover	Conduit Houses (range of 4)	CA II* SM	C17. Conduit houses. Consolidated as ruins, but vulnerable.	Private	3	Vacant. Derelict. Structural survey undertaken for Civic Society under CAP scheme. Consolidation works undertaken.
Bolsover	Tower Mill and Chimney, Lime Kiln Fields	CA II	1793. Stone. Former tower windmill. 4 storeys. Retains most of the machinery but no cap.	Private	6	Derelict. Surrounded by new housing development. On-going discussions with owner. No progress despite negotiations with owner.
Clowne	Barn at Manor Farm, Harlethorpe Lane	II	C17 barn; limestone with corrugated asbestos roof.	Private	6	Derelict and in poor condition. Planning permission granted for residential conversion - work not started.
Elmton-with-Creswell	Water House, Creswell	CA UL	Roofless stone structure within Craggs Meadow.	Welbeck Estate	4	Deteriorating condition. No use identified.
Elmton-with-Creswell	Bank House Farm and outbuildings, Mansfield Road, Creswell	CA UL	Model Farmstead associated with the Duke of Portland. Magnesian limestone with a pantile roof.	Welbeck Estate	2	Repairs to farm house and conversion of holiday accommodation complete. Associated outbuildings in reasonable condition but use yet to be identified.

Elmton-with-Creswell	Willow Farm and outbuildings, Mansfield Road, Creswell	CA UL	Model Farmstead associated with the Duke of Portland. Magnesian limestone with a pantile roof.	Private	6	Severely deteriorating condition. Initial discussions with owners but yet to lead to repair scheme.
Elmton-with-Creswell	Pumphouse, Mansfield Road, Creswell	CA UL	Former mining pumphouse. Small red brick building with slate roof.	Welbeck Estate	6	Severely deteriorating condition. No discussions with owners.
Elmton-with-Creswell	Regors Bingo and Social Club, Elmton Road, Creswell	CA UL	1930s former cinema building. Red brick with ferro-concrete.	Private	2	Current use becoming less viable and at risk of becoming vacant. Monitor situation and condition of the building and take action as required.
Elmton-with-Creswell	Former Station Building, Creswell	CA UL	Station building typical of many single storey building constructed by the Midland Railway to designs by their architect J. H. Sanders.	Private	6	Severely deteriorating condition. Partnership with owners to develop repair and conversion scheme. Proposals being developed.

Elmton-with-Creswell	Station Hotel, Creswell	CA UL	Impressive public house. C1900. Red brick with plain clay tiled roof. Pillared stone porches.	Private	4	Slowly deteriorating. Windows broken. Planning permission granted to flats. Initial discussions with owner but property now up for sale.
Elmton-with-Creswell	38 Elmton Road, Creswell	CA UL	Large shop premises with house to side. Red brick with slate roof. Has original faience shop fascia.	Private	4	Slowly deteriorating. Windows broken.
Glapwell	Garden building at former Glapwell Hall	II	Small stone building (cottage) with brick façade.	Private	6	Derelict. Isolated by farmland. Urgent works carried out. Proposals for new use to be formulated.
Pleasley	Pleasley Colliery Headstocks, Chimney & Engine House	SM II	C1900. Magnesian limestone, brick; with twin cylinder winding engines, pair of headstocks.	English Partnerships	3	Derelict. Engines being renovated by Friends of Pleasley Pit. Feasibility Study (1997) recommended heritage use and visitor centre with craft workshops. Re-roofing of main engine house completed; works to chimney underway with EH and EP grant. English Partnerships are drawing up scheme for workshops and visitor centre. Friends of Pleasley Pit / English Heritage still heavily involved.

						Consolidation works complete.
Pleasley	Outbuildings, Water Lane, Stony Houghton	CA UL	C18/19 range of magnesian limestone outbuildings with clay pantiles and corrugated sheet roofs.	Unknown	6	Vacant and roof in very poor condition. Ownership needs to be identified. Repairs could be eligible for grant.
Scarcliffe	Apsley Grange Farmhouse	CA UL	Early to mid C19. Substantial two-storey farm house. Mag. limestone with slate roof.	Private	4	Unoccupied since the mid 1990s. Deteriorating and showing signs of dereliction and vandalism. Associated gardens overgrown. Initial discussions with owner.
Scarcliffe	Small outbuilding to north of Apsley Grange	CA UL	Small magnesian limestone outbuilding; corrugated asbestos sheet roof.	Private	4	Deteriorating in condition. Owner contacted as part of appraisal participation process but with no reply
Scarcliffe	Mill pond sluices and dam, Apsley Grange	CA UL	Mill pond structures.	Private	6	Poor state of repair and thus threat to mill pond. Programme of repair, maintenance and long term management required. Owner considering renewable energy project but proposals need developing.

Scarcliffe	Engine House, Langwith	II	Engine house. C1890. Built in association with former Maltings. Slate roof, rockfaced limestone.	Private	6	Vacant. Vandalised. New uses being considered in association with larger site for housing development/light industry. Partial collapse - building made safe. Owner to prepare scheme for re-use.
Scarcliffe	Rose Tree Farm outbuildings, Stony Houghton	CA UL	C18/19 range of magnesian limestone outbuildings with slate and corrugated sheet roofs.	Chatsworth Estate	4	Vacant. Discussion with owner needed. Repairs could be eligible for grant.
Shirebrook	Shirebrook Lower School, Langwith Road	II	C1912. School by G Widdows unusual plan with 3 parallel ranges linked by covered ways.	Derbyshire County Council	4	No longer in school use; community uses - under-used. Partially occupied. In poor repair. Some repairs carried out. DCC to advise.
South Normanton	Hilltop Farmhouse Barn and Dairy	II	Outbuilding attached to multi-phase vernacular house covering C17, C18, C19 & C20.	Private	6	Vacant. Separate ownership from multi-phase house. Recent significant deterioration. Urgent works discussions with owner.

South Normanton	The Coach House, Carnfield Hall	CA II	Mid-18th C, 2-storey, CM sandstone with Welsh slate roof. Former coach house to Carnfield Hall. Latterly part of garden centre, now vacant.	Private	4	None in place. For sale for redevelopment of garden centre site.
Whitwell	Former Miners' Welfare, Hangar Hill	CA UL	Large red brick building with tile roof.	Private	2	Vacant. Owner seeking conversion of building but yet to secure planning permission.
Whitwell	Butt Hill Farm outbuildings	CA UL	Complex of large agricultural stone outbuildings.	Private	5	Buildings in a poor state of repair and are in danger of rapid deterioration. Permission granted for conversion to residential but yet to be implemented. Monitor progress of scheme and consider further action if the scheme does not progress.
Whitwell	Outbuildings on Portland Street	CA UL	Small magnesian limestone outbuildings.	Private	4	Show evidence of a gradual decline in condition with slipped slates and vegetation growth. Minor repairs required. Monitor and consider action.

Whitwell	Springfield Farm, Belph	CA UL	Large C18 th magnesian limestone farmstead with associated outbuildings.	Welbeck Estates	4	Currently vacant and in a deteriorating condition. Discussions with owner ongoing regarding repairs and the identification of new use for the buildings.
Whitwell	Barn adjacent to Station Road, Belph	CA UL	Small magnesian limestone outbuilding.	Welbeck Estates	4	Currently vacant and in a deteriorating condition. Discussions with owner ongoing regarding repairs.
Whitwell	Outbuilding to Rosia Cottage, Belph	CA UL	Small magnesian limestone outbuilding.	Welbeck Estates	4	Currently vacant and in a deteriorating condition. Discussions with owner ongoing regarding repairs.

Number of entries: 43

Key to building status codes

Status	
CA	Conservation Area
GV	Group Value
HER	Historic Environment Record
I	Statutory List Grade
II*	Statutory List Grade
II	Statutory List Grade
RPG	Registered Parks and Gardens
SM	Scheduled Monument
UL	Unlisted
WHS	World Heritage Site

Building Risk Grade Codes	
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Part 3: The Strategy

8. Background

- 8.1 Bolsover District Council recognises the vital importance of the historic environment and its contribution to place making, pride of local people, the tourism industry and the attractiveness of the area to investment and regeneration.
- 8.2 In view of this importance and the statutory duties associated with it, the Council has a Heritage Conservation Section to provide a comprehensive and quality service for the conservation enhancement and control of the architectural and historic environment of the district.
- 8.3 As part of this comprehensive and quality service, the preparation of a Heritage at Risk Strategy was identified as a priority during the Pendleton Review of the Council's Planning function.
- 8.4 This priority is timely to address the growing list of buildings and sites known to be at risk and the number of buildings and sites known to be at risk at the time of writing is 43.
- 8.5 However, as more conservation areas are surveyed through the Conservation Area Appraisal and Management Plan process, additional buildings at risk are likely to be identified.

9. Progress to Date

- 9.1 Whilst the Council has not had a formal strategy to address Buildings at Risk prior to the preparation of this Heritage at Risk Strategy, the Council has made good progress to date on tackling buildings at risk.
- 9.2 This progress has largely been achieved through pursuing grant schemes, such as the Bolsover Conservation Area Partnership Scheme, the Pleasley Park and Vale Conservation Area Partnership Scheme, the Heritage Economic Regeneration Scheme, the Creswell Townscape Heritage Initiative and the Council's own Historic Building Grant Scheme.
- 9.3 Buildings removed from the Buildings at Risk Register following successful repair schemes are:
- Cobblers Cottage, Stainsby
 - Former service ranges at Barlborough Hall
 - Rear part of the Coach House, Church Street, Barlborough
 - The Cundy House, Bolsover
 - Stuffynwood Farmhouse, near Shirebrook
 - Littlewood Farm, near Shirebrook
 - Dovecote, Upper Langwith
 - Model Village properties, Creswell
 - Former Cooperative stores, New Bolsover Village
 - Model Village Institute, Creswell
 - Former Church of England Schools, Creswell
- 9.4 Despite this success, some buildings reach such a poor condition that it is no longer possible to save them.
- 9.5 Buildings removed from the Buildings at Risk Register due to demolition or collapse are:
- Former Methodist Chapel, Mansfield Road, Creswell
 - Vale House, Pleasley Vale

Case Study 1 – Model Village, Creswell

(unlisted historic buildings in a conservation area)

The Model Village in Creswell was built in the late nineteenth century and represents an early example of the emerging Garden City Movement applied to colliery housing and its design was influenced by socialism and the arts and crafts movement.

However, following the closure of the colliery in 1991 the Model Village suffered and large number of properties became vacant and became targets for anti-social behaviour. This high concentration of properties, together with the high levels of unemployment and outward migration, left Creswell with significant problems and threatened to undermine the viability of the village.



However, in 1999 Bolsover District Council, together with its partners in the community, including Elmton-with-Creswell Parish Council, Derbyshire County Council, Elmton-with-Creswell Village Forum, Creswell Heritage Trust, Villagate Properties Ltd. and the Model Village Residents Association, formed the Creswell Partnership to address the significant problems being faced by the village and to seek a future for the Model Village.

This Partnership, led by the District Council, secured significant funding from the Heritage Lottery Fund through their Townscape Heritage Initiative programme to match that in place through the Single Regeneration Budget and the European Regional Development Fund and contributions from Villagate Properties, Derbyshire County Council and Welbeck Estates.

Following the first phase of repair works to 90 properties in 1999 and 2000, it was clear that this intervention could work and efforts were made by the Partnership to secure further funding to tackle the remaining properties and the large number of vacant properties in the Model Village.

These efforts involved two bids to the Heritage Lottery Fund to secure further funding through the Townscape Heritage Initiative programme and the inclusion of Meden Valley Making Places, a not-for-profit housing Regeneration Company that was established in March 2003 and jointly owned by English Partnerships, East Midlands Development Agency and Bolsover and Mansfield District Councils. This led to a larger second phase of repair works between October 2004 and October 2006 that completed the work started in 1999.



Overall, through this critical project of the Creswell Townscape Heritage Initiative, 114 vacant properties have been brought back into use and the whole Model Village has been restored.

Benefits:

Physical	114 properties brought back into use and removed from Buildings at Risk Register.
Social	Sense of community restored to Model Village.
Economic	House prices have increased and greater investor confidence apparent in the village. Large number of new households in close proximity to village centre shopping area.
Environmental	114 dwellings reused means more efficient use of resources and reduces the pressure on the surrounding countryside. Green Flag Award received for Village Green.
Tax Revenues	114 properties brought back residential into use means a potential income through Council Tax receipts of over £100,000 a year.

Case Study 2 – Church of England Schools, Creswell

(Grade II listed buildings in a conservation area)

The former Church of England Schools in Creswell were built in 1874 and 1901 to meet the growing demand for educational facilities following the expansion of the village after the sinking of the colliery.

However, following the closure of the schools the two buildings began to deteriorate through prolonged vandalism and lack of repairs and became eyesores at the entrance to the village.



To address this deterioration, Urgent Works Notices were served on numerous occasions for both buildings to carry out works considered urgently necessary for their preservation. The first Urgent Works Notice for the Infants School was served back in 1985 but the District Council served six more for the Infants School and three more for the Secondary School between 1993 and 2003.

However, despite the availability of the Heritage Lottery Fund conservation deficit funding through the Creswell Townscape Heritage Initiative, the owners of the buildings did not take steps to preserve the buildings.

In view of this periodic need for Urgent Works and the lack of action on site, the District Council resolved to serve Repairs Notices on the owners of the two buildings and following non-compliance with the Notices the Council resolved to serve a Compulsory Purchase Order or to acquire the buildings through negotiation.

Ultimately, the Council acquired the buildings through negotiation in June 2005 and carried out a series of Urgent Works and sought to identify a new repairing owner who could bring these two important buildings back into use. DRC Construction Ltd. was selected by the Council as their preferred partner and the schools and the land to the rear were sold to DRC Construction in July 2007. Repair work on site started in the Autumn and both buildings had reached practical completion by the end of March 2010.

Overall, with the continued support of the Heritage Lottery Fund through the Creswell Townscape Heritage Initiative, both buildings have been brought back into use as residential apartments and new dwellings have been built on the land to the rear.



Benefits:

Physical	2 properties brought back into use and removed from Buildings at Risk Register
Social	former school buildings at heart of village restored
Economic	38 new households in close proximity to village centre shopping area and greater investor confidence in village
Environmental	2 properties reused means more efficient use of resources and reduces the pressure on the surrounding countryside
Tax Revenues	21 apartments and 17 new dwellings means a potential income through Council Tax receipts of over £40,000 a year.

10. Assessment of Priorities

- 10.1 The Buildings at Risk Register identifies 43 buildings or groups of buildings as being at risk, which can be broken down in the following way.

Buildings or Groups of Buildings by Significance

Scheduled Monuments	2
Grade II* listed buildings	2
Grade II listed buildings	12
Unlisted Buildings in Conservation Areas	27

Buildings or Groups of Buildings by Risk Grade

Grade 6	15
Grade 5	1
Grade 4	18
Grade 3	3
Grade 2	6
Grade 1	0

Buildings or Groups of Buildings by Parish / Town

Ault Hucknall	5
Barlborough	3
Blackwell	6
Old Bolsover	3
Clowne	1
Elmton-with-Creswell	8
Glapwell	1
Pleasley	2
Scarcliffe	5
Shirebrook	1
South Normanton	2
Whitwell	6

- 10.2 This analysis identifies a large proportion, approximately a third, of the buildings or groups of buildings at risk are listed buildings.
- 10.3 Also, this analysis identifies a significant proportion of the buildings or groups of buildings at risk are at immediate risk of further rapid deterioration or loss of fabric.
- 10.4 Furthermore, this analysis identifies a large number of the buildings or groups of buildings at risk are in Creswell in the Elmton-with-Creswell Parish.

Priority 1

- 10.5 Based on this assessment, it is considered that the significant proportion of the buildings or groups of buildings at immediate risk of further rapid deterioration or loss of fabric should be prioritised to prevent any further deterioration.

Priority 2

- 10.6 In addition, whilst Creswell has seen several success stories in recent years through the Creswell Townscape Heritage Initiative, it is considered that it would be beneficial to dedicate more attention to address the large number of buildings at risk in Creswell, given the momentum created by the Creswell Townscape Heritage Initiative and the synergy with the current work towards a bid for World Heritage Site status for Creswell Crags and towards a bid for Heritage Lottery Fund Landscape Partnership funding for the landscape around Creswell Crags (Limestone Journeys).

11. Proposed Strategy

- 11.1 From the assessment of the entries on the Buildings at Risk Register, the Council's proposed strategy to address the identified priorities is set out below.

Part 1

Survey the 16 buildings or groups of buildings identified across the district as being at immediate risk of further rapid deterioration or loss of fabric to act as a baseline survey.

Establish ownership details and write to owners to determine their intentions for the buildings.

Consider need for serving Urgent Works Notices or use of other statutory powers to prevent further rapid deterioration or loss of fabric.

Part 2

Seek additional funding for grant scheme to aid efforts to tackle buildings at risk in Creswell, particularly where this can dovetail with ongoing bids for World Heritage Site status for Creswell Crags or for Landscape Partnership funding for the area around the Crags.

Part 3

Engage with the Derbyshire Historic Buildings Trust to see how they could get involved in this strategy.

Examine how publicity campaigns could be used to aid the delivery of this strategy.

Establish an officer working group, drawing representatives from Planning Policy, Planning Development Control, Legal and Economic Development sections, to meet at least twice a year to review current cases.

- 11.2 Based on current staffing resources, it is considered that it will be possible to tackle one building per year and try to either reduce its risk grade against the baseline survey or ideally secure a successful repair scheme and remove it from the register. However, this will not preclude action on several buildings concurrently.

Review Proposals

- 11.3 It is considered appropriate to review the effectiveness of this strategy in one year's time.

