

Creswell Model Village



Guidance Notes for Residents

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This document is available in large print and other formats from any of the council offices or by contacting the Chief Executive’s Directorate on 01246 242323. Please bear in mind we will need a few days to arrange this facility. It is also available to view on the Council’s Website at: www.bolsover.gov.uk

Preface

Bolsover District Council has prepared these guidance notes to provide advice to residents of Creswell Model Village who propose to carry out works to their homes. The guidance notes will be taken into account when determining planning applications or grant aid applications. The Model Village forms part of Creswell Village and Model Village Conservation Area, which was designated in 1991 in recognition of the area's special architectural and historic interest. This document aims to identify those features which are important to this interest and to promote the preservation and enhancement of the special character of the Model Village.

The guidance notes give further information on the need to apply for planning permission for alterations to houses or gardens within Creswell Model Village. This has been prepared with reference to the policies contained within the Conservation of the Historic and Built Environment chapter of the Bolsover District Local Plan (February 2000)

The guidance notes also provide advice on the grant assistance available for the repair and restoration of the houses, and advice on maintenance necessary to avoid costly repairs.

Introduction

Creswell Model Village is situated within Creswell village just off Elmton Road. It was built for The Bolsover Colliery Company between 1896 and 1900 to accommodate the workforce of the colliery. The Model Village is included in the Creswell Village and Model Village Conservation Area designated in July 1991 under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Creswell Village and Model Village Conservation Area

The Conservation Area covers 20 hectares and has three separate areas. The first is the remnants of the pre-agricultural village of Creswell (at least 14 stone built houses survive) and the second is the colliery Model Village which represents an important survival of colliery company housing and social facilities. The third area includes the other buildings associated with the development of what was in effect the new settlement of Creswell, in the period up to the Great War. (Other parts of Creswell are included within the Creswell Craggs Conservation Area and the Elmton with Creswell Farmstead Conservation Area).

Within the Model Village, the Conservation Area covers all of the buildings and associated open space, the allotments, the cricket ground and the Miner's Welfare Institute and grounds.

Special character of the Model Village

Between 1884 and 1900 north eastern Derbyshire was transformed by the development of the coal industry and the associated increase in population and housing. The Bolsover Colliery Company was formed in 1894 and trial sinking for a shaft at Creswell began in September of the same year.

Construction of the Model Village began in 1896 on land purchased from the Duke of Portland and was built to provide housing for the colliery work force. It was designed by Percy B. Houfton according to the principles of the garden village movement. This movement began as a response to the poor quality of urban housing in the late 19th century and aimed to design homes which offered a better quality of life and that would foster a strong sense of community.



The village incorporates 281 houses employing a variety of features inspired by the Arts and Crafts movement, including ornate gables and moulded brickwork. The houses are arranged in terraces of four, six and eight worker's homes in two concentric octagons separated by a road. Those in the inner octagon face the village green and those on the outer ring face outwards onto Elmton Road and land

surrounding the village. The road between the houses was designed to carry a tramway that brought the miner's coal allowance to each house and removed their domestic refuse and sewage.

The variety in design within the planned village gives Creswell Model Village a unique character and the survival of the village in its entirety makes it an extremely important part of the heritage of the coal fields in this area. Indeed, it is a good example of the Garden Village Principle as applied to the coal mining workforce in the East Midlands. Another example in Bolsover District is the New Bolsover Model Village.

Between 1969 and 1973 the National Coal Board carried out a comprehensive house improvement scheme. The houses had the original doors and windows removed and a pre-fabricated extension was added to each property. Major work was also carried out to the Model Village green.

Closure of the mine caused serious decline, compounding the problems. Through the efforts of local residents, councillors and community groups, the plight of Creswell was brought to the attention of grant-aiding public bodies and a campaign to save the village from further decline culminated in 1999 with the launch of the Townscape Heritage Initiative. The initiative was also incorporated into the Meden Valley Making Places project, a major project to improve housing conditions in the mining villages along the county boundary between Mansfield and Bolsover.



Before and after restoration of one of the model village terrace blocks.

The restoration of the Model Village illustrates the value of this heritage as a huge investment has been made by the Creswell Townscape Heritage Initiative to restore the village to its original standard of design and to reinstate a high quality of living accommodation for residents.

The restoration project aims to reinstate the uniformity of the Model Village and consequently, any alterations to the appearance of any one house can have an adverse effect on the visual harmony of the village as a whole. Therefore, when this work has been completed, Bolsover District Council aims to maintain the high quality restoration of the Model Village. As this work has been funded through grant schemes, there is also a requirement to retain and maintain the work that has been carried out. These guidance notes offer information to residents on how this will be achieved.

Building Maintenance Advice

The following information gives guidance maintaining houses on the Model Village following the Townscape Heritage Initiative. Neglecting the maintenance of a building can often result in costly repairs and therefore the Council would suggest that the following checks be made and where repair is necessary, that this be carried out as soon as possible.

Annual

- Inspect leadwork and mortar; remove moss growth; check pointing and parapets
- Inspect pointing and clean any soiling around the wall bases
- Inspect paintwork and condition of wood (Expect to redecorate external joinery every 3-5 years)
- Inspect buildings for any new cracks caused by movement
- Check plant growth on or near to walls

Every Six Months

- Inspect roofspace for signs of leaking
- Inspect condition of gutters and downpipes
- Clean gutters, downpipes (and drains if showing signs of blockage)
- Clear air bricks within walls
- Inspect building for signs of damp and/or rot

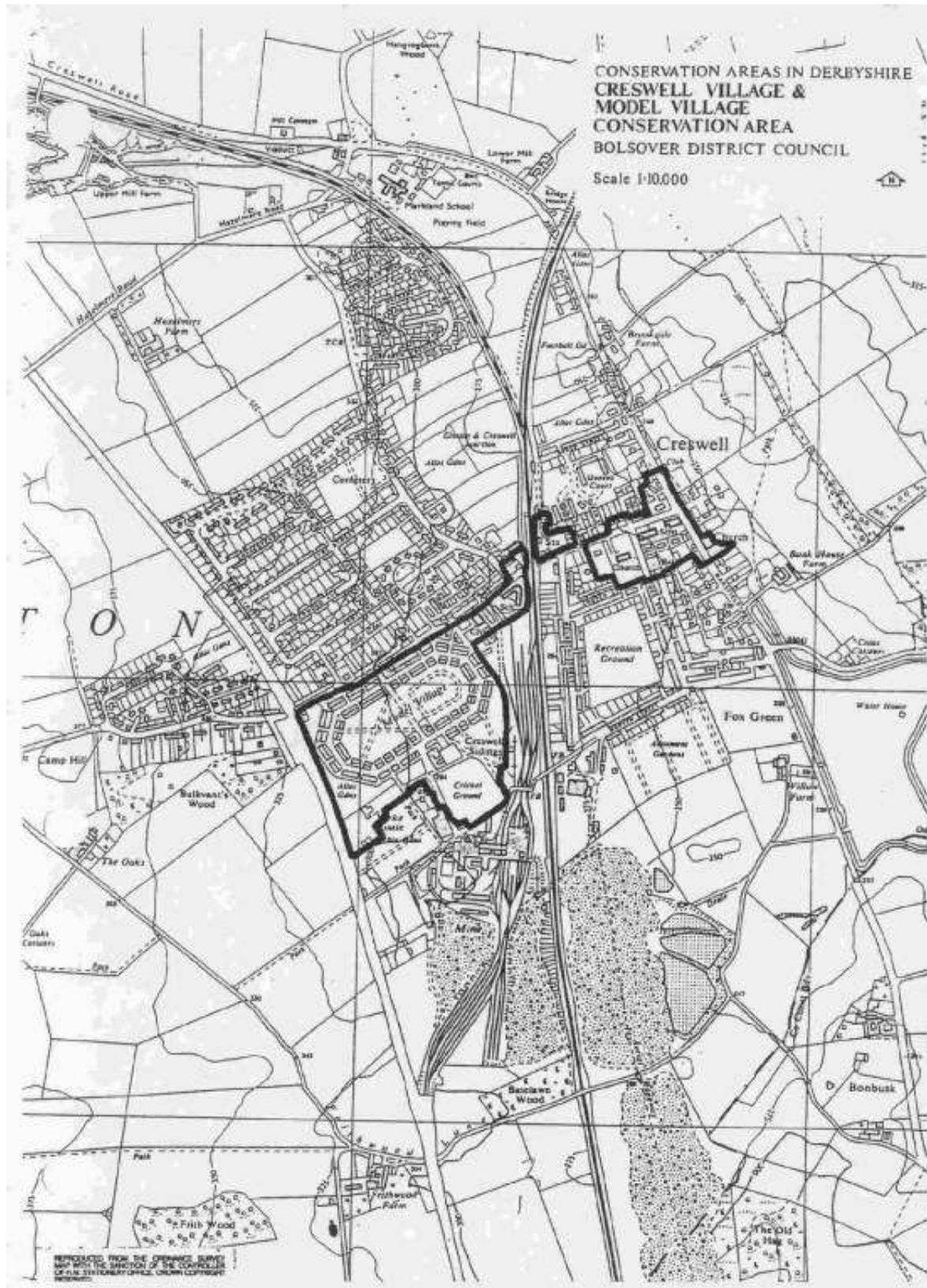
Monthly

- Check for slipped roof tiles
- Check for obvious leaks/blockages in the guttering and downpipes
- Check for signs of overflowing drains during wet weather (rod out if necessary)

Further advice can be found in 'A Stitch in Time' prepared by the Institute of Historic Building Conservation in association with the Society for the Protection of Ancient Buildings.

Conservation and Planning Information

Creswell Village and Model Village Conservation Area



Conservation Areas

Conservation Areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in recognition of an area's special architectural or historic interest with the intention of preserving and enhancing that special character.

What is the effect of designation as a conservation area?

Following this designation, a duty is placed upon the Council to pay special attention to the desirability of preserving or enhancing the 'character or appearance of that area' when considering planning applications. This does not mean that nothing will ever change but rather that any new development must respect the established character of the area. To be successful in preserving or enhancing the character of a Conservation Area, those people living and working in the area should share this responsibility with the Council.

The designation means that there is a degree of control over demolition, as a special permission called 'Conservation Area Consent' is required for demolition of most buildings and many boundary walls and fences.

Most trees within a Conservation Area are protected from felling, lopping, or destruction and it is an offence to commence work without the written consent of the Council. (Anyone intending to undertake work to trees in a Conservation Area must notify the Council of their intention at least 6 weeks before carrying out any works.)

General policies providing guidance for work in conservation areas can be found in chapter 8 of the Bolsover District Local Plan adopted February 2000. The specifically relevant policies are as follows:

Policy CON1	Development in Conservation Areas
Policy CON2	Demolition in Conservation Areas
Policy CON3	Important Areas within Conservation Areas
Policy CON4	Development adjoining Conservation Areas
Policy CON5	Advertisements within Conservation Areas

Article 4 Direction - Extension of the need for planning permission

Local authorities also have greater control over alterations and/or extensions to buildings in a Conservation Area. In Creswell Model Village, additional controls called an Article 4 Direction (effective from 11th April 2002) have also been imposed to ensure that the investment made in restoring the village is protected.

The Article 4 Direction means that planning permission must be sought if alterations are to be made to a house or garden in the Model Village. This includes the following alterations:

- an extension or porch
- external cladding, fixture, render or paint finish to any part of the property
- alterations to a roof or chimney
- provision of a hard surface outside a property (e.g. patio)
- installation or relocation of a satellite dish/antenna

- provision or alteration of a gate, fence or wall
- provision of a shed or store in the yard
- replacement of a window or external door
- demolition of any part of the property including gates, fences and walls

For further details of this direction please refer to appendix 4.

The Article 4 Direction does not mean that these works cannot be done but it does mean that you must apply for planning permission before carrying out any of the listed alterations, and that the work carried out may be restricted. You are therefore strongly advised to contact the Council's Conservation Manager to confirm whether or not planning permission is required.

In most circumstances, there will be no fee for planning permission for any of these alterations. If you are a tenant, your landlord will be responsible for obtaining planning permission, but you are responsible for informing your landlord if you wish to make any of the above alterations. Failure to apply for planning permission to carry out these alterations may result in enforcement action.

Further advice

For specific advice please contact the relevant officer:

General conservation and design advice
Conservation Manager Tel: 01246 242288
Email: conservation@bolsover.gov.uk

Trees in conservation areas
Tel: 01246 242234 or 242288

The need for planning permission
The duty planning officer Tel: 01246 240000

In writing:

The Planning Department
 Sherwood Lodge
 Bolsover
 Derbyshire
 S44 6NF

Please state:

- the property involved
- the works you wish to carry out

You can also find general conservation and planning information on the council website: www.bolsover.gov.uk

Information on other consents

Landlord consent

If the property is rented from a private landlord or housing association, Landlord Consent is required before you carry out any work to the building. Landlord Consent is also required even where you do not intend to carry out the works personally. This would include giving the instruction to have a satellite dish engineer attach a satellite dish to the property.

Carrying out or giving someone the instruction to carry out work without Landlord Consent may invalidate your tenancy agreement.

Building Regulation Consent

Following the amendment of Part L of the Building Regulations, Building Regulation Consent is now required for the replacement of the:

- windows
- central heating boiler and controls
- hot water cylinders

Therefore, if you wish to carry out one of these works or give instruction to someone to carry out these works on your behalf, please contact the Council:

In writing:

Building Control
Sherwood Lodge
Bolsover
Derbyshire
S44 6NF

By telephone:

01246 242237

Please state:

- the property involved
- the works you wish to carry out

Planning Guidelines for the Model Village houses

These planning guidelines have been prepared to provide guidance on how the Council will assess the effect of different types of proposed alteration or repair to Model Village houses. The guidelines will be taken into account when applications for Conservation Area Consent or planning permission and grant aid are determined. Each case will be determined on its merits and you are encouraged to contact the conservation team at the Council to discuss your plans.

Other alterations, not mentioned in the guidelines, will be considered on their merits but substantial alterations are unlikely to be approved.

A formal application for Conservation Area Consent and / or planning permission must be submitted even if the proposed work appears to be acceptable under these guidelines.

For the purposes of the following description, the 'front elevation' of a property refers to the elevation facing the Model Village green in the central ring and fronting the external pathway or Elmton Road on the outer ring. The 'rear elevation' of the property refers to the elevation facing onto the central Model Village road.

(a) General Statement

The Council intends to preserve and enhance all features that form an integral part of the overall planned design and contribute to the character of the Model Village. If any property was not repaired as part of the Townscape Heritage Initiative, the Council will also seek to restore the original design of features with the appropriate materials.

Note: There are eight different designs of houses on the Model Village and architectural features vary. Refer to the table and photographs at the end of this document to find out which 'type' your property relates to.

(b) Structural Alterations

Planning permission will not be granted for alterations to the design of houses which involve changes to the roofs, the external walls, or the door and window openings of Model Village houses, unless it can be shown that the alteration will preserve or enhance the character or appearance of the area. (refer to Article 4(1) Direction Class A)

(c) Extensions

New extensions to the houses on the Model Village are being provided as part of the Townscape Heritage Scheme. Further extensions or porches will not be granted planning permission, unless it can be shown that the alteration will preserve or enhance the character or appearance of the area. (refer to Article 4(1) Direction part 1 Class A)

Extensions to rear of model village houses constructed through the grant scheme



(d) Demolition

Conservation Area Consent will not be granted for the demolition of a house, or any significant part of a house, gates, fences and boundary walls, unless it can be shown that the alteration will preserve or enhance the character or appearance of the area.

(e) Roofs and Chimneys

The renewal of the roofs of houses within the Model Village has been undertaken as part of the Townscape Heritage Initiative. However, if in the future and repair or renewal is required, the following guidelines will apply. The Council will grant planning permission for the re-roofing of the houses with materials to match the original, i.e. Eternit (Pendinnis) natural slate (508 x 254mm) (except on the Villa



Comprehensive re-roofing carried out as part of the restoration of the model village restoration.

houses where clay tiles will be required). Notwithstanding the larger dimensions of the slate, the lap should replicate the traditional pattern to correspond to the original number of courses. The insertion of new dormer windows or roof lights is unlikely to be acceptable. (refer to Article 4(1) Direction part 1 Class C)

Any flashing to be renewed should be Code 4 lead stepped flashing, treated in patination oil as soon as possible after fixing to minimise staining.

The demolition of chimneys or removal of chimney pots will not be granted Conservation Area Consent. If a chimney needs to be demolished and rebuilt during the course of repair, it must be rebuilt to the original design using matching bricks, and if chimney pots need to be removed, these should be replaced with identical pots.

(f) Rainwater goods

Rainwater goods (gutters and downpipes) on the front elevation should only be replaced with cast iron, cast aluminium or other appropriate metal units, which follow the original design and approved colour (Crown Peridot BS 12 B 21).

Rainwater goods on the rear of the property may be replaced in black UPVC.

House types A1, B6, B7 and villas also have bargeboards to the gables. Original bargeboards should be retained where possible and repaired. (refer to Article 4(1) Direction part 1 Class A and C)



Type A1 Bargeboard

(g) Brickwork and Terracotta repair

Any necessary rebuilding or repair of existing brickwork should be undertaken using bricks to match the existing in type, size, colour and texture. Re-pointing should be carried out using an appropriate lime mortar (1:1:6 cement:lime:sharp sand) and using traditional methods. The Council will advise as necessary. The Council will not grant planning permission for the removal of original or restored terracotta detailing except in exceptional circumstances.



terracotta detail to window head.

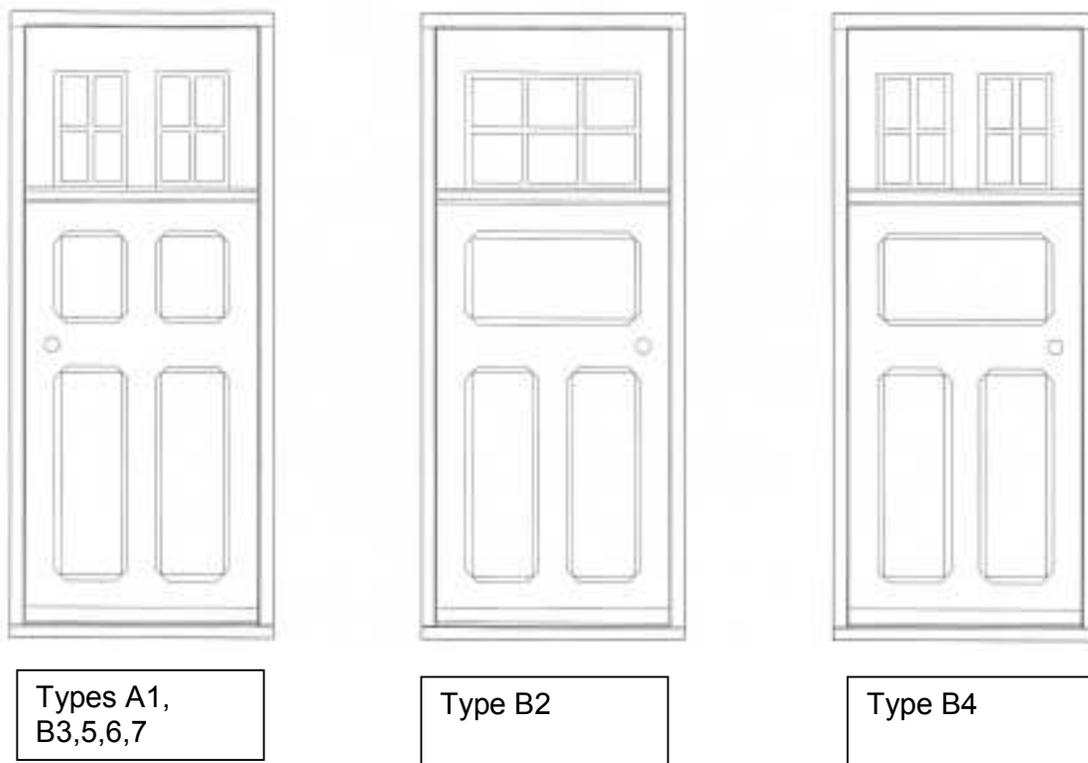
Creasing tiles, arched head, canted cills and other details to external door and window openings should not be removed.

External cladding, render or paint finish to the exterior of a building will not be allowed unless the work involves repair to existing coverings. Please see below for details of agreed paint colours. Any fixtures to the exterior wall of a building will also require planning permission, if they materially affect its external appearance. (refer to Article 4(1) Direction part 1 Class A and part 2 Class C)

(h) External doors and canopies

The Council will approve the replacement of external doors with wooden doors which follow the original design shown below. Such replacements must be exact copies in materials and design. Planning permission will not be granted for any significant alteration to or replacement of this original design. (refer to Article 4(1) Direction part 1 Class A)

The design of a front exterior door is dependent upon the 'type' of house as shown below (design of windows to villa properties are yet to be confirmed):

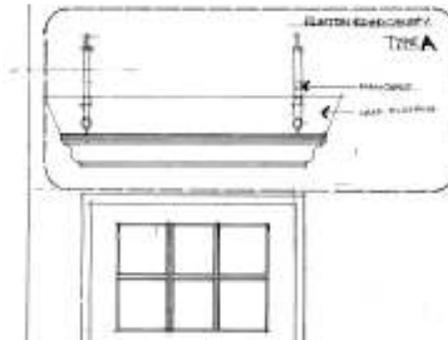
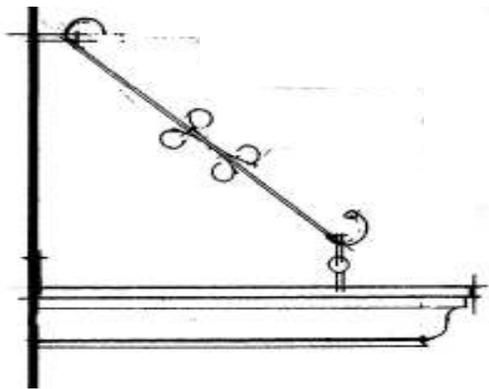


Detailed drawings and specifications for doors are available from the Council on request.

Rear exterior doors in restored properties are of one design throughout the village. These are two panelled painted wooden doors with an upper glazed panel as shown below. Planning permission would be granted to replace this original design with an exact match or to insert this design where it does not exist.



Any repair or replacement of the canopies above the front exterior doors of the Model Village should exactly match those installed during the refurbishment of the village in materials and design. Conservation Area Consent will not be granted for the removal or alteration of these canopies.



(i) Windows

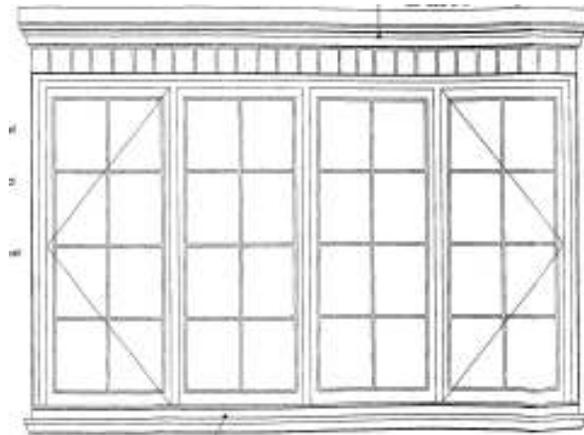
The Council will approve the replacement of window frames with wooden window frames as per the original design shown below. Such replacements should be exact copies in materials and design. The Council will not grant planning permission for any alternative design of window which does not enhance the character of the area. (refer to Article 4(1) Direction part 1 Class A)

Detailed drawings and specifications for windows are available from the Council on request.

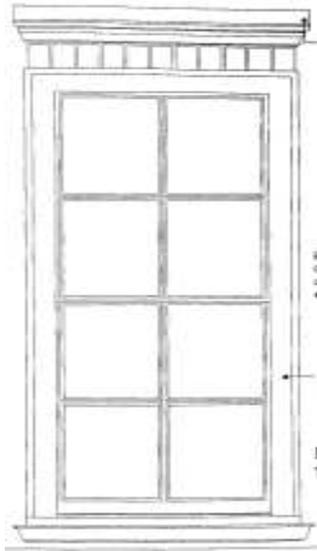
The design of windows within the Model Village varies depending on the 'type' of house, as shown below (design of windows to villa properties are yet to be confirmed):



Front elevation window
Type A1



Front elevation window
Types B3, B4 B5, B6, B7



Front elevation window
Type B2

The photographs below illustrates the design of window that must be used for the rear elevation of houses within the Model Village. Rear elevation windows also vary according to house types as shown below.



Type A1



Type B2



Types B3, B4, B5, B6
and B7

Windows to the side elevations of Model Village houses should in all types be one light casements as shown below.



(j) Yard walls, picket fences and gates

As part of the project to restore the houses on the Model Village, the yard walls, picket fences and gates to the front and rear elevations were designed to complement the architectural features of the houses and to create a uniform and well maintained environment. The Council would not therefore approve any application to alter these exterior features in a way which does not preserve or enhance the character of the area. Any repair to or replacement of exterior walls and fences should follow the approved design and use the appropriate materials.

Detailed drawings and specifications for yard walls, fences and gates are available from the Council on request.

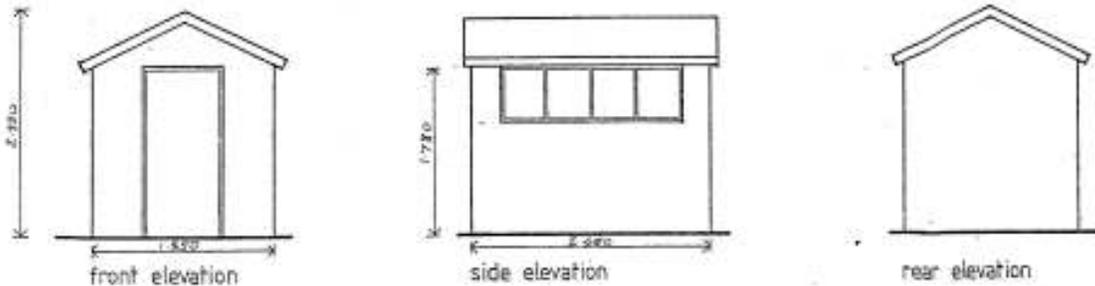
The Council will not planning permission to demolish walls to create a vehicular access or planning permission for any alteration to the access to the exterior of a property. (refer to Article 4(1) Direction part 31 Class B)

(k) Provision of a hard surface outside a property

Any works such as the provision of a patio to the front elevation or alteration to the rear yard of a property will require planning permission. In principle, it is likely that permission will be granted, unless the scheme proposed is deemed to be detrimental to the unified appearance of the restored village. Applications will therefore be considered in terms of the design, materials and extent of the planned work. (refer to Article 4(1) Direction part 1 Class F)

(l) Provision of a shed or store in the yard

Planning permission is required for the erection of a shed or permanent store in the yard of Model Village houses. Storage below the level of the boundary wall is preferred.



(m) Installation or relocation of a satellite dish/antenna

As there is no provision for cable television in the area, the Council accepts that residents may wish to erect a satellite dish and has granted planning permission for all houses in the Model Village to do so in specific locations. Written permission must be gained from the Council to erect a satellite dish in any other location than that shown in the guidelines at the end of this booklet. (refer to Article 4(1) Direction part 1 Class H)

TV and CB Radio Aerials

TV aerials have been installed inside the roof void as part of the refurbishment scheme. CB Radio Aerials usually need planning permission, and proposals will be considered on their merits.

(n) Security Grills

Planning permission is unlikely to be granted for the erection of security grills over external windows or doors. (refer to Article 4(1) Direction part 1 Class A)

(o) Security Lamp / Movement Sensor Equipment

The Council will approve the installation of a security lamp / movement sensor on each house, provided that the unit is dark in colour and is located no higher than the first floor windows of the property.

(p) Painting exterior features

During the refurbishment of the Model Village, a paint scheme was prepared to highlight and enhance the varied architectural styles within the village. The overall effect of this scheme also creates a sense of uniformity and a well maintained community. The Council now seeks to protect this part of the restored character of the village and therefore will not grant planning permission to paint external features in any other British Standard (BS) colour than those outlined below. (refer to Article 4(1) Direction part 2 Class C)

Exterior doors
House Types A1, B3, B5, B6, B7 and Villas (Green) BS 12 C 39
House Type B2 (Red/Brown) BS 04 C 39
House Type B4 (Blue) BS 18 C 39

Bargeboards BS 12 B 21
Exterior windows BS 10 B 15
Render Dulux trade colour palette 50 YR 18/223
Meter Boxes BS 04 B 21

Picket Fences stain - Sadolin 'Scenic' Forest Green Ref 894

(q) Internal works

Planning permission is not required for any repair or alteration to the interior of Model Village houses. However, internal works may require building regulation consent and you are advised to contact the Building Control section at the Council about your plans.

Grants

The Council aims to achieve the complete restoration of all of the houses within the Model Village as part of the Townscape Heritage Initiative scheme. If the Council is unable to repair any properties at this time, future applications for a Historic Building Grant may be considered. It is unlikely that the Council will consider offering grants for alterations to recently restored properties.

For further information on eligible work and grant rates please contact:

Conservation Manager
Tel: 01246 242288

Assistant Conservation Officer
Tel: 01246 242271

Please note that grants are awarded at the Council's discretion and subject to funds being available.

Appendix 1: Creswell Model Village – House Types

House type	Number of house	
	Odd numbers	Even numbers
A1	1-159	6-20 70-126 128-134 232-246
B2	189-199 241-251	30-36 136-142 176-182 200-206
B3		144-158 216-222
B4	177-187 213-227 281-291 301-311	46-52 160-166 224-230
B5	269-279	38-44 168-174
B6	165-175 229-239 293-299	22-28 184-198
B7	201-211 253-267	54-68 208-214
Villa 1		2-4 248-250
Villa 2	161-163	

Details of architectural features in Model Village

Type A1	
General Description	Terrace of eight or four two storey houses. The end houses have a gabled dormer on the front elevation and there is a chimney stack for each pair of houses.
Windows	
Front elevation	3 light vertical casements with glazing bars (6 panes in each) Terracotta arch over ground floor windows and first floor window gable window.
Side elevation	1 light vertical casements without glazing bars (extension -2 light vertical casement) Terracotta arch retained where insitu.
Rear elevation	1 st floor -2 light vertical casements ground floor -3 light vertical casements extension -1 light vertical casement All without glazing bars. Terracotta arch retained where insitu.
Doors	
Front elevation	6 panelled door –top 2 glazed (4 panes in each)
Extension	Two panelled wooden door –top panel glazed
	

Type B2	
General Description	Terrace of four or six two storey houses with a gabled roof with brick coping and kneelers. There is a chimney stack for each pair of houses
Windows	
Front elevation	Vertical sliding sash windows -8 panes (4 over 4) Oval windows to 2 inner houses on 1 st floor Horizontal terracotta heads. Dormer windows to one block only – Nos 189-199.
Side elevation	1 light vertical casements without glazing bars Horizontal terracotta heads retained where insitu.
Rear elevation	1 st floor -2 light horizontal casements ground floor -3 light vertical casements extension -1 light vertical casement All without glazing bars. Horizontal terracotta heads retained where insitu.
Doors	
Front elevation	4 panelled door –1 light above (6 panes)
Extension	Two panelled wooden door –top panel glazed



Type B3	
General Description	Terrace of eight two storey houses with ornate curved gables with brick coping. Four large gabled dormers on each front. There is a chimney stack for each pair of houses.
Windows	
Front elevation	4 light vertical casements with glazing bars (6 panes in each) Horizontal terracotta heads Fixed 1 light vertical casements with glazing bars to 6 inner houses (6 panes)
Side elevation	1 light vertical casements without glazing bars Horizontal terracotta heads retained where insitu.
Rear elevation	1 st floor -2 light vertical casement and 3 light vertical casement ground floor -3 light vertical casement extension -1 light vertical casement All without glazing bars Horizontal terracotta heads retained where insitu.
Doors	
Front elevation	6 panelled door –top 2 glazed (4 panes in each)
Extension	Two panelled wooden door –top panel glazed
	

Type B4	
General Description	Terrace of four, six or eight two storey houses with hipped roof and there is a chimney stack for each pair of houses.
Windows	
Front elevation	4 light vertical casements with glazing bars (6 panes in each) Fixed 1 light vertical casements with glazing bars to 2 inner houses (6 panes) Horizontal terracotta heads to ground floor windows
Side elevation	1 light vertical casements without glazing bars Horizontal terracotta heads retained where insitu.
Rear elevation	1 st floor -2 light vertical casement and 3 light vertical casement ground floor -3 light vertical casement extension -1 light vertical casement All without glazing bars. Horizontal terracotta heads retained where insitu.
Doors	
Front elevation	5 panelled door –top 2 glazed (4 panes in each)
Extension	Two panelled wooden door –top panel glazed
	

Type B5	
General Description	Terrace of four or six two storey houses with curved gables (less ornate than Type B3) and there is a chimney stack for each pair of houses.
Windows	
Front elevation	4 light vertical casements with glazing bars (6 panes in each) Horizontal terracotta heads Fixed 1 light vertical casements with glazing bars to 2 inner houses (6 panes)
Side elevation	1 light vertical casements without glazing bars Horizontal terracotta heads retained where insitu.
Rear elevation	1 st floor -2 light vertical casement and 3 light vertical casement ground floor -3 light vertical casement extension -1 light vertical casement All without glazing bars Horizontal terracotta heads retained where insitu.
Doors	
Front elevation	6 panelled door –top 2 glazed (4 panes in each)
Extension	Two panelled wooden door –top panel glazed
	

Type B6	
General Description	Terrace of four or six two storey houses with straight gables with brick coping. Large gables with brick copings. There is a chimney stack for each pair of houses.
Windows	
Front elevation	4 light vertical casements with glazing bars (6 panes in each) Horizontal terracotta heads Fixed 1 light vertical casements with glazing bars to 6 inner houses (6 panes) No 165, uniquely has bay shop window.
Side elevation	1 light vertical casements without glazing bars Horizontal terracotta heads retained where insitu.
Rear elevation	1 st floor -2 light vertical casement and 3 light vertical casement ground floor -3 light vertical casement extension -1 light vertical casement All without glazing bars Horizontal terracotta heads retained where insitu.
Doors	
Front elevation	6 panelled door –top 2 glazed (4 panes in each)
Extension	Two panelled wooden door –top panel glazed
	

Type B7	
General Description	Terrace of six or eight two storey houses with straight gables with oversailing eaves and barge boards. There is a chimney stack for each pair of houses
Windows	
Front elevation	4 light vertical casements with glazing bars (6 panes in each) Horizontal terracotta heads Fixed 1 light vertical casements with glazing bars to 2 inner houses (6 panes)
Side elevation	1 light vertical casements without glazing bars Horizontal terracotta heads retained where insitu.
Rear elevation	1 st floor -2 light vertical casement and 3 light vertical casement ground floor -3 light vertical casement extension -1 light vertical casement All without glazing bars. Horizontal terracotta heads retained where insitu.
Doors	
Front elevation	6 panelled door –top 2 glazed (4 panes in each)
Extension	Two panelled wooden door –top panel glazed



Villa 1	
General Description	Semi detached two storey houses with two central bays forming a break-front shared by both houses. There are two gabled dormers to the front elevation and three brick chimneys.
Windows	
Front elevation	Ground floor bay window: 4 light casement with glazing bars (8 panes in each) Ground floor window: 3 light casement with glazing bars (6 panes in each) First floor window in gable: 3 light casement with glazing bars (6 panes in each) First floor window: 2 light casement with glazing bars (6 panes in each)
Side elevation	Design to be confirmed
Rear elevation	Design to be confirmed
Doors	
Front elevation	Design to be confirmed
Extension	Design to be confirmed

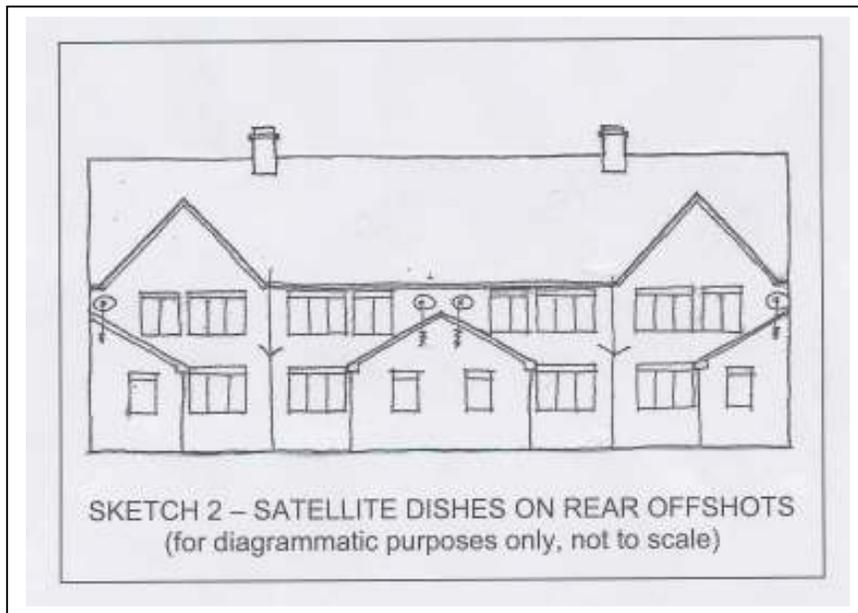


Villa 2	
General Description	Semi-detached two storey houses with a mansard roof and a central gable. Bay windows to the front elevation. Central chimney stack.
Windows	
Front elevation	Design to be confirmed.
Side elevation	Design to be confirmed.
Rear elevation	Design to be confirmed.
Doors	
Front elevation	Design to be confirmed.
Extension	Design to be confirmed.



**Appendix 2: Creswell Model Village
Guidelines for satellite dishes locations**

- 1, One satellite dish per dwelling house in a location described below. Redundant dishes to be removed
2. Dishes may be located on the **rear elevation** of houses (i.e. facing the central road), **under the eaves**. (See sketch No.1)
3. Where it is not possible to locate under the eaves due to the orientation of the house, a dish, **may be located on a bracket and pole on the rear offshot gable**, at a maximum height of 60cm (2ft) above the verge. (See photograph for an example of an acceptable location). This should be above the gable window, and where two neighbouring properties are to install dishes, fixings should be symmetrical about the ridge line. (See sketch No.2)
4. Dishes may be no more than 53 cm (20.8 inches) diameter, (unless it can be demonstrated that for technical reasons a large dish is required).
5. Dishes will **not be acceptable if located on the front or side elevation of houses**.
6. Wiring to dishes should be fitted internally or neatly along eaves and not be fixed to the front of houses or draped across roofs
7. Generally, installation should be as discreet as possible, creating the minimum visual impact from the public highway.



Appendix 3: Schedule of Works requiring planning permission

Planning permission must be sought prior to any of the following works to residential properties in Creswell Model Village:

Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995

Schedule 2

PART 1 –DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

- Class A: The enlargement, improvement or other alteration of a dwellinghouse;
- Class C: Any other alteration to a roof slope;
- Class D: The erection or construction of a porch outside any external door of a dwellinghouse;
- Class E: The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or any other alteration of such a building or enclosure;
- Class F: The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such;
- Class G: The erection or provision within the curtilage of a dwelling house of a container for the storage of oil for domestic heating.
- Class H: The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse;

PART 2 – MINOR OPERATIONS

- Class A: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall, or other means of enclosure within the curtilage of a dwellinghouse.
- Class C: The painting of the exterior of any part of a dwelling house or any building or enclosure within the curtilage of a dwellinghouse.

Part 31 – DEMOLITION

Class B: Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall, or other means of enclosure within the curtilage of a dwellinghouse.

A copy of the Direction and a copy of the map defining properties included within the Direction may be inspected at the Council offices, Sherwood Lodge, Bolsover, Derbyshire, S44 6NF from 9.00 am to 5.00 pm, Monday to Friday .