



Doncaster
Council

Conisbrough Conservation Area Proposed Boundary Changes

September 2021

Proposed Boundary Changes

Since the designation of the conservation area, the area in and around has in parts changed and buildings that were not considered important at the time of the designation of the conservation area are now considered to make a positive contribution, whilst buildings that are currently included are now considered to make a negative or neutral contribution. The areas that are proposed to be amended are as follows:

Wesley Chapel and March Gate

The Wesley Chapel lies adjacent to the current boundary of the conservation area. In 2015 it became Grade II Listed and the conservation area would benefit by its addition. It is an important landmark building that is a good example of a Victorian chapel built in 1876. The condition of the chapel is of concern, however it does have planning permission and listed building consent for conversion and which is expected to be implemented in the near future. There is also a slight alteration of the boundary to include stone walls in the area.



Wesley Chapel

The modern properties nearby on March Gate make no contribution to the conservation area. Their exclusion would not alter the general character and appearance of the conservation area and would make a much more logical boundary.



Development off March Gate

The car parking sales area between March Gate and Doncaster Road also does not contribute positively to the conservation area and its removal is suggested to strengthen the overall character of the area.



Old Road/Church Street

This part of the conservation area, to the west of the commercial centre along Old Road and at the end of Church Street, is dominated by modern commercial premises that are considered to be a major negative impact on the conservation area, as well as the library which has a neutral impact on the conservation area.



Modern commercial developments



Church Street/Well Head

Currently only the buildings fronting on to the north side of Church Street are in the conservation area and the inclusion of their backlands, including the entire supermarket site, would make a more distinct boundary. The rear outbuildings would also add to the character of the frontage buildings.



Backs of properties on Church Street

The listed wellhead also lies just north of Church Street and would also be brought into the conservation area as part of this alteration.



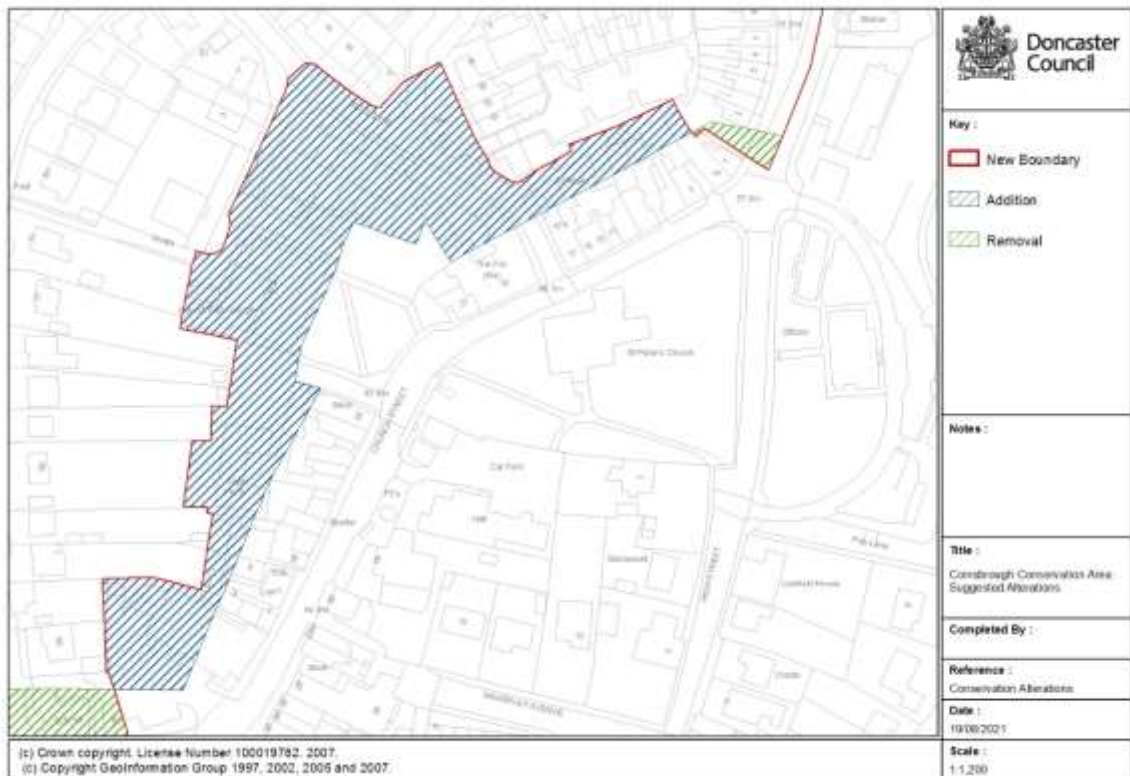
Wellhead on Well Gate

There are also some recently built developments that have picked up on the local character and whose inclusion would benefit the conservation area.



Recent development proposed to be included within the revised boundary

Although the recently built Well Gate development, on the north side of Well Gate, is a considerable improvement on the previous flats it still does not pick up on the area's local distinctiveness sufficiently in terms of detailing, materials and forms so there would not be considered enough merit for it be included in to the conservation area. A small area of land off Castle Street is proposed to be removed so as to follow a defined boundary.



The Dale and Dale Road

The Dale and its grounds lie adjacent to the current boundary of the conservation area, and the building and its land are seen very much as a continuation of the character of the adjoining part of the conservation area. The building appears to date from the Georgian period with Victorian additions and is considered to be a key unlisted building due to its architectural and historic interest. The earlier building is a good example of a two storey stone building and with the later three storey extension retains many original features. The extension is also a landmark building on Dale Road. The grounds are well treed and would be a positive addition to the conservation area if supported.



The Dale, a key unlisted building

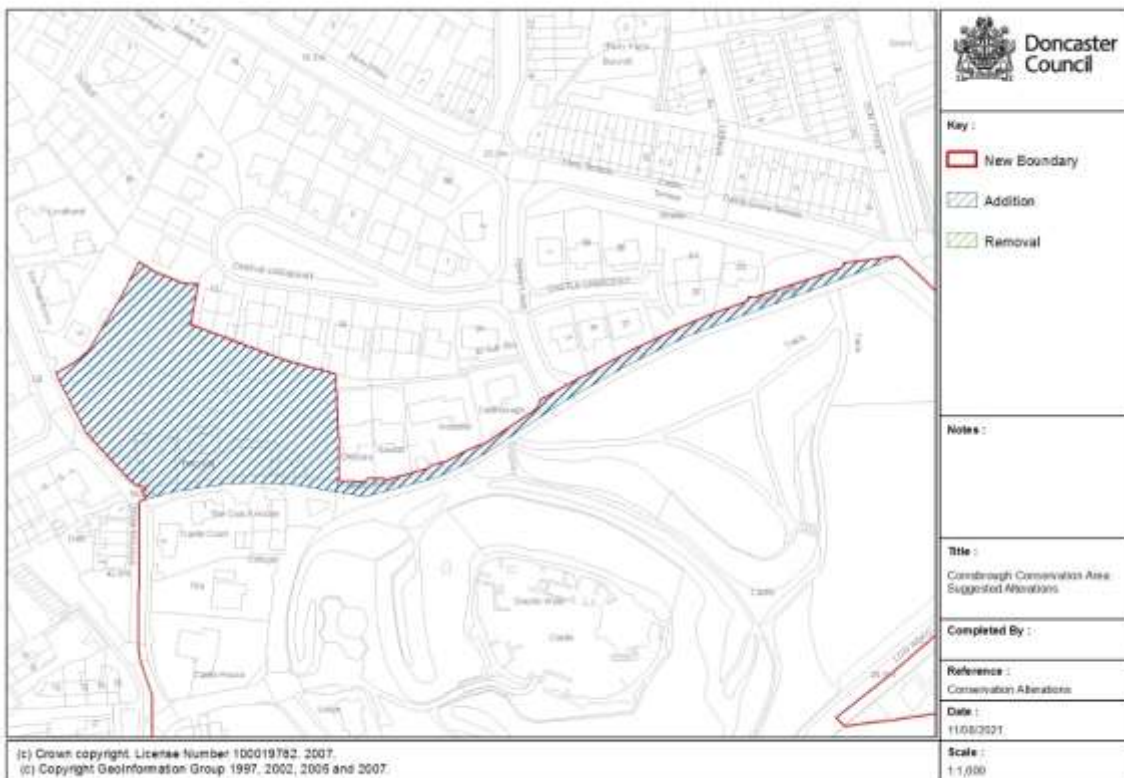


The grounds of The Dale continue the greenness around the castle

The wall to the north side of Dale Road is also considered to contribute positively to the character of the area and is also proposed to be included.



Stone wall along north side of Dale Road



The Castle Mill Business Centre, Minneymoore Hill and The Bungalow, Burcroft Hill

At the end of the green space of the mill piece is a former Edwardian public house that has been converted to offices and which stands on the site of an older inn. The building has undergone some modernisation but is still considered a good example of its type and is a local landmark that would form a strong 'bookend' to the conservation area.



The Castle Mill Business Centre

The Bungalow nearby on Burcroft Hill is considered to make a neutral impact on the conservation area. There is unlikely to be any major changes that being in a conservation area could control and its inclusion is of no benefit to the character and appearance of the conservation area therefore it is suggested that it be removed.



The Bungalow, Burcroft Hill



Bungalows, Doncaster Road

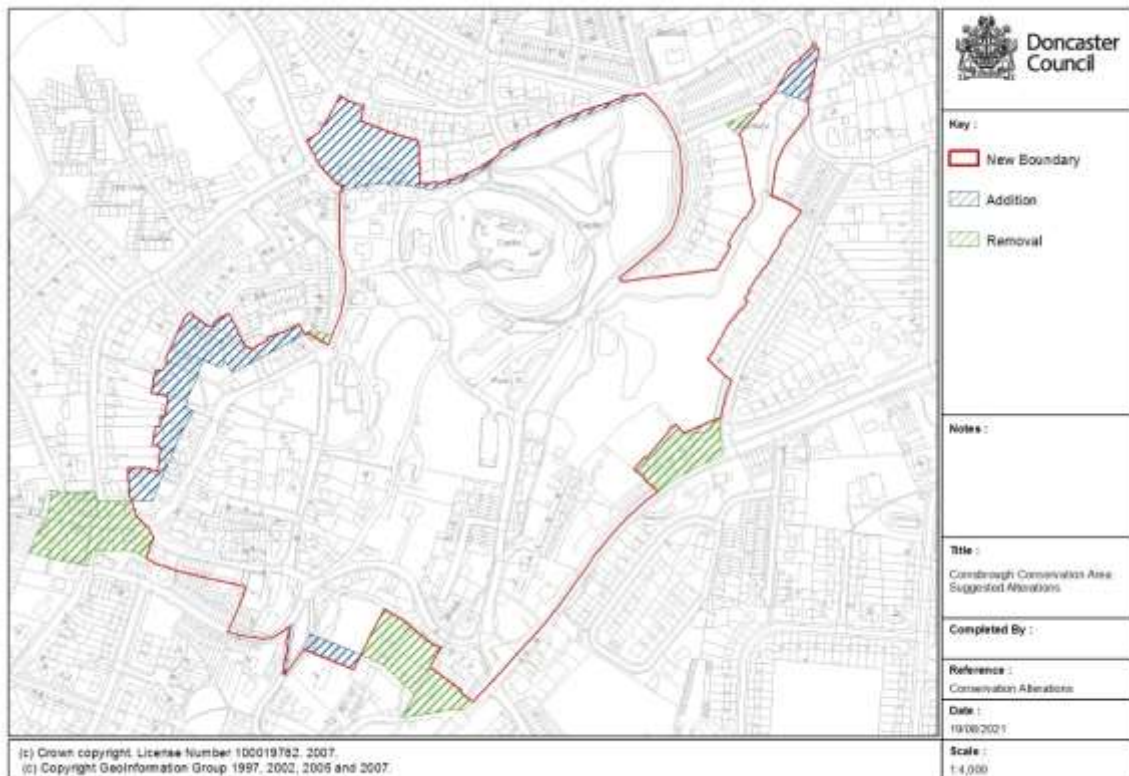
The bungalows on Doncaster Road, are considered to have a neutral impact on the conservation area. There is unlikely to be any major changes that being in a conservation area could control and their inclusion is of no benefit to the character and appearance of the conservation area therefore it is suggested that they be removed.



Bungalows on Doncaster Road



The removal of the whole of the mill piece was considered between Doncaster Road and Low Road as it is remote from the rest of the conservation area and is chiefly landscaping however it was considered that the area acts as a buffer to the area from modern residential developments around the castle and is important to the castle's setting and therefore to the conservation area.



Suggested Additions and Removals