



Retford Craft House, 10 Beardsalls Row, Retford – Heritage Statement

10 Beardsalls Row is part of a wider range of buildings which sit on the corner of Grove Street and Beardsalls Row. No.10 is considered listed by being attached to the principal Listed Building, 24-28 Grove Street, which was listed at grade II in November 1976 (Historic England List Entry ID 1045178). The list description for that building is as follows:

“Early C19. 3 storeys in brick with new and pantile roof. 4 windows, 1 modern, the others hung sashes with glazing bars, brick voussoirs. 2 windows to ground floor and late C19 shop front. Moulded doorcase with door of 6 carved panels, blocked rectangular ornamental fanlight. Round-headed passage entry.”

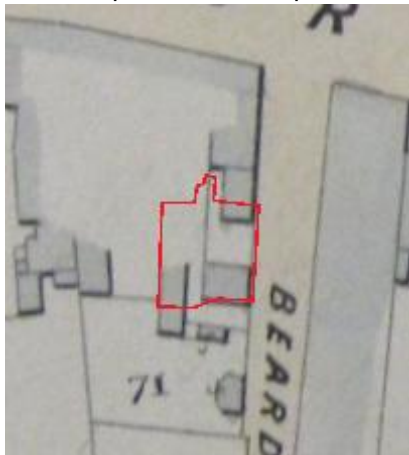
As stated above, because No.10 is attached to the principal Listed Building, and was in the same ownership and use at the time of listing, then it too is covered by the listing. The site is also within the setting of several other Listed Buildings (including the grade II* 25 Grove Street), and is located within the Retford Conservation Area (last designated in October 2022).

General history of the building

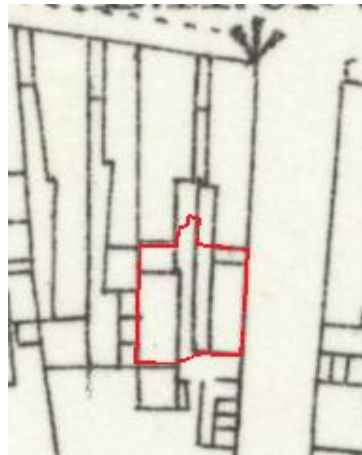
The main structure (24-28 Grove Street) was originally a town house, built in the 1820s. Indeed, bricks uncovered during renovations in c2018 were found inscribed “Sam’L Hudson, 1826” – These relate to the Brick and Tile Manufacturer Samuel Hudson, who had a factory on Lidget Lane, and was responsible for many of the buildings constructed in this era. Image of inscribed brick below:



The part of the building which comprises No.10 appears to have 3 distinct phases – these being the original c1826 ground floor at the southern end (formerly a detached outbuilding, possibly stabling), with an infill section added in the 1860s-70s, and then a first floor added in the later-19th century. There are distinct joins/brickwork changes which indicate this. The 1850 Retford Tithe Map and later maps also corroborate this:



1850



1885



2025

No historic photographs survive from the 19th or early-20th century period. However, it is known that the whole premises were occupied by Retford Liberal Club since at least 1891 (as indicated in the 1891 Trade Directory). The 1937 photograph below shows this. In the 1960s, the Liberal Club moved into the former outbuildings at the rear. Since that time until c2018, the whole building range was unused until it was renovated (planning references 17/01007/LBA, 18/00624/LBA).



1937

The c2018 renovations were very extensive and included new windows and doors throughout, in addition to extensions at the rear. In c2020, the ground floor No.10 was occupied by a café. However, this business ceased trading in 2024.

Proposed change of use

The change of use from a café to a public house would see relatively few alterations. The main change would be the addition of two signs on the frontage (discussed below).

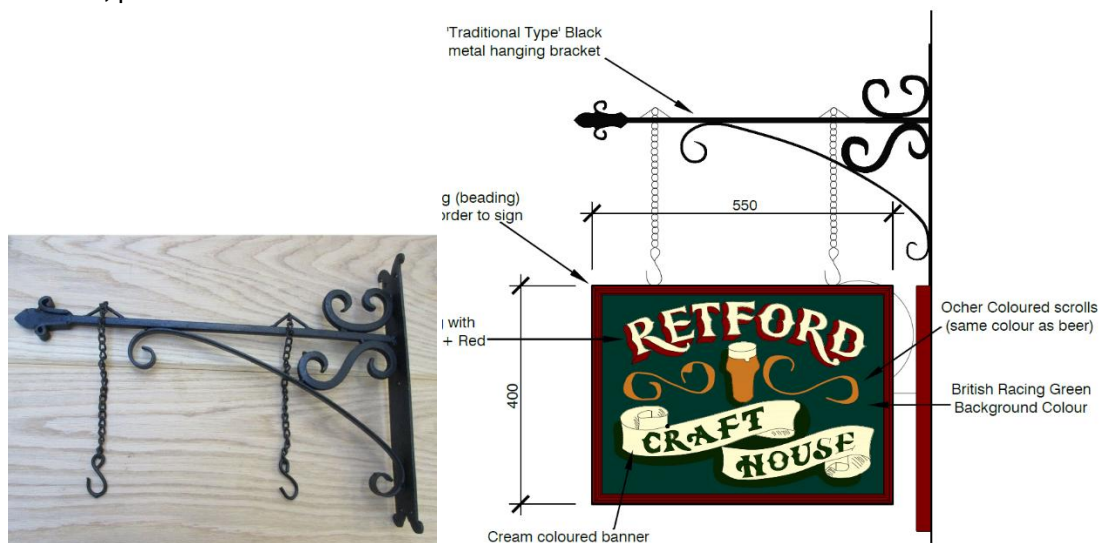
It is requested that an area of pavement to the front be utilised for outdoor seating – these would be removed each day, so there would be no lasting change to the character of the site.

Internally, there would be several minor alterations – these include new doors in modern openings, together with new pipework and furniture. The Council's Conservation Manager has confirmed he is happy that these works would preserve the Listed Building's special interest (site meeting held on 19th March 2025).

Proposed signage

There are two new signs proposed:

1. New hanging sign – This would be timber-framed, painted, with a bolection moulding around the outside. It would be hand-painted in our name and logo, a combination of green, maroon and cream. It would be fixed to the building on a traditional metal hanging bracket, painted black. It would be located at first floor level.



2. New fascia sign – This is timber-framed, of the same detail as the hanging sign, with bolection moulding and being hand-painted. It would be located at first floor level above two of the ground floor central windows. Bolection detail below:



Justification for works

For the signage:

The proposed hanging sign and fascia sign would be of a traditional design and materials, are both of an appropriate scale, would be located at first floor level (typical of 18th, 19th and early-20th century signage) and would very much reinforce the historic significance of the Listed Building, the setting of nearby Listed Buildings and the character and appearance of the wider Conservation Area.

For the change of use and other minor works:

It is noted that the property has been empty for several months and this change of use will bring the building back into a long-term use. The other alterations to the building are minor in nature and would not impact upon the Listed Building's special interest, the setting of nearby Listed Buildings and the character and appearance of the wider Conservation Area. Minor repairs will be carried out to the façade, where required, using lime mortar (in a matching lime mortar and pointing style) and matching bricks (2 appear to need replacing).

With the above in mind, it is considered that the proposed new signage, change of use and minor alterations would **comply** with the following relevant legislation and policies:

For the signage:

- Sections 16(2) & 72 (1) of the Planning (Listed Buildings & Conservation Areas) Act 1990
- Policy 34, Policy ST40 & Policy 41 of the Bassetlaw Local Plan 2020-2038 (adopted May 2024);
- Paragraphs 141 & 210 of the NPPF (December 2024);
- Part 1, Regulation 3 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007;
- Guidance contained in the Bassetlaw Shopfronts & Signage SPD (July 2014); and
- Worksop Conservation Area Appraisal & Management Plan (April 2011).

For the change of use and other minor works:

- Sections 16(2) & 66 (1) of the Planning (Listed Buildings & Conservation Areas) Act 1990
- Policy ST40 & Policy 41 of the Bassetlaw Local Plan 2020-2038 (adopted May 2024);
- Paragraphs 202, 207, 208, 210, 212, 219 & 220 of the NPPF (December 2024); and
- Worksop Conservation Area Appraisal & Management Plan (April 2011).

Rob, Amanda & Keela Legate & Rob Strickland

April 2025