NEW BOLSOVER MODEL VILLAGE
planning guidelines
SUPPLEMENTARY PLANNING GUIDANCE
November 2002
Updated October 2008

IMPORTANT
Read these guidelines before deciding to:
1) alter or extend any house at New Bolsover
2) make any changes to:
   • external doors or windows
   • gutters or down pipes
   • chimneys or roofs
   • yard walls or boundary fences
3) paint external brickwork
4) add:
   • a satellite dish
   • a CB Radio aerial
   • security lamps or sensors
   • security grills or boards
   • a shed or greenhouse to the yard or garden

This activity addresses the following corporate aims :-

Bolsover
District Council
EQUALITIES STATEMENT

This document is available in large print and other formats from any of the Council Offices or by contacting the Strategy Directorate on 01246 242268. Please bear in mind we will need a few days to arrange this facility.

If you need help to read this document please do not hesitate to contact us.

PROVIDING ACCESS FOR ALL

If you need help understanding any of our documents or require a larger print, audio tape copy or a translator to help you, we can arrange this for you. Please contact us on the telephone numbers at the bottom of the page:

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CHINESE
對於我們的文件，如果你需要幫助使能明白文件的內容，或者需要大字體印刷、錄音帶的格式，又或者需要傳譯員的幫助，我們都能夠為你安排。請用頁下的電話號碼與我們聯絡。

URDU
01246 242407 or 01246 242323.

Other Equalities information is available on our web site.
www.bolsover.gov.uk or by e-mail from equalities.officer@bolsover.gov.uk
Minicom: 01246 242450 Fax: 01246 242424
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To guide those proposing to carry out works to the New Bolsover Model Village houses, the District Council has prepared this set of guidelines to identify the features which are important to the special architectural or historic interest of the properties.

The guidelines explain how the Council will determine whether the alteration for which listed building consent is being sought preserves the building or its setting or any features of special architectural or historic interest which it possesses (as required under the Planning (Listed Buildings and Conservation Areas) Act 1990) and advice contained in Planning Policy Guidance Note 15 – Planning and the Historic Environment.

The guidelines have been prepared as Supplementary Planning Guidance to supplement the policies contained within the Conservation of the Historic and Built Environment chapter of the Bolsover District Local Plan (February 2000), and the guidelines will be a material consideration in the determination of applications for planning permission.

This supplementary planning guidance has been prepared in accordance with Planning Policy Guidance Note 12 “Development Plans” (December 1999) and it has been subject to public consultation. A statement of the consultation undertaken can be obtained separately from the District Council.

The guidelines were updated in October 2008 to include information on works for which listed building consent and planning permission have already been secured, to revise the information provided in the Building Regulation Consent section, to make changes to the contact details for the Council and the Building Control Service, and to update the grant information in accordance with the Council’s Historic Building Grant Scheme guidance.
1.0 introduction

1.1 The New Bolsover Model Village is situated in the fields below Bolsover Castle, to the west of the town just off Station Road, the principal approach from Chesterfield.

The Model Village is a collection of buildings and facilities which were built by Bolsover Colliery Company to accommodate their workforce. The majority of the Model Village buildings have been added to the list of buildings of special architectural and historic that is maintained by the Secretary of State, and only the villa properties are not at present listed. The village is also located within the Bolsover Conservation Area.

Date of Listing

1.2 The former Co-operative Village Stores and Nos. 1-5 New Bolsover were added to the list of buildings of special architectural and historic interest on 4th February 1981. The former Miners Welfare, Bainbridge Hall (the former orphanage) and the rest of the houses at New Bolsover Model Village were added to the list of buildings of special architectural or historic interest by the Secretary of State on 23rd March 1989. The rear boundary walls were added to the list description on 29th May 1991.

Statement of Special Architectural and Historic Interest

1.3 In 1890 the Bolsover Colliery Company Ltd. sank Bolsover Colliery and in 1891 started the construction of a Model Village at New Bolsover in the fields below the Castle.

1.4 As a statement of the Company’s intent when planning the Model Village, Mr J. P. Houfton, the Managing Director, was quoted in the Times in 1913 as saying, “The Company have tried to make the lives of the workmen as pleasant as possible, and to give them such an interest in the place in which they live that they are content to spend their leisure in their own village”.

1.5 The intent of the Company reflected the emerging garden city movement which was quickly establishing itself at the end of the 19th Century. The concept of the garden city was conceived by Sir Ebenezer Howard who thought deeply about social issues, and out of this concern came his book in 1898 titled ‘To-Morrow: A Peaceful Path to Real Reform’. This book was re-issued in 1902 as ‘Garden Cities of To-morrow’ to reflect the blossoming of the Garden City Movement, heralding the establishment of Letchworth Garden City in 1903 by Barry Parker and Robert Unwin.

1.6 Parker and Unwin were born locally, Chesterfield and Rotherham respectively, and in 1884 Unwin returned back following his education to become an apprentice engineer for Staveley Iron and Coal Company before becoming involved in the Morris Socialist League. In 1887 Unwin returned to Staveley Company as an engineer, working on the development of mining townships and various other buildings.

1.7 It is unclear whether this involvement extended to involvement with the Bolsover Colliery Company in the design of the New Bolsover Model Village, although this emerging vision no doubt influenced the Company and they were the first to build colliery villages on “garden city lines”. As a result, New Bolsover Model Village was an early application of the vision of the garden city movement and it was the first of a series of Model mining villages developed by the Company.

1.8 At New Bolsover, this influence translated into building houses on three sides of a large square with the
school which served as a village hall on the fourth side, the centre forming an open space which serves as a playground for the children as well as providing ample area for shrubberies and flowerbeds. To accompany the 194 colliery workers houses and the school (unfortunately now demolished), 12 villa properties for the colliery officials and administrative staff, a co-operative store, a Miners’ Welfare, a Methodist Church (also now demolished) and an orphanage were built, together with allotments and space for cricket, bowls, tennis and football.

1.9 The ‘double horseshoe’ layout of New Bolsover Model Village and the long row of terraces highlights the uniformity of the properties’ design which gives the Model Village a sense of integrity in its appearance and makes alterations to individual properties more sensitive than they would otherwise be if a property stood in isolation.

1.10 Although during the next thirty years the Bolsover Colliery Company went on to establish model villages at its other pits, none would possess the architectural and historic significance of New Bolsover. In its dramatic setting it remains one of the finest colliery villages anywhere in the country.
New Bolsover Model Village 1898

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2.0 works affecting listed buildings and the need for listed building consent

2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 states in relation to works affecting listed buildings:

“Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.”

2.2 However, the decision on whether or not listed building consent is required varies from property to property (even amongst the Model Village houses) and depends on the type of work being proposed.

2.3 Listed building consent is not needed for repairs to the property provided like-for-like materials are used. In addition, consent is not required for the replacement of features which were on the property at the time of listing, provided the replacement is exactly the same design as the feature being replaced (for example, materials are the same, and on windows glazing bar thickness profile and design are the same, etc). The Council has a full photographic survey of the Model Village at the time of listing in 1989.

2.4 Listed building consent is needed for works which significantly affect the special interest of the listed building. Before carrying out any works or alterations to the house, either to the interior or the exterior, you are strongly advised to discuss your proposal with the Council’s Conservation Officer to confirm whether or not listed building consent is required. There is no fee for submitting an application for listed building consent.

2.5 The Council will consider taking enforcement action if alterations which need consent are carried out without it, and compliance with enforcement action may be very costly.

Planning permission

2.6 In certain cases, planning permission is also required prior to carrying out the proposed works, such as satellite dishes.

Works for which listed building consent and planning permission already secured

2.7 The Council has previously secured the necessary approvals for the installation of a satellite dish on the base of the chimney stack and for the erection of a garden shed at certain properties. Therefore these works can proceed in accordance with these approvals without a further application, however you are advised to contact the Council’s Conservation Team to check if your property is covered before carrying out these works.
For further information, please contact Bolsover District Council at:

In writing:
The Planning Department
Sherwood Lodge, Bolsover
Derbyshire, S44 6NF

By telephone:
01246 242424

By email:
conservation@bolsover.gov.uk

Please state:
• the property involved
• the works you wish to carry out
3.0 information on other consents

**Landlord Consent**

3.1 If the property is rented from either the Council or a private landlord, Landlord Consent is also required before you carry out any work to the building. Landlord Consent is also required even where you don’t 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.

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

3.3 Therefore, if you live in a Council property and wish to carry out work or give instruction to someone to carry out works on your behalf, please contact the Council on the following numbers:

- **In writing:**
  - Emergency and Responsive Repairs Manager
  - Sherwood Lodge, Bolsover
  - Derbyshire, S44 6NF
- **By telephone:**
  - 01246 242424
- **By email:**
  - enquiries@bolsover.gov.uk
  - for the attention of the Emergency and Responsive Repairs Manager

**Building Regulation Consent**

3.4 Building Regulation Consent is required for a range of building works, including electrical work and the replacement of windows, central heating boiler and controls, and hot water cylinders.

3.5 For further information regarding works requiring Building Regulation Consent, or if you wish to carry out one of these works or give instruction to someone to carry out works on your behalf, please contact the Building Control Service on the following details:

- **In writing:**
  - BCN Consultancy
  - Unit 2 Dunston Technology Park
  - Millennium Way
  - Chesterfield, Derbyshire
  - S41 8ND
- **By telephone:**
  - 01246 345819 or 01246 345906
- **By email:**
  - enquiries@bolsover.gov.uk

Please state:
- the property involved
- the works you wish to carry out
4.0 planning guidelines for the model village houses

4.1 These planning guidelines have been prepared to provide guidance on how the Council will assess the effect of different types of proposed alterations or extensions on the character of the Model Village houses. The guidelines will be taken into account when applications for listed building consent are determined.

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

4.3 A formal application for listed building consent must be submitted even if the proposal appears to be acceptable under these guidelines. It is a criminal offence to alter a listed building in a manner which affects its character without first obtaining listed building consent.

(a) General Statement

4.4 The Council will seek to retain wherever possible the original design and materials of construction of the houses, and wherever possible, to restore the original design and materials, where these have been altered.

4.5 The Council will seek to preserve all features that form an integral part of the overall planned design and contribute to the uniformity and symmetry of the Model Village houses.

(b) Structural Alterations

4.6 The Council will not grant listed building consent for alterations to the design of the houses which involve changes to the window and door openings, to the roofs, or to the external walls of the houses. The Council will consider proposals to alter the interior of the houses on their merits.

(c) Extensions

4.7 The Council will not grant listed building consent for extensions to the houses.

(d) Demolitions

4.8 The Council will not grant listed building consent for the demolition of any house or any significant part of any house, except in exceptional circumstances.

(e) External Doors

4.9 The Council will approve the replacement of external doors with wooden doors to a design as described below and as shown in the sketch overleaf:

i. Front door – Solid, painted, 4 panel, wooden door, of the Council’s approved design.

ii. Rear door – Painted, 4 panel, wooden door with glazing to the two upper panels, of the Council’s approved design.

continued on next page ....
External Doors of the Council’s Approved Design

Detailed drawings of both doors are available from the Council on request.

NOTE - Windows and doors may be replaced with identical designs to those existing at the time of listing without the need for listed building consent to be obtained. Such replacements must be exact copies in style, materials, thickness of window bars, etc. Any variation will need listed building consent and anyone intending to make such changes is strongly advised to have the design confirmed by the Council’s officers as acceptable before proceeding, as the Council will take enforcement action if the windows or doors are not considered to be exact replacement, which could be very costly.
4.10 The Council will approve the replacement of window frames with wooden window frames to the Council’s approved design as shown in the sketch and picture below:

Original casement wooden front window design

Beaded glazing bars to bedroom window. (as front casement windows)

Plain glazing bars to bathroom & kitchen windows.

Original wooden sash rear window designs

TYPICAL BATHROOM WINDOW
(KITCHEN WINDOW ALSO SIMILAR)
4.11 The Council will not grant listed building consent for the leading of windows.

Detailed drawings of both windows are available from the Council on request.

NOTE - Windows and doors may be replaced with identical designs to those existing at the time of listing without the need for listed building consent to be obtained. Such replacements must be exact copies in style, materials, thickness of window bars, opening casement pattern, etc. Any variation will need listed building consent and anyone intending to make such changes is strongly advised to have the design confirmed by the Council’s officers as acceptable before proceeding, as the Council will take enforcement action if the windows or doors are not considered to be exact replacement, which could be very costly.

(g) Rainwater Goods

4.12 The Council will only approve the replacement of rainwater goods (gutters and downpipes), with cast iron, cast aluminium or other appropriate metal units which follow the original design, including ogee cross section gutters. Gutters shall be fixed direct to the brickwork by brackets of an approved design, and fascia boards shall not be used.

(h) Re-roofing

4.13 The Council will not grant listed building consent for the re-roofing of the houses with any material other than natural blue slate, to match the existing. The insertion of new dormer windows in any roof will not be granted listed building consent by the Council. Roof lights may be accepted on rear elevations subject to location and design.

(i) Chimneys

4.14 The Council will not grant listed building consent for the demolition of chimneys or removal of chimney pots. If a chimney needs to be demolished and rebuilt during the course of repair, it shall be rebuilt to the original design using matching bricks, and if chimney pots need to be removed, these shall also be replaced with identical pots.

(j) Yard Walls

4.15 The Council will approve the demolition of rear yard walls to a minimum roadside height of 1.2 metres or to create a pedestrian access of a maximum width of 900 mm opening, provided the wall is properly reinstated. Any opening shall be closed with a solid wooden gate to a design as illustrated in the sketch overleaf.

4.16 The Council will not grant listed building consent for the demolition of rear yard walls to create vehicular access points, i.e. driveways.

4.17 The demolition of walls and replacement with bricks to match the existing walls, to the above specification, and in a matching Flemish Garden Wall Bond, as illustrated in the sketch on page 14, will generally be acceptable to the Council.

continued on next page ....
1. Softwood framed ledged and braced gate, construction and dimensions of members to BS 459 pt 4 with twice-weathered hardwood capping fixed with galvanised nails. Dark protective wood finish.

2. 44 x 69 mm softwood gate posts with weathered top end bolted to brickwork with 2 no. 10 mm x 100 mm Rawlbolts. Dark protective wood finish.

3. 1 pair 300 mm light reversible hinges to BS 1227 pt LA galvanised finish. 35 mmsheradized screw fixing.

4. Automatic gate latch galvanised finish. 25 mm sherardized screw fixing.

5. 19 x 19 mm softwood gate stop. 35 mm sherardized screw fixing. Dark protective wood finish.

NOTE - Timber to be vacuum impregnated with preservative and all cut ends to be preservative treated.
1. Softwood framed ledged and braced door construction and dimensions of members to BS 459 pt 4 with twice weathered hardwood capping fixed with galvanised nails. Dark protective wood finish.

2. 44 x 69 mm wrot softwood gate posts with weathered top end bolted to brickwork with 4 no. 10 mm x 100 mm expanding bolts with washers. Bolt heads to be recessed.

3. 1 pair 300 mm light reversible hinge to BS 1227 pt LA galvanised finish. 35 mm sherardized screw fixing.

4. Heavy duty Suffolk latch galvanised finish.

5. 203 mm heavy duty barrel bolt galvanised finish.

6. 25 x 25 mm softwood gate stop. 35 mm sherardized screw fixing. 450 mm centres. Dark protective wood finish.

“Flemish Garden Wall” bond to Council’s approved design
(k) Front Boundary Fences

4.18 The District Council will approve the construction of wooden front boundary fences to a design as shown in the sketch below.

1. 100 x 100 mm oak posts with top chamfered on four faces at 1:500 max centres. Dark protective wood finish.
2. 75 x 33 mm sawn softwood rails fixed by posts with 2 No. 100 mm galvanised nails per end. Dark protective wood finish.
3. 75 x 22 mm sawn softwood pales with top chamfered on two faces at 130 mm centres fixed with 2 No. 40 mm galvanised nails per rail. Dark protective wood finish.
4. 260 x 300 x 300 mm high concrete foundation to posts.
5. 50 mm course aggregate.

NOTE - Fence adjacent to front doors
Remove 3 No. pales above top rail (normally 2nd – 4th pales), fix 75 x 33 mm softwood bearer 400 mm long to rear of rail, screw to top of rail / bearer 200 x 33 x 425mm softwood plank (to act as seat).
(l) Satellite Dishes

4.19 The Council will approve the installation of one satellite dish on each house, provided the unit is attached to the base of the chimney stack and is no more than 45 cm in size and does not protrude above the highest point of the stack, and that an entirely slate grey or black mesh or transparent dish is used.

4.20 This position should provide satisfactory reception of the T.V. signal. In the exceptional circumstances where it can be demonstrated that satisfactory reception of the T.V. signal cannot be secured at the base of the chimney stack, consideration will be given to alternative positions which are not prominent.

Redundant dishes should be removed.

(m) CB Radio Aerials

4.21 The Council will approve the installation of one CB radio aerial on each house, provided the aerial is not attached to the chimney stack.

Redundant aerials should be removed.

(n) Security Grills / Boards

4.22 The Council will not grant listed building consent for the erection of security grills or boarding over the house windows or doors.

(o) Security Lamp / Movement Sensor Equipment

4.23 The Council will approve the installation of a security lamp / movement sensor on each house, provided that the unit is of an appropriate size which does not dominate the appearance of the façade. This should be achievable provided the unit is dark in colour and is located no higher than the first floor windows of the property.

(p) Painting of External Brickwork

4.24 The Council will not grant listed building consent for the painting of the external brickwork of the houses.

(q) Garden Sheds and Other Small Buildings in Yards and Gardens

4.25 Garden sheds, greenhouses and other small buildings within the curtilage of the property which are required for a purpose incidental to the enjoyment of the property, need planning permission.

continued on next page ....
A - GARDEN SHED,  walls - timber boarding  
roof - felt (green)

B - COAL STORE,  walls - precast concrete (Derbyshire spar finish)  
roof - standard six corrugated sheet (natural)

C - COAL BUNKER,  walls - precast concrete (natural)  
roof - precast concrete (natural)
5.0 grants

5.1 The Council as Local Planning Authority has the power under the Planning (Listed Buildings and Conservation Areas) Act 1990 to contribute towards repairs to buildings of architectural or historic interest within the District.

5.2 The Council has resolved to use this power and currently operates a Historic Building Grant scheme to provide grant assistance for the repair of buildings of architectural or historic interest.

5.3 Subject to funds being available, the Council will consider offering the following grants for repairs and minor alterations which restore the building to its original condition or design to dwellings at New Bolsover.

Priorities for Grant Assistance

5.4 The Council will award grant assistance on a ‘first come first served’ basis until the budget has been allocated.

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<td>Generally offered at 5% to 10% of the total cost of repairs up to a maximum grant of £750 if funding being sought from other sources. However, if no other funding is being sought then the rate may be increased to 25% of the cost of repairs up to a maximum grant of £1000</td>
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