

Mansfield District Council

Conservation Area Character Appraisal and Management Plan.

Church Warsop Conservation Area

October 2011

Adopted 6 March 2012



Mansfield District Council

Creating a District where People can Succeed



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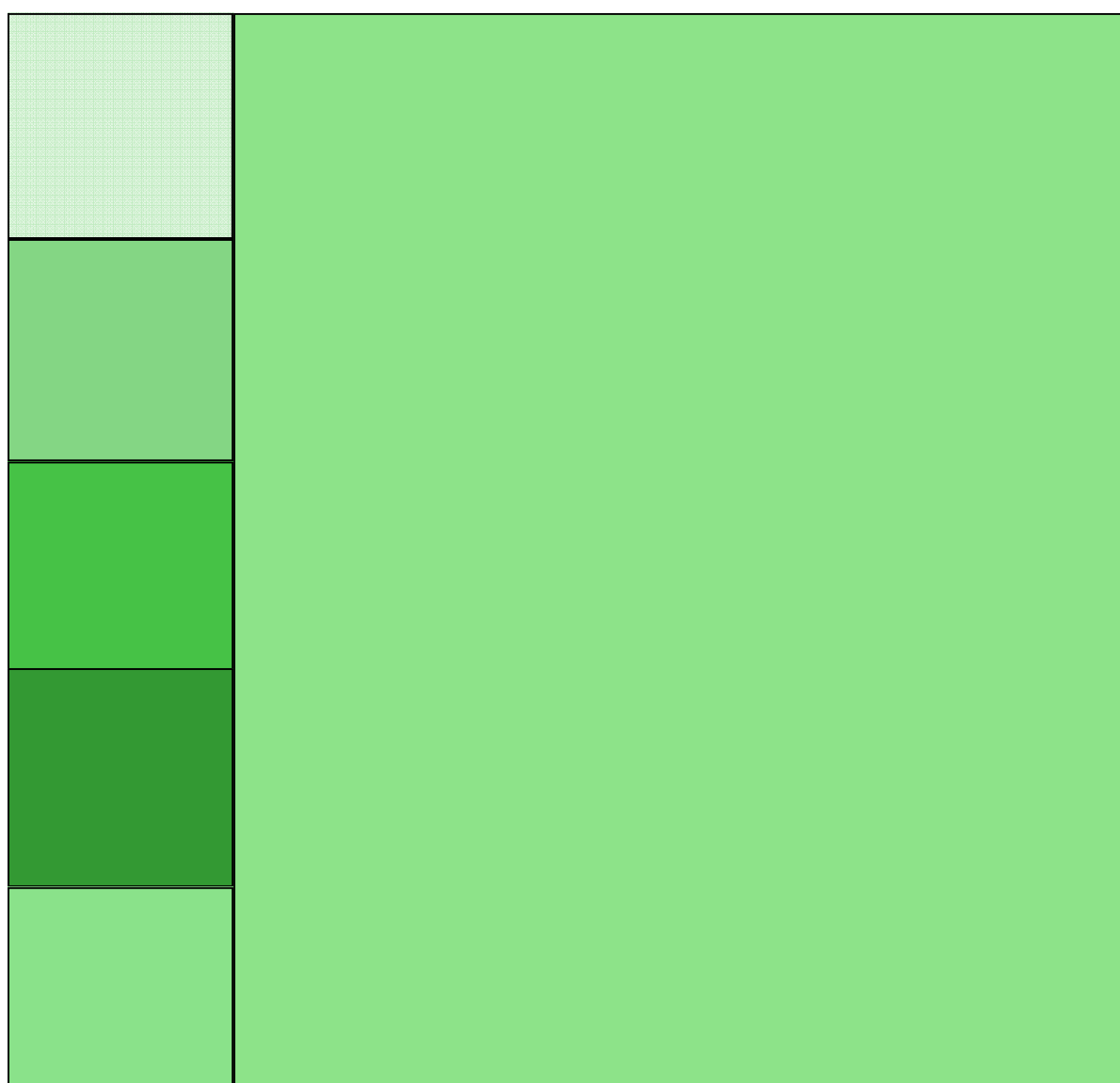
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Part 1

Conservation Area Character Appraisal



1.0 INTRODUCTION

- 1.1 Mansfield is situated approximately 24km north of Nottingham and 32km west of Newark-on-Trent and is a principal town of north Nottinghamshire serving a retail catchment area of almost 250,000 people.
- 1.2 Church Warsop is located approximately 8 kilometres northeast of the centre of Mansfield on the main A60 road which continues north through Nottinghamshire. The Conservation Area is situated to the south and west sectors of the village and was designated by Mansfield District Council in September 1994. As a settlement Church Warsop Conservation Area is of significant age and is mentioned in the Domesday Survey of 1086. Research has uncovered other buildings and sites that are of historic significance to Church Warsop this appraisal has therefore incorporated extensions to the Conservation Area boundary as summarised in section 6 Conservation Area Boundary Review and was adopted by Mansfield District Council on 6 March 2012.
- 1.3 The village of Church Warsop spans the River Meden however it is predominately situated on the rivers northern bank but its close proximity to this river means that part of the southern segment of the Conservation Area lies within the rivers flood plain. The village varies from approximately 60m at its northern apex to 52m above sea level at its southern and eastern points and like Mansfield is situated between ridges of Magnesium limestone and sandstone. These stones were quarried locally, but it is the limestone that was used as the traditional building material for many of the historic buildings/structures within the village.
- 1.4 The Conservation Area at present has three distinctive areas, in relation to layout/pattern, the north-western section, although straddling Church Road (A60) is more sparsely populated and the location of the Church. The southern sector, the location of the mill, also incorporates the river, its channel, and its bank and the remaining unconverted agricultural buildings. The eastern section, which lies primarily to the south side of Eastlands Lane and its junction with Manor Road and Coggins Lane, also incorporates the new roads of Manor Close and Barn Owl Close. Outside the conservation area boundary infill development have occurred which partly enclose and hem in these sectors.
- 1.5 The wider landscape to the south (to Burns Lane junction) and primarily western boundary of the conservation area is dominated by recreation and farm land, however modern developments have occurred to the northern and eastern boundaries of the Conservation Area.

What is a Conservation Area?

- 1.6 A Conservation Area is an '*area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'. Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Local Planning Authority has a duty to determine which parts of their district reflect these criteria and designate them as Conservation Areas.

- 1.7 An area may warrant designation if, for example, it has an historic layout of streets, or a grouping of historic buildings that reflect the materials and style of the region. It may also be an area reflective of a particular historical time period, or it could be that the relationships between buildings and spaces create a unique historic environment.
- 1.8 Designation brings certain duties and controls to the local planning authority:
- Proposals will need to be formulated from time to time for the preservation and enhancement of Conservation Area in the form of a management plan;
 - In exercising their planning powers, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas;
 - The local planning authority can apply to the Secretary of State to carry out urgent works to preserve unoccupied unlisted buildings within a Conservation Area.
- 1.9 Section 71 of the above mentioned Act requires that the Local Planning Authority, in considering its conservation areas as areas of architectural and historic interest, to formulate and publish proposals for their preservation and enhancement. Conservation is not merely preservation to the exclusion of all change but must concern itself with enhancing areas and ensuring changes are sympathetic to their surroundings.
- 1.10 The preparation of the management plan takes account of recommendations made in the appraisal. The plan will establish a strategy for preserving and enhancing Church Warsop Conservation Area in the years to come.

What is an Appraisal?

- 1.11 The document is an assessment of the character and appearance of Church Warsop Conservation Area and surrounding areas. In light of recent policy on the setting of heritage assets in Planning Policy Statement 5, together with draft guidance on setting by English Heritage, the wider area of the Conservation Area has also been considered.
- 1.12 The Appraisal is to provide detailed consideration to those townscape features, buildings and spaces that give Church Warsop its distinctive character and interest, and is the first step in the process of preserving and enhancing the character of Church Warsop Conservation Area. The Appraisal will be used to assess the boundaries of the existing Conservation Area, formulate policies for the preservation and enhancement of the area as a whole and to provide material information for decision makers regarding future development.
- 1.13 Conservation Area Appraisals are based upon guidelines set out in English Heritage publications '*Guidance on Conservation Area Appraisals (2006)*', '*Guidance on the Management of Conservation Areas (2006)*' and '*Understanding Place: Conservation Area Designation, Appraisal and Management (2011)*'.
- 1.14 Within the Conservation Area Appraisal, important buildings and topographical features have been identified because they contribute positively to the character and appearance of the Conservation Area. *The exclusion of any building or feature within the appraisal*

does not necessarily indicate that it makes no positive contribution to the character and appearance of the Conservation Area. It should also be noted that all planning proposals will be treated on their own merits.

Information Sources

1.15 This appraisal has been compiled through site surveys and with reference to the key sources outlined in Appendix 5 of this report.

Structure of Appraisal

1.16 The appraisal is structured to English Heritage guidance with the following themes having been explored in its preparation:

- Geological and topographical mapping
- Archaeological and historical sites/monuments/buildings
- Social, economic and demographic background
- Current and past land use
- Building types, groups of buildings, density of buildings
- Place names and historical references (e.g. road and transport evolution)
- Aerial photos
- Important views, vistas and landscapes
- Historic environment record (HER) data
- Plot layout/building orientation and the importance of gaps between buildings and any wider open spaces.

1.17 Appendices are attached, to cover:

1. National and District Council Policies;
2. District Council Area specific Policies
3. Designated Heritage Assets and Criteria of Unlisted Buildings of special interest in Conservation Area
4. Schedule of Structures of Special Interest
5. Useful references.
6. Contact Details.

2.0. PLANNING POLICY CONTEXT.

- 2.1 Mansfield District Council has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to preserving and enhancing the character and appearance of conservation areas in exercising its planning powers. This appraisal will, therefore, provide a consistent and sound basis upon which to determine planning applications. It will also help in defending appeals against refusals of planning applications which could have had a detrimental impact on the Church Warsop Conservation Area. This appraisal also identifies what contributes towards the special character of the Conservation Area, but also makes reference to any negative or neutral features, and so providing the basis from which to develop proposals for the preservation and enhancement of the Conservation Area.
- 2.2 Every effort has been taken to include or analyse those elements that are key to the special character of the Conservation Area. Where buildings, structures or features have not been specifically highlighted, it does not necessarily follow that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide, within which decisions can be made on a site-specific basis.
- 2.3 This appraisal should be read in conjunction with the following policy documents, which provide information on national and local policy relating to conservation areas:
- a. National planning policy, including Planning Policy Statement 5: Planning for the Historic Environment.
 - b. Mansfield District Council's local policies including those Saved Policies of the Local Plan (adopted 1998).

This document is prepared in the light of planning policy guidance and legislation relevant at the time of writing (March 2012). You should be aware that legislation may change over time and therefore always check with the Planning Department prior to undertaking development work.

National Policy

- 2.4 The Appraisal has been produced in line with the following Acts and guidance:
- a. Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act).**
 - i. Section 69 of The Act imposes a duty on the Local Authority, to designate as conservation areas any “areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”. The designation of a Conservation Area introduces additional planning controls that are intended to ensure that any alterations do not detract from an area’s character or appearance but conserves and improves the “special interest” of the area.

- II. Section 71 of The Act places a statutory duty on the Local Authority to “formulate and publish proposals to both preserve and enhance its conservation areas as areas of architectural and historic interest”.

b. Planning Policy Statement 5: Planning for the Historic Environment (March 2010).

- III. Annex 2 of this national policy statement describes conservation as “The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance”.
- IV Section HE7, the emphasis is generally on “sustaining and enhancing the significance of heritage assets” and “making a positive contribution to the character and local distinctiveness of the historic environment” however it must be stated that conservation is not merely the preservation to the exclusion of all change but must concern itself with enhancing areas and ensuring changes are sympathetic to their surroundings.

Planning policy Statement 5 is available from www.communities.gov.uk

Professional Body Guidance

- V Guidance on Conservation Area Appraisals (English Heritage, 2006).
- VI Guidance on the Management of Conservation Areas (English Heritage, 2006).
- VII. Understanding Place: Conservation Area Designation, Appraisal and Management (English Heritage, 2011).

English Heritage Guidance is available from www.english-heritage.org.uk

Local Saved Policies.

- 2.5 There are a number of saved policies of the Mansfield District Council Local Plan (adopted 1998) relating to the historic environment and to the ten conservation areas within the District. The following policies are of relevance.
 - BE1 New developments
 - BE2 to BE5 Listed Buildings
 - BE6 to BE10 Conservation Areas*
 - BE11 to BE13 Archaeology
 - BE14 and BE15 Advertisements
 - BE16 environment improvements.
- 2.6 For a summary of relevant policies see Appendix 1: Saved Mansfield District Council Local Plan Saved Policies and Appendix 2: Area Specific Policies.
- 2.7 Work is underway to prepare a Local Development Framework (LDF) for the District, which will replace the existing saved policies of Mansfield District Local Plan. This appraisal will provide background information to support relevant policies in the LDF and will be a material consideration in the determination of planning applications.

2.8 The District Council has also published a range of Interim Planning Guidance which include 'Community safety by design', 'Extension to dwellings', 'Shop front Design and Security' and 'advertisements'. Further interim planning guidance will be prepared and adopted as required; it is therefore advisable to always check with the Planning Department before the commencement of any works.

2.9 Although not a statutory document the District Council has also published an 'Urban Design Compendium' which sets out the Council's vision and aspirations for urban design it is accessibly on the Council's website. www.mansfield.gov.uk

Planning Applications

Planning (General Permitted Development Order) 1995

2.10 Designation of a Conservation Area is not intended to prevent future development. Most historic areas have evolved over the centuries and must continue to do so in a sensitive manner. All development should ideally make a positive contribution to the area.

2.11 In normal circumstances, householders have permitted development rights to carry out certain minor works to their properties, such as the construction of minor extensions to the dwelling and the erection of garden buildings. However, in a Conservation Area these rights are much reduced. The permitted development rights for householders are set out in full in the Town and County Planning (General Permitted Development) Order 2008.

2.12 From 1st October 2008 an extension, alteration or addition to your home will be considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- No more than half the area of land around the "original house"* would be covered by additions or other buildings.
- No extension shall be on land forward of the principal elevation or side elevation of the dwelling.
- No extension to be higher than the highest part of the roof.
- Any rear extension to have no more than one storey.
- Maximum depth of a rear extension to be three metres from an attached house and four metres for a detached house (measured from the original rear elevation of the dwelling).
- Maximum ridge height of a rear extension to be four metres
- Maximum eaves height of an extension within two metres of the boundary to be three metres.
- The eaves of an extension to be no higher than the eaves of the existing house.
- The works to not consist or include the construction or provision of a veranda, balcony or raised platform.
- The materials use in any exterior work to be similar in appearance to the existing house.
- Upper-floor, side-facing windows to be obscure-glazed; and any opening to be

1.7m above the internal floor level.

- No cladding of the exterior of the dwelling with stone, artificial stone, pebble dash, render, timber, plastic or tiles.

* The term “original house” means the house as it was first built or as it stood on 1st July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

Designated land includes National Parks and the Broads, Area of Outstanding Natural Beauty, Conservation Areas and World Heritage Sites.

2.13 Also within the Conservation Area planning permission must be sought under the Order for,

- The enlargement of a dwelling consisting of an addition or alteration or its roof.
- The provision of any detached outbuilding which would be situated on land between a wall forming a side elevation of the dwelling house and the boundary of the curtilage of the dwelling house.
- The installation, replacement or alteration of a chimney, flue or soil pipe on a dwelling house where the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which fronts a highway, and forms either the principal elevation or a side elevation of the dwelling house.
- Installation of an antenna on a chimney, wall or roof slope which faces onto and is visible from a highway, or on any building which exceeds 15 metres in height.
- The installation, replacement or alteration of solar PV or solar thermal equipment on a dwelling, or on a building within the curtilage of a dwelling on a wall or roof slope forming the principle or side elevation of the dwelling or building and would be visible from a highway.
- The installation, replacement or alteration of stand alone solar equipment within the curtilage of a dwelling where the equipment would be visible from a highway.
- The installation, replacement or alteration of a flue forming part of a biomass heating system or combined heat and power system on a dwelling on a wall or roof slope forming the principle or side elevation of the dwelling and would be visible from a highway.

Please note that the above criteria does not provide a comprehensive list of household development which requires planning permission within a Conservation Area. Before carrying out any works to your property, it is advised that you contact the Local Planning Authority for advice as to whether planning permission would be required.

2.14 The pruning or felling of trees requires six weeks prior notification to the Local Planning Authority.

2.15 Standards of advertising control are generally more exacting within a Conservation Area and applications for advertisement consent should be sympathetic in their use of colour and materials and not detract from the visual impact of the area.

2.16 The Local Planning Authority may refuse to consider outline planning applications within the Conservation Area because of the lack of detailed information. *Proposals for*

development within the Conservation Area must be accompanied by a Heritage Statement that outlines the significance of the location and assesses the impact of proposals upon the Conservation Area and/or other heritage assets affected. The acceptability or otherwise of any proposed new buildings within the Conservation Area will, in many cases, depend on details of the sitting, design, appearance and materials to be used in their construction. There is also a requirement for planning applications to include a Design and Access Statement. (Guidance on the contents of Design and Access Statements can be obtained from www.communities.gov.uk and www.planningportal.gov.uk.

- 2.17 Any application that, in the opinion of the Local Planning Authority, is likely to affect the character of the Conservation Area will be advertised for public comment in the local press (the Chad) and by means of a site notice. There will be neighbour notification for those properties immediately adjoining the site and a 21 day period within which people can respond in writing. Any comments made will be taken account of when reaching a decision. This applies not only to development in the Conservation Area, but also outside, on the fringes of the area, where such developments are likely to adversely affect the character or setting of the Conservation Area.
- 2.18 Applications for change of use will only be granted permission where it is considered that the proposed use will not detract from the appearance and character of the Conservation Area.

The Demolition or Alteration of Buildings

- 2.19 It should be noted that in addition to the provision made for controlling the demolition of Listed Buildings, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that within a Conservation Area, consent must also be obtained from the Local Planning Authority before certain buildings are demolished. Permission from the Local Planning Authority will be required for demolition of any non-listed buildings with a cubic content exceeding 115 cubic metres. Consent will also be required for the demolition of any gate; wall, fence or railing which exceeds 1m in height adjoining a highway, waterway or public open space, or 2m in height in any other case.
- 2.20 Buildings and structures within the Conservation Area not only contribute to the character and appearance themselves, but their loss could also affect the setting of others. Planning consent for the demolition of a building or structure that makes a positive contribution to the character or appearance of the Conservation Area will likely only be granted if, in the opinion of the Council, it is beyond repair or falling into disrepair, but substantiated proof that there is no acceptable alternative for its use, would be required. As enhancement of conservation areas is one of the goals of the Local Planning Authority, redevelopment of the site of any demolished building should result in an improvement to the appearance and character of the area.
- 2.21 Where an unoccupied unlisted building that makes an important contribution to the character of the Conservation Area appears to be in a poor state of repair or being

allowed to deteriorate, to preserve its character and that of the Conservation Area, an appeal can be made to the Secretary of State who may consider it worthy of retention, and so direct that an Urgent Works Notice can be served under section 54 of the Planning (Listed Buildings and Conservation Area) Act 1990.

- 2.22 If, in the opinion of the Local Planning Authority, any proposed alteration to an unlisted building is likely to detract from its appearance or the appearance of the area, the Council will consider making a Building Preservation Notice. Such a notice applies for a six month period and provides the same control to the building as if it were listed. This allows time for the Secretary of State to decide whether the building should be placed on the Statutory List of Buildings of Architectural or Historic Interest.
- 2.23 It is advisable that anyone wishing to undertake development proposals within the Conservation Area contact the Local Planning Authority's Development Control Department in the first instance.
- 2.24 Inappropriate alterations can harm the special character and interest of historic buildings. One of the most damaging is the introduction of unsympathetic materials to window and door apertures through permitted development. It is suggested that new replacements to these apertures should match the aperture in size, but in construction and detailing should match the age of the building where they will appear and be constructed in timber.
- 2.25 The Local Planning Authority will consider the implementation of an Article 4 Direction within the Conservation Area, under the Town and Country Planning (General Permitted Development) order 1995, which will remove permitted development rights. More details will be given in the Management Plan

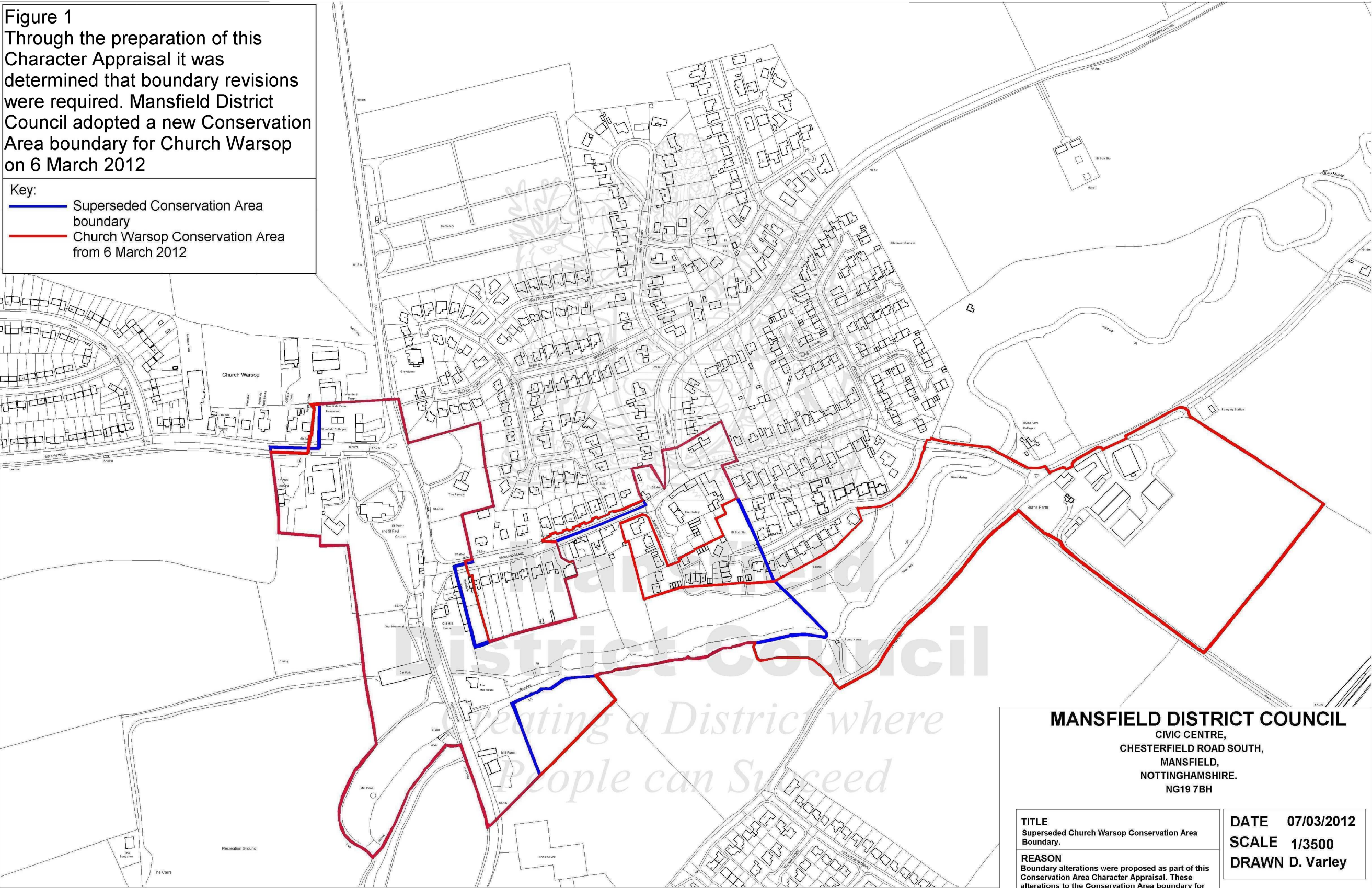
3.0 SUMMARY OF CONSERVATION AREA

- 3.1 The character of the Church Warsop Conservation Area is provided by different elements which combine to give this part of the District of Mansfield, situated to the north of Market Warsop Conservation Area and northeast of Mansfield Woodhouse Conservation Area, its distinctive layout and appearance. Whilst there are a number of listed buildings within the Conservation Area, it is the layout, plan form, location, setting, historic development and detailing of the area rather than the individual buildings that defines the quality of the area.
- 3.2 The village of Church Warsop has seen a significant amount of development over time, however the Conservation Area has not experienced any major infill developments but many traditional buildings have been lost. The principle road in the Conservation Area is Church Road, running on a south-north axis, which at its northern end branches west and incorporates a section of Cuckney Hill and Bishops Walk; these routes form the western and part of the northern boundaries of the Conservation Area. At Church Road's southern end the Conservation Area boundary branches off to the east incorporating a section of the River Meden and its river bank before turning north and taking in a section of Barn Owl Close and Manor Road then turning west and incorporating a section of Coggins Lane all of Manor Court and some of Eastlands lane, excluding the mid twentieth century infill development, before rejoining the Church Road boundary.
- 3.3 Within the Conservation Area there are approximately one hundred structures which include not only residential properties and associated buildings but community, agricultural, a church with cemetery and specific gravestones (individual gravestones have not been counted), a rectory, a hall and a mill, also within the Conservation Area is the River Meden and its mill pond a bridge and a weir. Of these structures fourteen separate listed entries are recorded, twelve at Grade II, one at grade II*, Warsop Parish Centre, and St Peter and St Paul which is Grade I listed. The wall and pedestrian entrance to The Rectory is also recorded as a structure of local interest within the Council's Draft Local Interest Register. One further entry which could be considered as meeting the criteria (refer to Appendix 4) is Burns Farm and so should be included on the Register. These buildings have been highlighted in this appraisal.

Figure 1
Through the preparation of this Character Appraisal it was determined that boundary revisions were required. Mansfield District Council adopted a new Conservation Area boundary for Church Warsop on 6 March 2012

Key:

- Superseded Conservation Area boundary
- Church Warsop Conservation Area from 6 March 2012



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MANSFIELD DISTRICT COUNCIL
CIVIC CENTRE,
CHESTERFIELD ROAD SOUTH,
MANSFIELD,
NOTTINGHAMSHIRE.
NG19 7BH

TITLE
Superseded Church Warsop Conservation Area Boundary.

REASON
Boundary alterations were proposed as part of this Conservation Area Character Appraisal. These alterations to the Conservation Area boundary for Church Warsop were adopted by Mansfield District Council on the 6 March 2012.

FILE Figure 1

DATE 07/03/2012
SCALE 1/3500
DRAWN D. Varley

4.0 GEOGRAPHIC AND HISTORIC CONTEXT

Location and Population

- 4.1 Church Warsop is located to the north periphery of the District of Mansfield approximately 8 kilometres northeast of the centre of Mansfield and 6 kilometres northeast of Mansfield Woodhouse. It is approached and in effect divided by the main A60 route, with the section which runs through the village known as Church Road.
- 4.2 The village of Church Warsop has an estimated population of 4000¹ with people situated in three distinctive areas associated with the phases of development, the historic sector, the development situated around Coggins Lane and development to the west around Bishops Walk. The historic sector, the location of the Conservation Area, is the most sparsely populated containing approximately one hundred structures and is situated predominantly to the southern aspect of the village, but also divides and connects the other two phases of development. It is built primarily around Church Road, (A60), and straddles the River Meden. The other stages of development are residential, one to the north and east boundaries, the other to the west, both occurred in the early to mid C20 and were associated with the increase of industrialisation within the village.
- 4.3 The Church Warsop Conservation Area was designated by Mansfield District Council in October 1994, and is situated within three wards, Warsop Carrs, Netherfield and Meden. It covers an area of approximately 104km² and has a perimeter of approximately 3kms.

Landscape setting and topography

- 4.4 Church Warsop is approached, and divided by, Church Road (A60), which upon entering the village rises sharply from Warsop Mill and associated mill pond and weir, 52m above sea level, (situated to the village's southern aspect but to the east of the A60), to the Church of St Peter and St Paul, 60m above sea level, which is located north of the mill but to the west side of the A60.
- 4.5 The Conservation Area is also divided into two sections by the bank of the River Meden and its associated shrub, marsh and wood land. The River Meden is located on the village's southern aspect and flows in a north-eastern direction. At its junction with the A60 a weir has been implemented which raises the rivers level, to increase its flow and enter a divert channel, the overflow has formed a mill pond. The divert channel flows under the bridge and passes through Warsop Mill², where it originally drove the wheel which aided the grinding of flour. The divert channel and the mill pond overflow rejoins the main river channel after Warsop Mill and from here the river continues to flow northeast.

¹ www.neighbourhood.statistics.gov.uk 2008. Estimate.

² The Domesday Survey of 1086 records a mill by a weir, also makes reference to 'Lordship' and land (page 261) www.domesdaybook.co.uk/

The river merges temporarily with the River Maun near Bothamsall, separates, but eventually combines at Markham Moor to form the River Idle.³

- 4.6 Historically Church Warsop developed around its Church⁴, and for a long time, owing to strict Forest Laws, had seen little expansion until after the Warsop Enclosure Award of (1813) 1825⁵, and later industrial associated expansions. These expansions have enclosed the Conservation Area to the north, partly to the east and west, but also in affect have tripled the size of the village.
- 4.7 The Conservation Area is now located to the south periphery of the extended village and in format resembles an elongated 'L' shape, primarily extending up the middle of the village, location of church and mill, then initially extending east to the Manor House. The adopted boundary now incorporates further land, a bridge and Burns Farm to the east.
- 4.8 A greater portion of the Conservation Area comprises of the marsh, scrub and heath land associated with and forming the banks of the River Meden, but in terms of the wider landscape, the area surrounding the village is predominantly rural and consists of marsh, heath, agricultural, grass and wood land, and are the remnants of the areas original occupations, namely Royal Forest⁶ and Manorial land.
- 4.9 The Carrs, a local nature reserve, is located to the west of the village, as is the ancient woodlands of Minster Wood, Collier Spring and Parsons Wood, and also the Hills and Holes, now a Site of Special Scientific Interest, but where originally the local building materials prevalent in the village was quarried⁷. North of the village are numerous plantations and woods, with Birklands (Sherwood Forest) enclosing the village to the east and partly to the south, here also is Hanger Hill (Thynghowe) believed to have been used as an ancient Anglo-Saxon meeting place.⁸ To the south is Badger Hill and associated woodland, this is also the location of the Parliament Oak' reputed to be where King John convened an emergency council in 1212 and Edward I held a meeting in 1290⁹, and Sookholme Bath, alleged to be the site of a natural spring used as an ancient healing spa, it is also reputed to be the site of a Roman Tile Kiln which produced tiles for the nearby villa at Mansfield Woodhouse.¹⁰

³ www.wikipedia.org/wiki/River_Meden

⁴ Pevsner. N. (1979). *The Buildings of England Nottinghamshire*. 2nd ed. London. Penguin Group.

⁵ www.sherwoodforest.org.uk/xhtml/default.asp?UserLinkID=111879

⁶ The term *forest* does not mean forest as it is understood today, a Royal forest consisted of large areas of heath, grassland and wetland, which would support deer and other game, but also any village, town and associated fields that lay within its designation. Ibid.

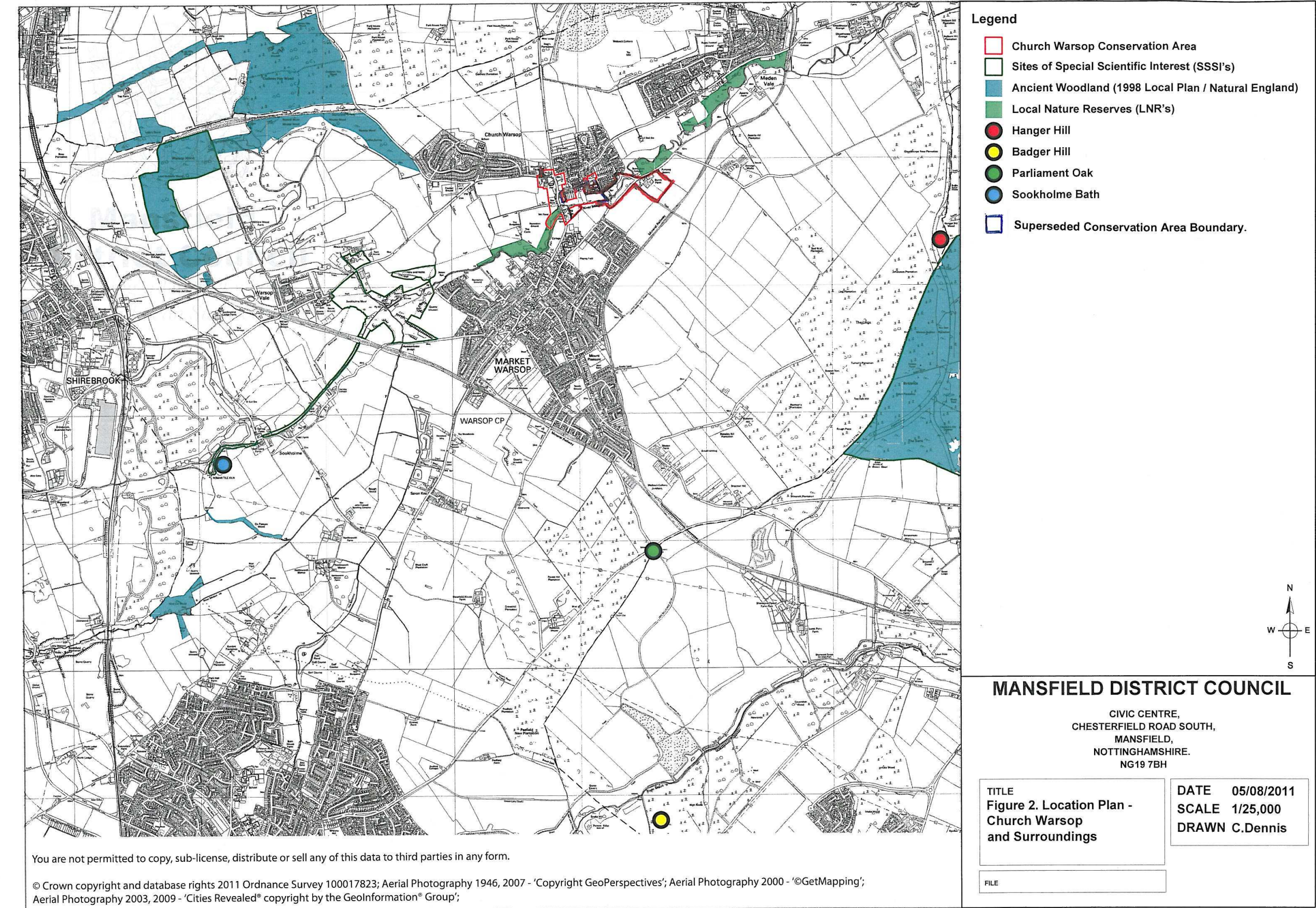
⁷ www.wfcg.org.uk

⁸ <http://www.warsopweb.co.uk/countryside/Countryside.html>

⁹ Op sit.

¹⁰ Op sit.

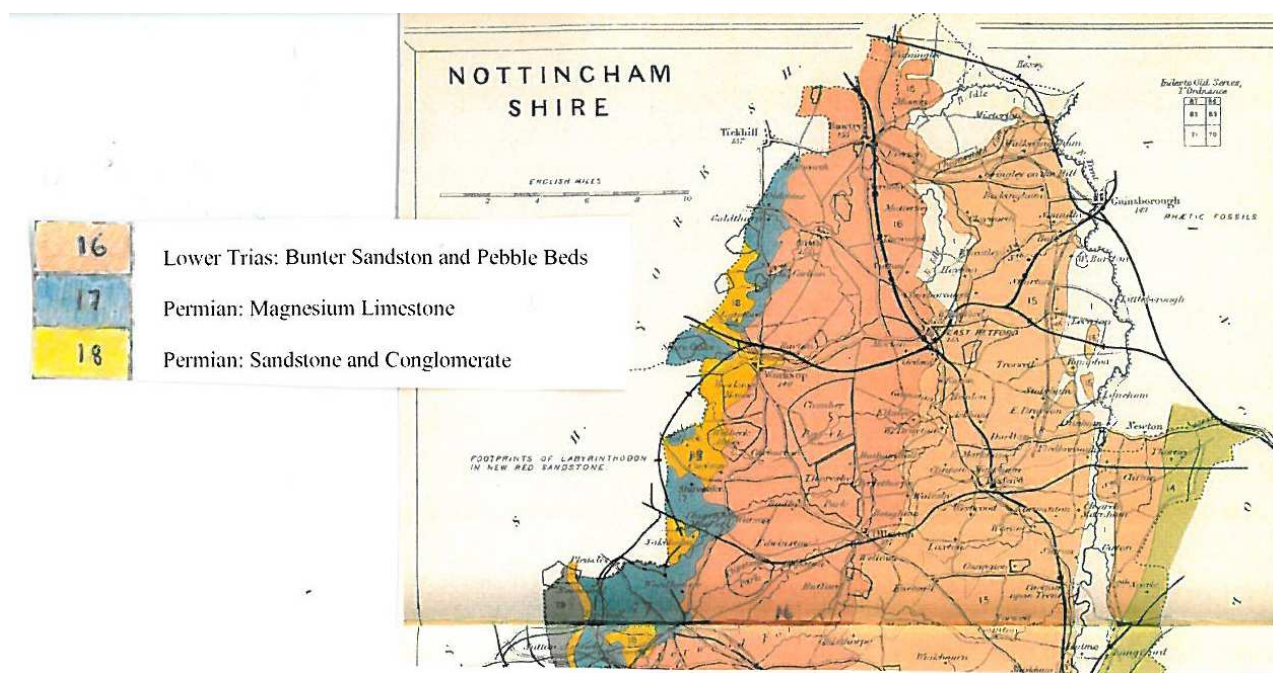
Figure 2: Location Plan - Church Warsop and surroundings.



Geological context

- 4.10 Church Warsop varies in height from approximately 52m above sea level at the Mill to 60m above sea level at the Church. The section adjacent to the mill encompasses both banks of the River Meden from the Mill Pond to the river's bend east of the pump house. The Conservation Area boundary turns north at both these points. The position of the river has meant that the majority of the village, and later developments, have occurred to the northern side of the river, but the villages close proximity of the river means that part of the villages southern section lies within the rivers flood plain.
- 4.11 Bordering the river is a narrow band of alluvium which broadens out to a larger area to the west of Warsop Mill to form the low-lying open area known as The Carrs¹¹. The Carrs is an Old English word meaning marshy place¹². Running north-south, where the village is located, is a narrow band of Lower Mottled Sandstone which overlies the Pebble Beds of the Bunter Sandstone, and found a short distance to the west are outcrops of Lower Magnesium Limestone. Both sandstone and limestone are underlain by Coal Measures; however the coal field in this area are completely concealed¹³.

Figure 3: Geological Map of North Nottinghamshire.



Based on Woodward's "Stanford's Geological Atlas" (1904) and "Reynold's Geological Atlas" (1860 and 1889):
Source: University of Southampton website: <http://www.soton.ac.uk/~imw/Geology-Britain.htm>

¹¹ www.soton.ac.uk/~imw/Geology-Britain.htm

¹² www.mansfield.gov.uk/CHttpHandler.ashx?id=1109&p=0

¹³ Op sit.

Origins and historic development.

Pre-History (Bronze Age and Roman eras).

- 4.12 Archaeological evidence suggest that activity has occurred in the area surrounding Church Warsop since the Bronze Age, this is supported by numerous artefacts found during excavations, namely the tip of a bronze spearhead, a bronze bull's head and a further spear¹⁴. At Lord Stubbins Wood, west of Church Warsop, a small mound, possibly with a ditch, has been identified; reputed to resemble a prehistoric burial site, with further burial sites situated to its north. These features take the form of a stone cairn and a long barrow or cairn¹⁵. Bronze Age activity is further supported by six pieces of flint found at Assarts Hill Plantation, to the east of Church Warsop. However, at present, there is no evidence of a prehistoric settlement in the area¹⁶.
- 4.13 Earthworks around Lord Stubbins Woods depict a D-shaped enclosure, with banks of stone and earth approximately 1 metre in height. This feature is similar to other late Iron Age and Romano-British settlements found in other locally situated woods, but archaeological substantiation is needed¹⁷.
- 4.14 In contrast to the prehistoric period there is quite a body of evidence in the Warsop area relating to the Roman era from stray finds to crop marks and earthworks. The stray finds range from small pieces of Roman pottery, material associated with a Roman tile kiln, loose Roman coins and brooches, including a 2nd and 3rd century enamelled brooch¹⁸, to a large hoard of 3rd and 4th century coins found in a pot, to name but a few. Numerous crop marks are evident with those at Gleathorpe Grange forming a rectangular enclosure which could depict a Roman marching camp. Distinctive field systems known as 'brickwork plan' fields and a large number of linear features forming field systems, track ways, and enclosures, are also evident, these could depict settlements but the evidence needs to be substantiated¹⁹.
- 4.15 In addition the road which runs between Mansfield and Warsop is reputed to be a Roman Road and is marked as such on the nineteenth century ordnance survey maps. It either ran from Mansfield through Worksop and Blyth to join Ermine Street or was the north-eastern extension of Rykniel Street, but whichever of these, the road in question does

¹⁴ Old Warsop Society (n.d.) *Warsop. Domesday to Present Day*.

¹⁵ Beswick. P & Jones. H (1997) *William Wood Farm, Warsop, Notts (SK 540 686). Archaeological Assessment*. Unpublished report, Trent & Peak Archaeological Trust.

¹⁶ Nottinghamshire extensive urban survey – draft archaeological assessment report

¹⁷ Ibid

¹⁸ Kennett. A (1993) *River Meden, Church Warsop, Notts – Watching Brief*. Unpublished report. Trent & Peak Archaeological Trust.

¹⁹ Op sit

run close to the Roman villa at Mansfield Woodhouse (Monument No. NT43)²⁰.

Saxon/Viking Era.

4.16 In the fifth century, it is alleged, that a Saxon leader named Waer settled in the area and supposedly gave it its name, Waer's hop, 'hop' meaning valley, or enclosed area of marshy land²¹. Further Saxon names for areas-places support this allegation, such as Black Hill – meaning a hill covered with Ling, Le Ling (Ling Lane), Burna - meaning brook (Burns Lane), and Mor - meaning waste upland (Moorfield Farm). A settlement in the area is further substantiated by the Domesday survey, which in the medieval period, records the settlement as *Wareshope*.

4.17 Although reference is made to three manors, a church and a mill by a weir²², existing before the conquest, the Domesday Survey further elaborates by referring to a Godric, Leofgeat and Ulfkell having 3c of taxable land; depicting the location of the structures relating to this pre conquest period is difficult, as only the Church and its tower remain, all other structures have been replaced. However there has been other evidence found to support the claim of a Saxon occupation within the area, namely the discovery of a Saxon funeral urn and Anglo-Saxon coins²³.

4.18 Going back to the Domesday Survey and the buildings it refers to. The west tower of the Church of St Peter and St Paul is of C11 origins and inside there is a tower arch which is described as having rudimentary mouldings and the crudest, biggest zigzag²⁴.

4.19 The mill by the weir is more difficult to pinpoint as although a mill and adjacent weir are still present in Church Warsop, they are of 1767 origin but as with most structures these could have replaced earlier structures. The date of implementation of the mill dam is not known, but in 1837 it was subsequently enlarged.



²⁰ Nottinghamshire extensive urban survey – draft archaeological assessment report.

²¹ Peters. R J (1989). *The Ancient Village of Warsop*. North Trent Local History Series No.2. Sutton-in-Ashfield: North Trent Publishing.

²² Old Warsop Society (n.d.) *Warsop. Domesday to Present Day*.

²³ Jones. H & Kinsley. G (1997). *An Archaeological Assessment of a Proposed New Reservoir Site at Hanger Hill, Gleadthorpe, Warsop, Notts*. Unpublished report. Trent & Peak Archaeological Trust.

²⁴ Pevsner. N. (1979). *The Buildings of England Nottinghamshire*. 2nd ed. London. Penguin Group.

4.20 The present mill and weir are now divided by a stone bridge of the same date, 1767, which carries Church Road across the river. Originally a ford appeared at this location which was crossed by a wooden footbridge; the crossing incurred a toll, paid to the miller at Old Mill House, which was, and still is, located on the corner of Church Road and Eastland Lane. The footbridge also lent its name to the farm which originally appeared on its western side, Bridge Foot Farm, which in turn was formerly known as Bridge Foot House and functioned as the first school in Warsop.

4.21 Nettleworth and Sookholme Manors could be two of the manors referred to in the Domesday Survey. However within the village location there are two properties which bare the name or could have been a Manor House, both are recorded on Chapman's map of 1785 as substantial buildings. However only one, The Old Hall (on Bishop's Walk), is reputed to be 'one of the most important medieval houses in the county'²⁵. An investigation conducted on the remaining property revealed, that considerable alterations in previous centuries had occurred, and that little evidence of the extent and arrangements of the original medieval house now remains. Only further archaeological investigation would reveal the total plan form of the estate; however it is felt that this could be located beneath the courtyards, western end of the south range and the northern part of the churchyard²⁶.



view from south-west courtesy of the Old Warsop Society

4.22 Nothing further is known of the early settlement, other than it being referred to as Church Towne, but Manors of this period usually consisted of a manor house, with villages, and some acres of land divided into meadow, pasture, forest and cultivated fields. The Chapman's map of 1785, (although of a later date than the period under discussion) depicts a compact wooded area to the northwest and rough shrub/tree area to the northeast, of the village. A ridge running on a west to northeast axis located to the north, and the river, which follows the same trajectory, situated to the south of the village, which in effect forms a corridor in which the village sits. This seems to be the extent of the village which changed little until after the enclosure of fields in (1813) 1825²⁷.

²⁵ DCMS, Listed Building Description, Warsop Parish Centre, Bishop's Walk, Warsop, Notts. 28.8.62.

²⁶ Monckton L (2006). *Historic Buildings Report - The Old Hall (Manor House)*, English Heritage.

²⁷ Old Warsop Society (n.d.) *Warsop. Domesday to Present Day*.

Domesday Survey (1086) to late C18.

- 4.23 After the conquest the Manor was seized by the King who gave part of it to Roger de Busli, although some land still remained crown property. The Manor later came to Oliva, daughter of Alan Fitz-Jordan, who gave it to Robert de Lexington who subsequently gave it to his brother John. Upon John's death the estate and advowson²⁸ passed to Henry, Bishop of Lincoln, and in 1258 it was inherited by one of Henry's nephews, William de Sutton. William's son, Robert de Sutton, fought on the baronial side at Evesham and forfeited his lands as a result; however, he was pardoned and did homage for the manor at Warsop, by undertaking to pay Queen Eleanor, Wife of Henry III, five years value of the manor as ransom, although Margery de Merlay, John Lexington's widow, still held Warsop in dower²⁹.
- 4.24 In 1318 the de Somery's were in possession of the manor which in 1329 was purchased by John Nunnes of London who in turn sold it, 1331, together with the advowson of the church, to Sir John de Roos. For over a century, except for a short period when Edward III acted as guardian, the manor was in the ownership of the de Roos. In 1508 Edward de Roos died without issue, whereupon the manor of Warsop and the advowson of the church passed, via the female line, to the Earls of Rutland³⁰, who retained it until the mid C17 whereby it came into the possession of Lord Willoughby who in 1675 sold the estate to Sir Ralph Knight.
- 4.25 The village however even as late as the C18 consisted mainly of open forest land, reputed to be badly overrun by red deer, which damage the cultivated areas³¹, and the partial enclosure of land in 1775 went little way to alleviate this problem. Chapman's map depicts Church Warsop as being still very sparsely populated in 1785 with buildings congregating around the roads, now known as, Church Road, Bishops Walk, Eastlands Lane, Manor Road, Coggins Lane and their junctions. Although the majority of buildings within the village at this time were still associated with agriculture, other trades were gaining a foothold. It is reputed that a Shoemaker, George Singleton, occupied one of the two last remaining thatched cottages off Church Road, he was also the village Sexton, as the village also had its own Rectory which occupied a corner location but situated further up Church Road than the present Rectory. The village also had its own public house, The Half Moon Inn, which was located in Blankleys Yard.
- 4.26 The road configuration of Church Warsop remained the same and originally contained a further road known as Back Lane, which ran parallel with Church Towne Street (now

²⁸ Advowson is the right in English law of a patron (avowee) to present or appoint a nominee to a vacant ecclesiastical benefice or church living. <http://en.wikipedia.org/wiki/Advowson>

²⁹ Holdsworth. C J (1972) *Rufford Charters. Vol I.* Thornton Society Record Series, Vol. XXIX. Nottingham.

³⁰ Du Boulay Hill, A (1914) 'Warsop Church' *TTS* **18**, 4-10

³¹ Old Warsop Society (n.d.) *Warsop. Domesday to Present Day.*

Eastlands Lane) and connected Church Yard Street (now Church Road) with Coggins Lane. This road was formerly part of the main road system from Mansfield to Tuxford and connected Warsop through to Gleadthorpe, however as it could not be conveniently enlarged and a further road, Eastlands Lane, existed, a stopping up order was issued on 12th December 1782 and the thoroughfare was closed for good.

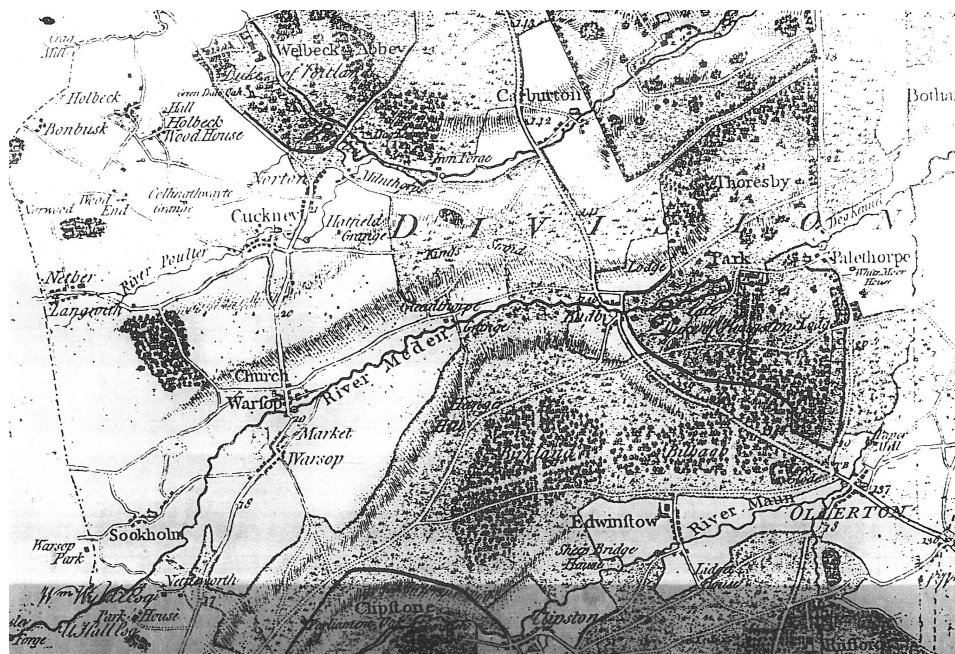


Figure 4:
Extract from
Chapman's Map of
1785, *Twenty Miles
around Mansfield.*
www.nottinghamcity.gov.uk

Late C18 to 1940s.

- 4.27 The Knight family held the manor and its estate until 1846 whereby it was bequeathed to Sir Henry Fitz-Herbert of Tissington³², the Fitzherbert family are still Lords of the Manor to this day, but the estates are now exercised through a trust³³. However it seems that owing to strict Forest Laws³⁴ Warsop still remained a village seeing little expansion until after the Warsop Enclosure Award of (1813) 1825, by which time all the open forest lands had been enclosed.
- 4.28 Warsop's economy would have been primarily based upon agriculture and associated trades such as the watermill, which also incorporated a large oven, and so would have been an important source of income for the Lord of the Manor. It is recorded that the then lord insisted that everyone who lived under him had to grind their produce at his mill and bake in his oven³⁵. With the implementation of a new stone bridge between 1764 and 1799, to replace the wooden one, in Church Road, this not only improved the main route

³² Du Boulay Hill, A (1914) 'Warsop Church' *TTS* **18**, 4-10

³³ Ibid.

³⁴ Norman King's imposed harsh Forest Laws over their newly designated Royal Forests to protect the animals from poachers so they could be hunted for their own pleasure. In 1154, Forest Laws covered the whole county of Nottinghamshire, north of the River Trent. www.sherwoodforest.org.uk/xhtml/default.asp?UserLinkID=111879

³⁵ Old Warsop Society (n.d.) *Warsop. Domesday to Present Day.*

through the village but also made the watermill more accessible. A further income was gained from the half a mill site, a fulling mill, stone quarry, smithy and the lime burning industry³⁶.



Figure 5:
Extract from
Enclosure
Map 1825.

www.nottinghamcity.gov.uk

4.29 By the nineteenth century one of the most noticeable changes to the built environment, attributed mainly to industrialisation and modernisation, was the disappearance of some of the agricultural related buildings³⁷. Significant changes are evident, through map comparison, and show the loss of a substantial range of buildings, and subsequent boundary alterations, to a plot northeast of what is now known as The Manor House. The loss of farm labourers could also have had a knock on affect on other village trades. The then Innkeeper, George Unwin, of 'The Half Moon Inn' gave up his licence in 1790 with the building then becoming a dwelling, but as previously mentioned this and the two thatched cottages were lost as were a further three buildings situated near to where Back Lane was located. The loss of the two buildings adjacent to Church Road could be attributed to the widening and incline reducing scheme of this road which occurred in the late eighteenth century but this would not have impacted on the other adjacent buildings. Further land increases and boundary removals also occurred on the plot adjacent to no 1 Manor Road and a few nearer to the banks of the River.

³⁶ Nottinghamshire extensive urban survey – draft archaeological assessment report.

³⁷ Old Warsop Society (n.d.) *Warsop. Domesday to Present Day*.



Figure 6:
Estates Map 1850's.

4.30 Another noticeable change was the lowering of status of The Old Hall. As new owners, the Fitzherberts occupied Tissington Hall, they were possibly unlikely to have resided at this property in Warsop, so it was probably at this point that it was turned into a working and tenanted farm. Land associated with the outer court of the house, where the outbuildings and estate buildings were situated, was taken over by the extension of the churchyard³⁸.

4.31 It was probably at this point that the use of stone for construction within the village all but ceased, attributed possibly to the 1834 fire at the Houses of Parliament, and brick became the favoured material for new buildings. This is evident, although much altered, at Moorfield Farm on Bishops Walk.

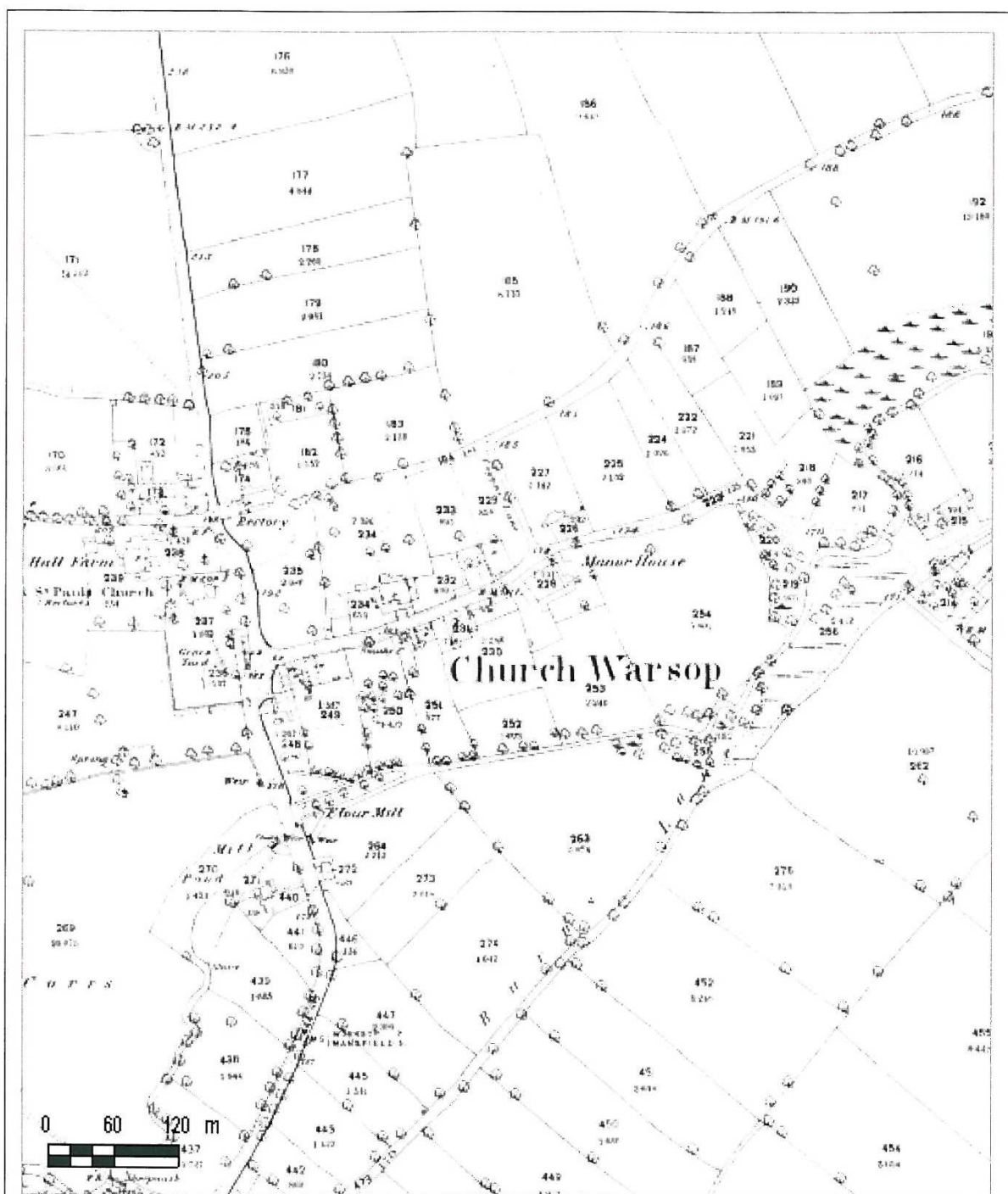
4.32 In the 1880's collieries at Langwith and Shirebrook were sunk with Warsop's main colliery being sunk in 1893. This resulted in a new village being built at Warsop Vale to house the miners and their families. The introduction of these collieries resulted in great changes at Warsop, and where formerly it had been an agricultural village with a few sparse trades, now farming and industry went side by side³⁹.

4.33 Further increases in population and communications came with the introduction of a new railway and station, located to the south-west of Market Warsop, which was opened to passengers in 1897, and a new sewage system, completed in 1909, and water pumping station, which both greatly improved the living accommodation and health of the villagers. On the whole though, although many openings and splays were inserted, the majority of the villages stone boundary walls were retained.

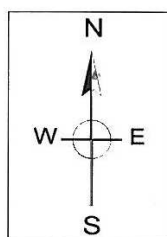
³⁸ Nottinghamshire extensive urban survey – draft archaeological assessment report.

39 *ibid*

Figure 7: Church Warsop 1875



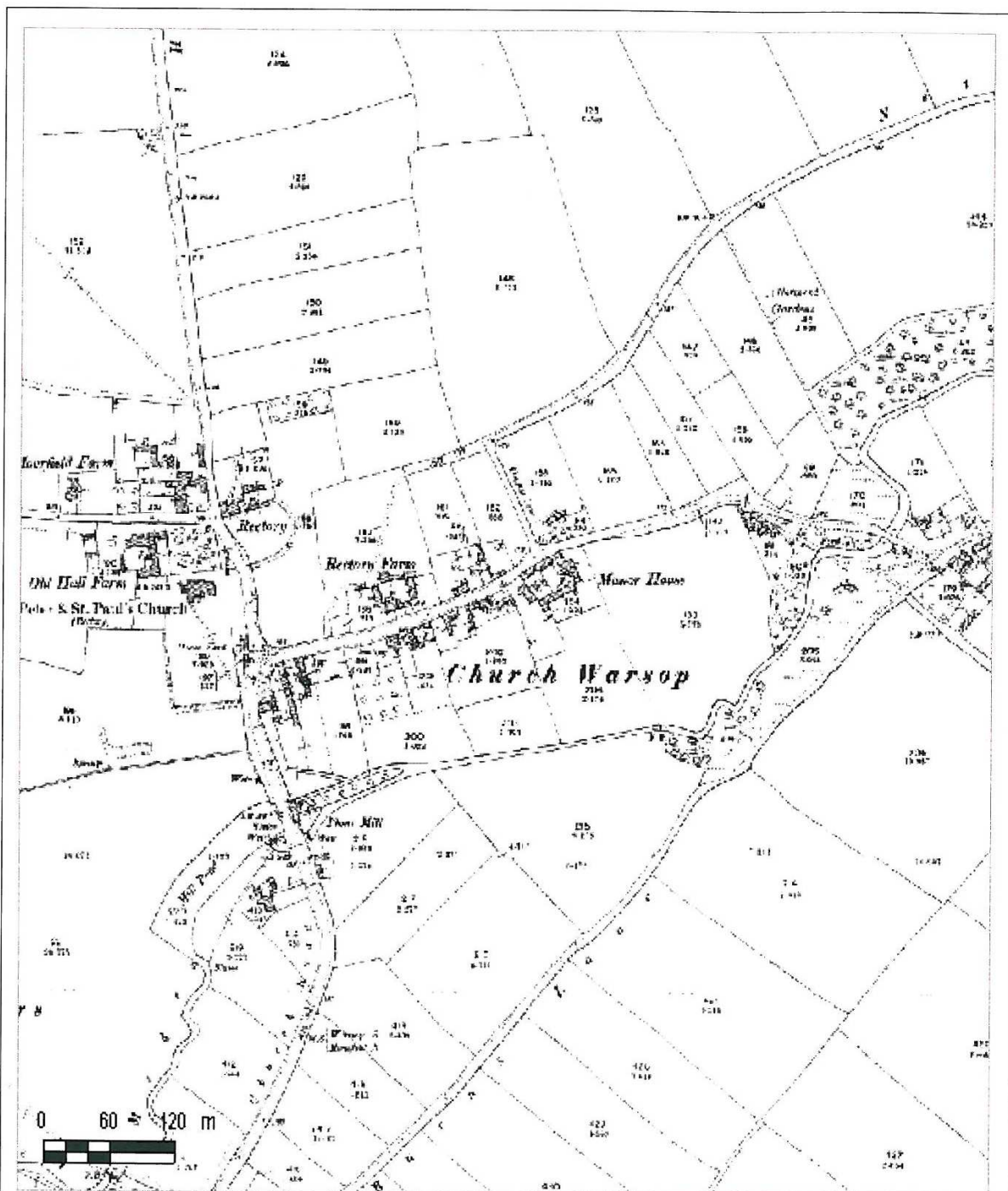
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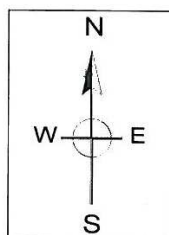
Workspace	Planning
Scale	1:5000
Title	Church Warsop - 1875



Figure 8: Church Warsop 1919.



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Workspace **Planning**

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Title **Church Warsop - 1919**

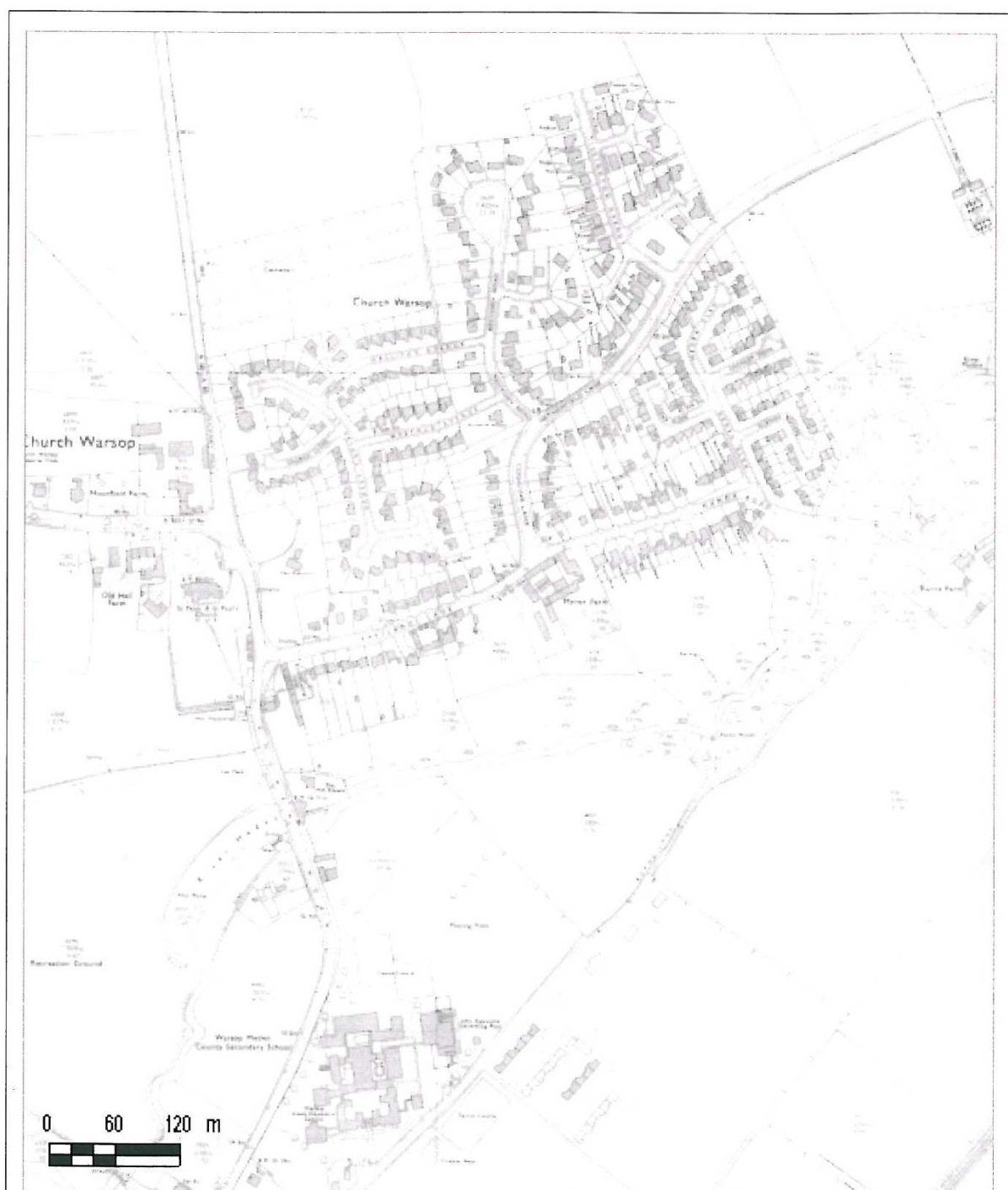


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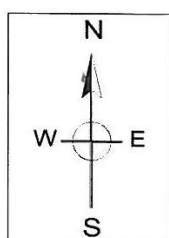
1940's to Present Day.

- 4.34 After the World Wars, Warsop continued to grow in both size and population with the twentieth century seeing the coal industry becoming more dominant but this resulted in a decline on the reliance on agriculture and so a loss of most of the old farms. Rectory Farm was demolished as was the adjacent thatched Tithe Barn and the old farmer cottages to its rear; Moorfield Farm also saw building losses and alterations. The previously mentioned Bridgefoot Farm was demolished in the 1960's, but this loss could be attributed to the property's close proximity to the river causing it to suffered extensively from damp and eventually become derelict. A further loss was the Old Rectory which was demolished in 1967, a new rectory was constructed within the grounds but it was positioned more to the rear of the plot at the curve of the original entrance pathway.
- 4.35 Twentieth century development both private and council buildings spread onto the once agricultural land, to the north/northeast and northwest of the Conservation Area, but also flanking a section and occupying both sides of Eastland's lane, it was at these areas where once vernacular buildings stood and now brick infill developments have occurred. New road systems were also implemented to facilitate these new estates however the original road system prevailed within the Conservation Area with just one complete road insertion, Manor Close, and a section of another, Barn Owl Close, were included. These new estates were accompanied by educational, recreational and other facilities to serve the new mining communities, within Warsop. 'The Carrs' become a Recreational Ground and to the villages southern boundary a new school was constructed.
- 4.36 The introduction of these new estates has resulted in Church Warsop Conservation Area being divided into two sections each differing in form. The buildings in the eastern sector occupy predominantly larger burgage plots, approximately 2.5km², but are relatively fewer in number than those to the western sector. In character though a further variation occurs within the eastern sector with community buildings occupying one portion the other is now mostly residential. However within both sectors, all three character areas, buildings are primarily constructed from locally quarried stone with stone dressings and pantile roofs.
- 4.37 Notwithstanding the C20 infill development, the bank of the River Meden and the main A60 route also have a segregating affect on the Conservation Area. The area is subsequently divided into: - 1. The upper north/western sector situated around the church and Old Hall. 2. The southern sector where the mill and remaining farm buildings are located, these are also divided by and straggle the river, and incorporate the river channel and bank and marsh and shrub area aligning it. 3. The sector to the east adjacent to what is now known as the Manor House.
- 4.38 Originally these sectors were connected, farms and their associated buildings and a smithy would have connected the east and west sectors together, and the farming link continued to incorporate farming and associated trades around and across the river, but these links have been lost and the resultant C20 infill development have led to a division of the village's historic core.

Figure 9: Church Warsop 1956.



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Workspace **Planning**

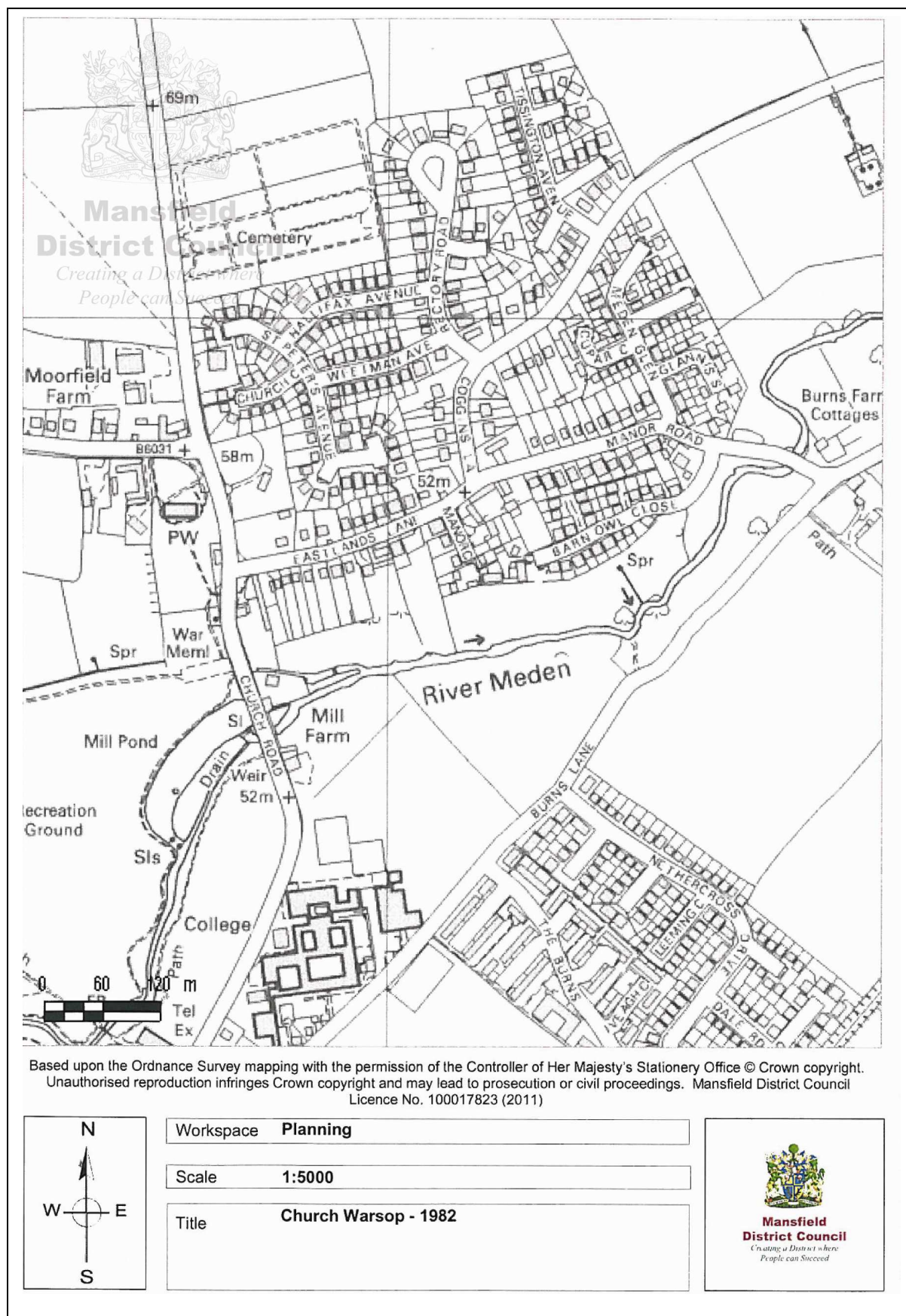
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Title **Church Warsop - 1956**



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Figure 10: Church Warsop 1982.



Archaeological Potential.

- 4.39 The Draft Archaeological Assessment Report⁴⁰ on Warsop makes reference to above and below ground remains. In terms of above ground remains, the report points to Warsop's listed buildings and historic street pattern as significant archaeological features. The historic core of Church Warsop is also a designated Conservation Area. There are no Scheduled Ancient Monuments within Church Warsop.
- 4.40 Within the historic core of Church Warsop there are sixteen individual listed entries, and of the sixteen, one is Grade I, namely the Church of St Peter and St Paul, and one, previously Warsop Old Hall, is Grade II*, the remainder are Grade II listed. Figure 11 Depicts periods of construction.
- 4.41 Much of Church Warsop's historic street pattern, although amended slightly in the C18 through street widening and incline reducing schemes, is still visible today, albeit the loss of Back Lane. Some plot and field boundary patterns, especially those to properties on the southern side of Eastlands Lane, are also still evident. Unfortunately though some of the widening schemes, namely Coggins Lane, and the implementation of housing estates, to the north and southeast of the historic village core, have tended to result in the destroying of earlier plot and field boundary patterns. Also the low lying land to the north of the Meden, known as The Carrs, shows the loss of many of its earlier field boundaries.
- 4.42 In terms of below ground remains; the amount of archaeological work carried out in Warsop has been limited which makes it difficult to assess the degree to which below ground remains have survived. However with the relatively small amount of change which appears to have taken place before the C20 within the Conservation Area, particularly in the area around the church and the manor house, there may be the possibility of archaeological material. The relatively open area opposite the church, which now contains the modern set back Rectory, may contain remains of the earliest settlement which would have been located close to the church. The churchyard also is an important area of archaeology preserving not only the past population evidence, but also within the churchyard is the reburied charnel house, part of which was converted to a vestry. There is also possible evidence of a pre-conquest church and in additions, where the churchyard was extended there may also be further preserved remains⁴¹. It is unfortunate that the re-ordering of gravestones has resulted in a less traditional appearance to the graveyard.
- 4.43 With regards to the Hall, faint lines to the west, depicted on the enclosure map, could indicate a layout of paths and gardens; it is also possible that the area to the south of the building could once have formed part of the hall's garden and orchard, although the area includes quite a steep slope. Unfortunately though there is no evidence on the ground for any terracing or other landscape features apart from an earthwork next to the spring at its

⁴⁰ Nottinghamshire extensive urban survey – draft archaeological assessment report

⁴¹ ibid

southern end, recorded on the C19 OS map and still visible today⁴². In addition, there is potential for below ground remains relating to the medieval and later houses as well as the remains of the Dovecot which was demolished in 1962. There is also said to be an underground passage linking the hall and the old rectory, the course of which however is not known⁴³.

4.44 Although there has been considerable modern development along Eastland's Lane, the houses tend to be set back from the road, in contrast to many earlier buildings; therefore there may be the possibility that remains may be preserved below their front gardens⁴⁴. Figure 6 Estates Map 1850's shows a Smithy at this location.

4.45 There might also be some potential for environmental work, with the possible survival of organic remains along the course of the river and the area around Warsop Mill, also the location of an oval mould. Features relating to mills, such as leats and wheel pits, could have been preserved, as could the remains of the medieval textile mill, although its site has yet to be identified. Similarly, there may be good preservation of remains associated with other waterside industries such as tanning⁴⁵. While the river itself may have been used as a convenient site for dumping of refuse from the village the likelihood of surviving deposits would be limited as area has suffered from mining subsidence, alteration of ground levels, deepening and straightening of the river channel and the dumping of modern rubbish on previous marshy land to create a recreation area⁴⁶.

4.46 Further recorded features are the bridge on Manor Road which is recorded as an archaeological feature, called Burns Bridge, it was previously a ford. Linear features, a ditch, post medieval pottery and a silver sixpence are all recorded as located at or found around Burns Farm. Leading straight on, northeast, from the junction near Burns Farm is the old coach road to Tuxford which passes Assarts Farm, under the tarmac the cobble surface can still be located. Between these two farms, to the southeast side of the train track, are large areas of linear features and field systems, enclosures and Gleadthorpe Grange, with a further enclosure, ford over river and hydraulic ram near Assarts Farm. All are recorded as archaeological features.

4.47 A record of all known archaeology can be found on the Sites and Monuments Record kept by Nottinghamshire County Council. In view of the potential for below ground remains any future development in the area could provide a threat to this archaeology, but also the opportunity to understand more about the area. Detailed investigation works may be a requirement within future works.

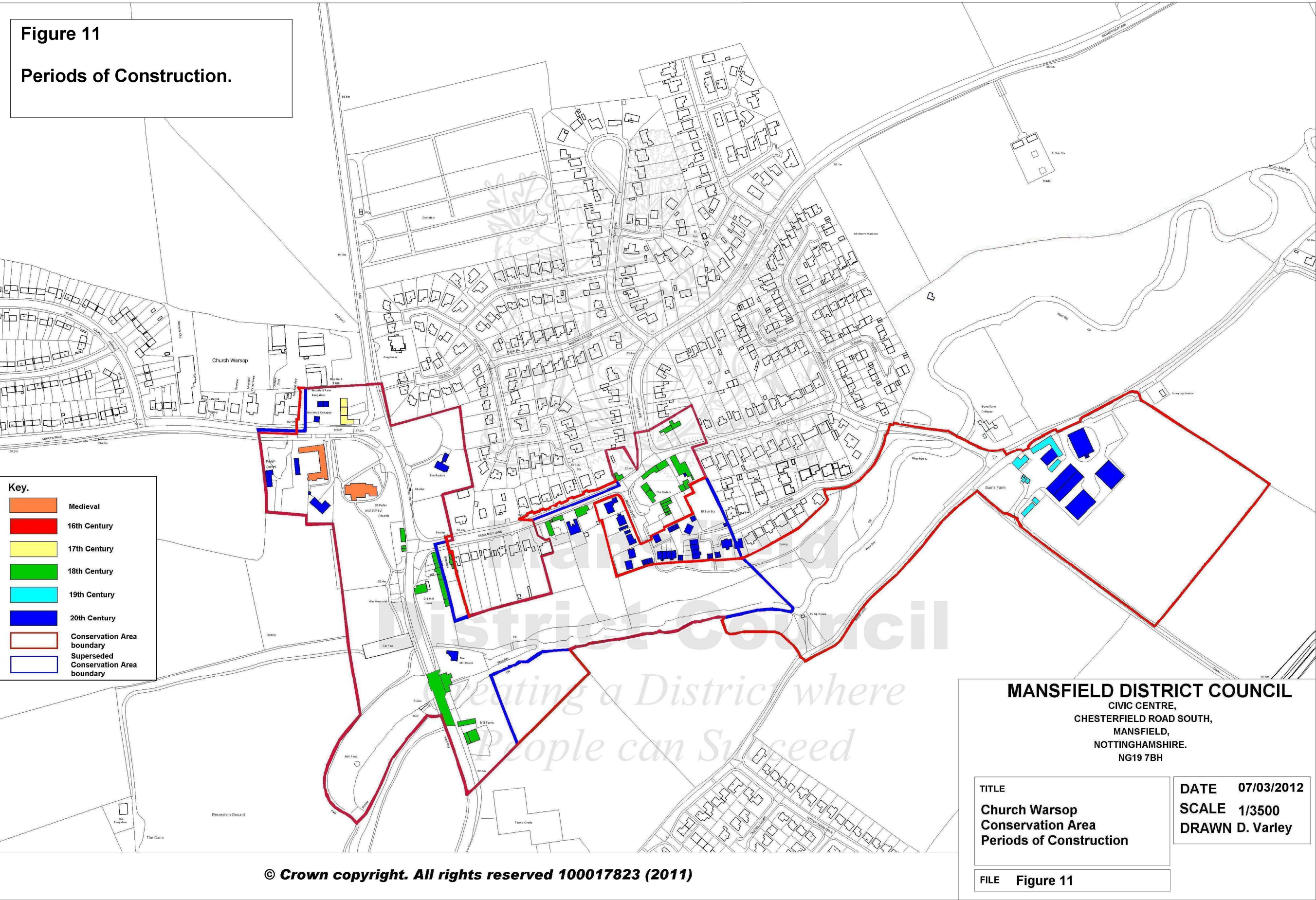
⁴² op sit

⁴³ Nottinghamshire extensive urban survey – draft archaeological assessment report

⁴⁴ ibid

⁴⁵ King, R J (1884) *Warsop Parish Records*, Mansfield – makes reference to C17 tanner situated within the village

⁴⁶ op Sit






5.0 CHARACTER AREAS.

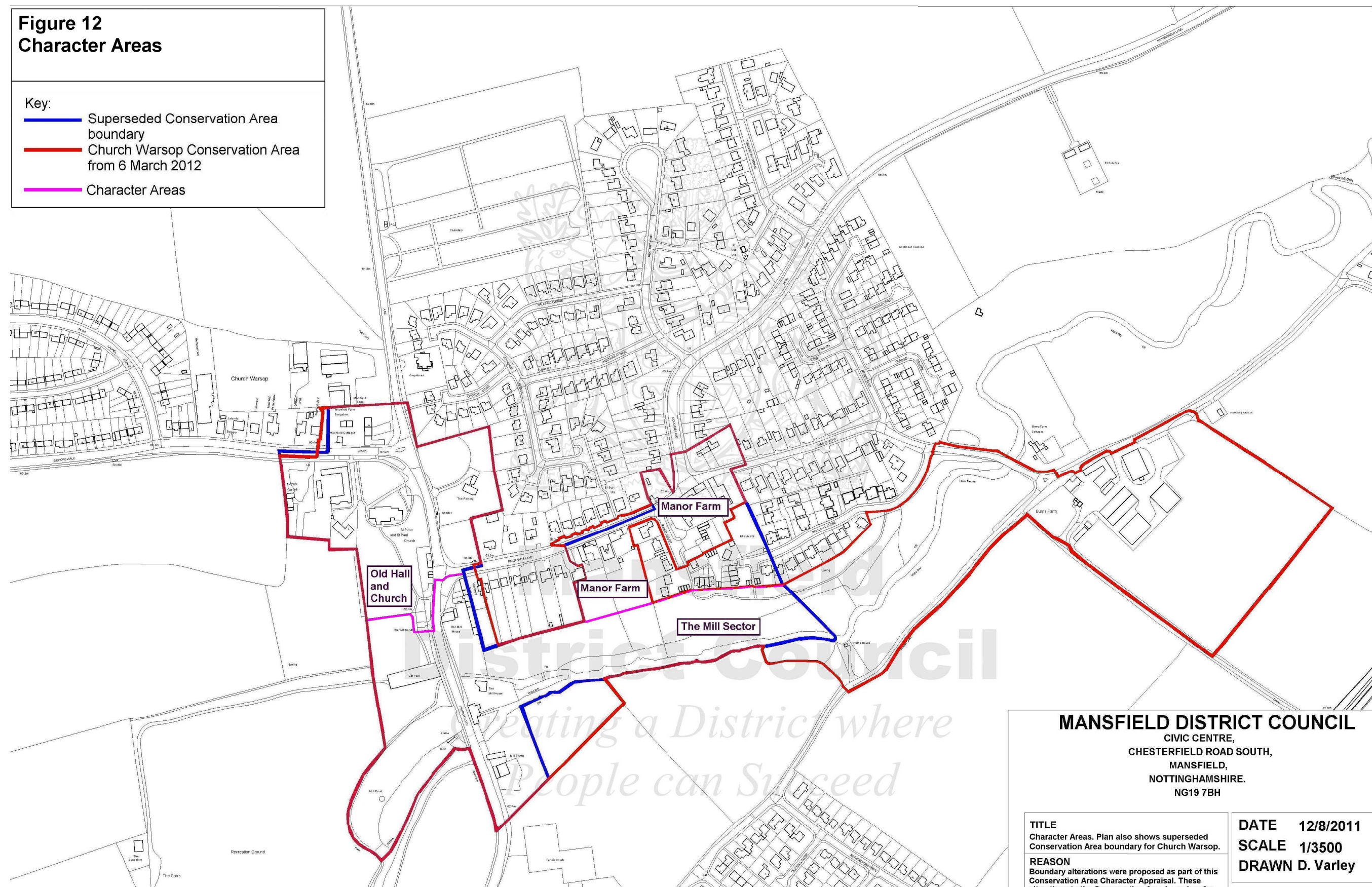
Defining the boundaries of the character areas.

5.1 Church Warsop Conservation Area can be divided into three character areas (Figure 12).

- a) The first, south, sector stretches from the western boundary to the eastern boundary of the Conservation Area and incorporates the whole southern segment. Situated within this southern sector is Old Mill House, Blankley's Yard, Warsop mill, the weir, bridge, mill pond, farm buildings and the River Meden including its channels and banks. The tangible association between the built environment, related activities and the river means the incorporating of the above mentioned elements within one sector which is to be known as The Mill Sector. Following the alteration of the Conservation Area boundary this sector also incorporates further areas of land associated with the channel of the River Meden, Burns Farm and the bridge to the junction of Burns Lane and Manor Road.
- b) The second sector takes in the Conservation Area to the north/west of The Mill Sector dividing line, it incorporates properties like the Grade I listed Church of St Peter and St Paul and its environs, the Grade II* listed Warsop Parish (Old Hall), further properties on Bishops Walk, Churchside cottage and the war memorial. This sector is to be known as the Old Hall and Church because of its association with the Lords of the Manor and the patronage of the church.
- c) The third sector is situated around the junction of Manor Road, Eastlands Road and Coggins Lane which includes the Grade II listed Manor Farmhouse and a further Grade II listed farmhouse, barn and pigsty and further properties situated on Eastlands Road and Manor Close. Originally this land was associated with the Manor House later Farm because of this association the sector is to be called Manor Farm.

The Conservation Area Appraisal will now consider each of these character areas in turn.

 Superseded Conservation Area boundary
 Church Warsop Conservation Area from 6 March 2012
 Character Areas



MANSFIELD DISTRICT COUNCIL
CIVIC CENTRE,
CHESTERFIELD ROAD SOUTH,
MANSFIELD,
NOTTINGHAMSHIRE.
NG19 7BH

TITLE
Character Areas. Plan also shows superseded
Conservation Area boundary for Church Warsop.

REASON
Boundary alterations were proposed as part of this Conservation Area Character Appraisal. These alterations to the Conservation Area boundary for Church Warsop were adopted by Mansfield District Council on the 6 March 2012.

DATE	12/8/2011
SCALE	1/3500
DRAWN	D. Varley

FILE Figure 12

The Mill Sector.

- 5.2 Travelling northeast on Church Road (A60) and navigating the northwest bend, after Meden School complex, Church Warsop is entered at its southern boundary. This is also the Conservation Area boundary and the location of The Mill Sector character area. The Mill Sector accommodates the whole southern section of the Conservation Area from the western edge of the mill pond and initially to the pump house in the east, now extends to Burns Farm, and south it incorporates the channel of the River Meden and terminates northwards, omitting the War Memorial and Churchside Cottage, at the junction of Church Road with Eastlands Lane.
- 5.3 The River Meden, its channels and the mill pond have previous association with the strategically positioned Warsop Mill, which was used to grind the flour, the produce of local farms, and subsequently bake bread. The mill originally was owned by the Lords of the Manor; however other properties within this sector also have/had an affinity with the same patrons. The aptly placed bridge, adjacent to the mill, used to cross the river channels and Old Mill House functioned as the toll house for the village. Also taking account of the village's previous affiliation with farming, of which Mill Farm and farm buildings to the rear of Old Mill House still remain, as does Burns Farm, it is therefore logical to incorporate all these buildings within the same character area.
- 5.4 The River channel and the lands associated with Mill Farm form the southern boundary with its channel and mill pond forming the west and east boundaries respectively, and the section, situated within the Conservation Area, of Eastland's Lane forming the northern boundary. The older properties around Manor farm are of a more closely knit pattern of development and separated from the more spacious development of the Mill sector by a late C20 infill housing development.

Layout and plan form

- 5.5 The natural landscape within the Mill sector is dominant with buildings and structures few and far between. Buildings tend to congregate around and straddle the river and its channels or the road junction of Church Road and Eastlands Lane. Following the demolition of Bridgefoot Farm and outbuildings to the west of Church Road buildings within this sector only occupy the east side of Church Road and the junction of Eastlands Lane. There is no definite centre to the character area with the camber and direction of the road and the trees which line and follow the routes, obscuring views that result in changing views dependant on your location. Even the Church, which occupies higher ground within the Old Hall and Church Sector, is primarily hidden from views from the Mill sector.
- 5.6 Traditional buildings are constructed in a vernacular style, 2-storey, predominantly domestic and are positioned to the front, originally the road/path edge (except for ancillary buildings), of medium to large sized burgage plots, for a village location. The majority of buildings within this section are of early to late eighteenth century and Grade II listed, that is except for two Mill Farm and The Mill House. Following the alteration of the boundary, Burns Farm also an unlisted property now appears within the Conservation Area please refer to section 6.0 and the appendices for its description. Mill Farm, the first property encountered within the village when travelling north along Church Road from Market Warsop, was constructed in the late Nineteenth Century. The main building within this

range is set to the edge of the grass verge with another possibly working building attached to it and forming the overall L-plan and a linear set of buildings positioned gable end to road but parallel with main buildings. This range is situated to the front/middle of a large plot of land, defined by a line of trees to the south and the course of the River Meden to the north. Hard landscaping is situated around the buildings and the rest is laid out to grassland with shrubs and predominantly hawthorn trees. A looping track occupies the centre of this area. The Mill House, a twentieth century infill property, constructed in an eclectic mix of styles and the only property in this sector which does not follow the traditional style of construction and positioning within its plot. Mill House is situated more to the rear of its small sized plot.

- 5.7 The remaining historic buildings within this sector are positioned either parallel with or at right angles to the road and are either linear or L-plan in form. Properties however still follow the original natural progression of Church Road
- 5.8 Blankley's Yard, a linear building consisting of three residential units, is situated at right angles to Eastlands Lane, at its north boundary line. The property faces onto the yard which is laid out to hard landscaping and has a section of grass and outbuildings. A hedge boundary appears to the end of the third unit. The rear of these properties is enclosed by a stone wall and forms a grassed area accessed via a pedestrian gate adjacent to the building's north gable end. The farm buildings to the rear of Old Mill House are also linear in form and following on from Blankleys Yard are oriented differently and face onto the Old Mill House yard. Old Mill House is a chunky L-plan building, situated more to the northern boundary, at right angles to the road where its structure forms a section of its boundary detail. Warsop Mill a variation on an L-Plan, is situated to the front, but more centrally within its western boundary, where it runs parallel with the road.

Architecture, buildings and materials.

- 5.9 The majority of buildings within the Mill Sector character area contribute positively to the special character and appearance of the Conservation Area, in addition to the numerous listed buildings the others can be regarded as heritage assets. These heritage assets are listed in full in appendix 4 and appear on map labelled Figure 13. Buildings not highlighted are considered to be neutral in their character, appearance or significance.
- 5.10 The principal building material is stone which in this sector is a combination of either dressed or coursed squared rubble stone or an arrangement of both with Ashlar dressings. Door architrave and window surrounds are chunky and plain and are either protruding heavy rock face or simpler cill bands and lintels; some however are flush to the facade. Windows are mainly casements, although a few Yorkshire and vertical sliding sashes are still evident. Roofs are predominantly pitched and have clay pantiles in an orangey/red colour with stone coped gables and kneelers with protruding brackets. The area also has an element of decorative string courses and stone slate verges.
- 5.11 Within this character area Old Mill House is regarded as the oldest building, the present building predominantly dates from the early C18 (building structurally altered in 1820's), its positioning means that its prestigious formal (Georgian) front façade faces south into its own grounds. This reflects the buildings original function, facing in the direction of the bridge, as the village's toll house. The house however now appears back to front with the least formal, but much altered north elevation, being the most visible as it faces onto a prominent road junction. As previously stated the buildings original function was a toll

house, and although the present bridge did not appear until approximately 1767, the original bridge for which a toll was required/taken would have been constructed from timber and functioned as a foot bridge. Hence the name of the adjacent but now demolished farm 'Bridgefoot Farm'. The new bridge was constructed during the eighteenth century when a road widening and incline reducing scheme was implemented this cultivating in Ralph Knight designing and starting the construction of a stone balustrade bridge, and subsequent weir, adjacent to the newly implemented Warsop Mill. The date of the bridge and weir are recorded as the same as the mill, 1767.

- 5.12 Warsop Mill appears inline with the west gable end of Old Mill House despite being separated from it by the grounds of Old Mill House and the channels of the river and also by the set back infill property of Mill House. Warsop Mill however is orientated differently and has its most prestigious elevation facing onto and aligned with the road, although this has been much extended and altered, north side in 1820/1 and the south side in 1825/6. This building is also quite decorative in comparison with Old Mill House, with protruding architrave, dog and tooth string course, cill band and round headed and semi circular features to apertures. The building, until recently, still functioned as an electrically operated roller mill and processing machinery and sold its produce within a shop situated within the premises. The machinery still remains and occupies the ground floor with living quarters now situated above. To the rear, east, of this building is the open shrub land and banks of the River Meden, and to the west, across the road, are the open grounds of The Carrs, recreational land. Adjacent to Warsop Mill however, although separated by over grown gardens, is the more domesticated regular plan form of the farm buildings known as Mill Farm (formerly Top Farm). The present buildings are orientated to face inwards onto a courtyard, with only the false loading bay aperture, within the much altered gable end of one range of buildings, facing onto the road.
- 5.13 To the east of, and facing onto Old Mill House, are some more farm buildings, these buildings were renovated in the 1820's by the tenant miller Emanuel Burrows. Their only variation to the traditional format is that the apertures are elliptical or segmented headed but as seen within other farming establishments, doors and first floor openings have timber close boarding's. These buildings are in the same ownership, and function as storage and garages to, Old Mill House. Adjoining in linear form with these buildings but with their front façade facing in the completely opposite direction, onto Blankley's Yard, are 3 adjoining residential properties. These unadorned buildings incorporate the same elements of traditional construction previously mentioned.

Public realm, amenity spaces, landscaping and boundary treatments

- 5.14 Historically road configurations varied from what is now evident. A sharp turn was located southeast of Warsop Mill that then aligned onto the main road which passed through the village. Routes however were of a steeper gradient and more jugged as the road edges were originally defined by edges of buildings and boundary walls. Later the road alignments were modified resulting in the camber from the southwest being gentler and gradually climbing before a more smooth turn northwest is experienced just prior to entering the village. Gradient and camber modifications could all be attributed to subsidence a result of mining activities of the 1930's. At this point the southern Conservation Area boundary and The Mill Sector are located. Upon entering the village and crossing the bridge, adjacent to Warsop Mill, a further slight turn to the northeast is

experienced, but from adjacent to Old Mill House the incline steepens dramatically compared with previously.

- 5.15 The above mentioned modifications resulted in not only changes within the built environment but an introduction of hard landscaping and green spaces, and although buildings still appear to the front of their individual plots, in some cases, grass verges or pavements/paths now separate them from the road. This is evident at Old Mill House and its neighbouring Blankley's Yard and has resulted in an increase in the amount of ground to their rear, junction of Church Road and Eastland's Lane, to form a smooth corner. Although this implementation of greenery has softened the corner the dramatic emphasis the boundaries and entrances would have created has diminished, this element however is not detrimental or negative but on balance classed as having a neutral impact upon the Conservation Area.
- 5.16 Another impact is the introduction of hard landscaping, formation of roads and pavement/paths, the surface treatments of these however are uninspiring, consisting of standard Tarmac roads with white markings, tarmac pavement with concrete kerbs, and tarmac paths with no visible edgings. Although heavy traffic usage could be an attributing factor to the implementation of standard durable road construction, this has resulted in the introduction of a Norfolk column pedestrian crossing adjacent to Old Mill House. The introduction has been further compounded by excessive amounts of white painted chevrons leading up to and continuing after the crossing. A bonus though is that the sector lacks restrictive parking markings. While there is a need for durable roads, more natural materials for pavements and paths would enhance the character and appearance of the area. Standard off the shelf street furniture and highway treatments should be avoided and designs chosen that respect their setting.
- 5.17 Hedges, grass verges and trees shadow the road with the trees initially tending to overshadow and allow glimpses of the built environment until on the east side after the bridge a more open manicured characteristic is apparent and focal points extend. Although a large area of open ground, still associated with the channel of the River Meden, appears to the east of properties on Church Road it is the open ground which follows its western route that is more prominent and which seems to be the most utilised. However although access to this area has been improved by the strategically placed car park its use of materials and appearance strikes a discordant note. The former water meadow, also the location of a mill pond and cracked willow island, all sites of interest to nature conservation, are interspersed with further staggered trees and hedge boundaries and to the west lead onto the recreation grounds known as The Carrs.
- 5.18 Hedges in some cases have a softening affect with those forming field boundaries being a combination of dogwood, buckthorn, blackthorn and bullace. As previously mentioned the river channel continues to the east behind, or under in the case of the mill, properties' appearing on Church Road, here though the land is given over to marshland, shrub land, and trees, although paths are evident, its usage tends to be restricted to these routes. The grounds associated with individual properties form landscaped gardens with trees in these locations being more on a domestic scale, however viewed from further locations they only reveal glimpses of properties which contribute significantly to the character and appearance of the area.

- 5.19 Two areas within this sector are currently protected by Tree Preservation Orders, with a further area located adjacent to the cracked willow island of the mill pond.
- 5.20 The majority of walls within this sector are constructed from coursed squared rubble stone with large sectioned saddleback, flat or half round copings. Piers appear at access points and are of a similar construction to the walls or are single stone piers. All have either concave domed, saddleback or flat caps, gates of either metal or timber complete these elements. That is apart from the boundary wall to Old Mill House the original wall with small half round copings was constructed in 1820, later additions of the 1990's resulted in the insertions of stone piers with half round copings and timber infill panels. The boundary wall to its furthest south point reveals an alteration; two interspersed piers are positioned closer together, in-between which appears a lower pier with capital. The function of this anomaly is the lower pier with capital is part of the mill bridges east wall and the infill used to be a gate for access to the land.

Key public views and vistas.

- 5.21 Glimpsed views of key buildings within the Mill Sector can be achieved from Burns Lane however similar views from Church Road are restricted before the corner is navigated because of the canopy affect formed by the trees. However upon turning the corner and looking north Warsop Mill is distinguishable by the orangey/red pantile roof and gable end which draws and focuses the eye, unfortunately though the Mill Farm buildings in the foreground pale in comparison and only become noticeable the nearer the village you travel. Looking west at this point, through the tree lined route and over the grassed area, hedge boundaries to the fields add a horizontal element. Northwest the cracked willows, which surround the mill pond, fill the view however it is only after you reach Mill Farm that the tower of the Church, a landmark feature, initially framed and emphasised by the vertical element of the trees, becomes visible. Turning and looking back south from this point the hedge on the east edge of the road continues the landscaping theme out of the village and initially forms a canopy, but the school buildings draws and distracts the eye.
- 5.22 Continuing along Church Road, Warsop Mill overshadows and dominates the frame channelling your eye northwards onto the Church tower with the Church Yard and grounds apparent in the foreground, to the west of the church glimpsed views of the roof of Warsop Hall are evident. The mill is also highly visible in views across its mill pond. Through the trees northwest of the frame the car park is just visible but looking full west at this point the channel of the River Meden, framed by the bridge, is revealed. The view reflects more a lake than a river, and it is only travelling further north and looking back that the channel is exposed and can be seen to be turning southwards. It is also at this point that the Old Mill House and Churchside cottage are shown. Looking back south the boundary walls cause a channelling affect although the side elevations of Warsop Mill cause a distracting pleasing element the view however lacks an architectural focal point.
- 5.23 Impressive long views can be afforded into and out of the conservation area from the western arm, with the horizontal hedge boundaries dissecting this view westward, from the eastern marsh land more impressive views are apparent.

5.24 Travelling further towards Old Mill House numerous architectural features draw the eye, however it is not until the further curve of Church Road is negotiated that the rear elevations of Blankley's Yard are visible however looking back south from this point the emphasis falls on the trees and all other features are concealed or recede in comparison. The junction of Eastlands Lane reveals further important elements. To the west views are terminated on Churchside Cottage, with glimpses of the corner of the tower evident to the north. East views of the Manor Sector are revealed and the front façade of no. 18 Eastlands Lane with the corner of no 20 and no 26 Eastland Lane to the north becoming the emphasis as terminating features.

Old Hall and Church.

5.25 Travelling northwest along Church Road, on the left, the low stone boundary wall has flat then rough staggered copings. The start of the Old Hall and Church sector is reached and defined by this change in boundary treatment. This change is associated with the Grade II Listed War Memorial which is situated on a raised platform, and although to the road the stone boundary wall continues it is approximately a metre higher than that of The Carrs and also is crowned by gabled stone copings, which reflect the boundary treatment of the neighbouring church. The remaining perimeter of the platform although constructed from stone with stone pillars has flat concrete copings above which, and connect to the pillars, are black painted metal railings with finials. These metal features are continued and reflected in the overthrow and gates associated with the Church and its Churchyard. The south and west metal perimeter, and adjacent path, and gabled stone copings of the war memorial therefore form the furthest southern character area boundary of the Old Hall and Church Sector. Apart from the stone wall associated with the Churchyard and the tall stone boundary wall associated with Churchside Cottage the rest of this southern boundary is less defined, and includes the path from the Churchyard to War Memorial, and from the pedestrian entrance of Churchside Cottage, crosses the road and continues down Eastlands Drive, following the pavement edge, until it reconnects with the Conservation Area boundary adjacent to Blankleys Yard.

5.26 This sector therefore commences at these metal railing dividers, and described character boundary, and encompasses land, buildings and features north of these dividers till the west, north and east Conservation Area boundaries of this spur are reached. Within this sector the majority of features are community structures however there is a tangible association involved between these buildings and structures. The Lord of the Manor, who originally would have occupied Warsop Old Hall (now known as the Warsop Parish), and his successors were the patrons of the church, the possessors of the advowson, that is they had the right to present/nominate the rector. So it follows that the Rectory was also owned by the Lords of the Manor, and as most wealth came from the land the surrounding farming establishments could also be in their ownership. In fact the Church possess a stained glass window to the memory of Sir Richard Fitzherbert, Rector from 1872-1896, who was also Lord of the Manor and there is an underground passage leading from the Warsop Old Hall to the Old Rectory.

Layout and plan form

- 5.27 The prominence of buildings in this area, the Church and Old Hall, are a result of their relationship with the landscape, situated as they are on a natural escarpment. The Church, the pivot and central building within this sector, dominates the view from the wider landscape to the southwest. The boundary wall of the church now functioning as a retaining wall for the higher grounds.
- 5.28 Villages tended to develop in response to the agricultural quality of the surrounding land but equally beneficial would be a crossing point of roads as this would form a natural meeting-place where trade could occur. In late Saxon England villages tended to cluster around a nucleus building like a church and/or manor house. Although these reasons can not be attributed to the development of Church Warsop, the village does display this form of development. The church, for example, occupies a central location within this character area, and is a main focal point for the village; it is set back from a prominent road junction and is surrounded with what once was arable land.
- 5.29 Predominantly buildings within this sector are community buildings, namely the Church and Warsop Old Hall. They do not replicate the positioning within their plots as domestic buildings within the village do, namely to the edge of the road. The present configuration of the church shows it occupying a more central location to the middle of a large linear corner plot. The plot to its north, which now functions as its car park, was possibly not in its ownership; however this inclusion of land has ensured that the church has some semblance of seclusion from the road and the activities associated with it. The churchyard was also extended to the south. The church is linear in plan form, it has no transepts, but like many churches it has witnessed many alterations and additions over the centuries, the latest historic addition being the implementation of an organ chamber built in 1878. The church is constructed so that it is orientated on an east/west axis however its entrance door was built so that it faced south. This seems at odds in relation to the development of the village because the older structures within the village are located to the churches north elevation, the opposite elevation as the main entrance.
- 5.30 The Old Hall, because of the configuration of roads and the gradient of the land, is set back from the road only by approximately 12 metres. It is however located close to the church, to its northwest, but recessed back from it, and inherits its overall scale and layout from that of a medieval courtyard manor house, the remaining buildings form a c-plan. This orientation and plan form could be attributed to the buildings period of construction or to its patron's, as the buildings position restricts views of the congregation attending/entering the church while providing a dominant role in the landscape with views from afar.
- 5.31 East of the Church is the Rectory, which bears no resemblance to the original rectory in its construction or positioning within its grounds. The original rectory was located further north than the present building, virtually opposite the Bishops Walk junction, where it occupied a corner plot, to the edge of the roads, and was orientated so that its main entrance faced onto Back Lane and not the main Church Road. Following the stopping up of Back Lane though and the extension of grounds south as far as Eastlands Lane a recessed entrance point within the boundary wall of Church Road was inserted and a path, which curved north skirting around the cottages, gave access to the rectory via its east elevation. The entrance gate and part of the curved path still remain with the new

modern rectory now positioned more to the rear of its plot at the first curve of this original path.

- 5.32 To the south of Old Warsop Hall, a residential property has been constructed L-Plan in form but orientated northeast, access to this property is by a long drive to the east elevation of the Hall. To the west of the hall is a recently built bungalow positioned central within its plot. A separate square garage is situated to its rear. There is planning permission for a stone boundary wall to the front and fencing and railing to the side and rear boundaries, these have yet to be implemented. These buildings do not correspond with the other residential properties within the village in their design, form and positioning, but they are buildings of their time, and in the case of the property to the west, visually it is an improvement as it replaced some containers which were situated on this site.
- 5.33 Historic domestic buildings within this sector are positioned as described in the Mill Sector that is to the road/path edge (except for ancillary buildings), of medium to large sized burgage plots and are either linear or L-plan in form, and 2-storey. They are however orientated differently. Churchside Cottage, which is located to the southeast of the church, has its most impressive elevation to the road, which it runs parallel with, but this elevation is actually the rear of the property. The front is screened from view by its tall stone boundary wall with stone surround entrance door, this boundary wall connects onto the churchyard boundary wall. To the north of the church are the remaining buildings associated with Moorfield Farm, initially agricultural buildings, barn/cottage/outbuildings, which were converted to residential properties in the early C21. Originally Moorfield Farm was a more substantial complex of buildings which resembled a dispersed plan format entered by way of what resembled a courtyard situated to the road edge at the corner of Bishops Walk and Church Road. L-plan buildings to the courtyard, linear buildings to the north and separate structures to the west have been lost. The remaining substantial building of this complex appears as a variation on an 'L-Plan' situated at a right angle to Bishops Walk, which it is also access from. However this only allows access to one of the properties, the others have entrance doors within either gable end. A separate building appears within the grounds. Modern farm buildings and a further residential single storey property associated with Moorfield Farm are located to the north of the historic building but are outside the Conservation Area boundary.

Architecture, building and materials.

- 5.34 The most visible buildings within the Church and Old Hall character area are considered to contribute positively to the special character and appearance of the Conservation Area. In addition to the numerous listed buildings/structures, others can be regarded as heritage assets that make a positive contribution to the appearance of the area. These heritage assets are listed in full in the appendix 4 and are set out on map Figure 13. Buildings not highlighted are considered to be neutral in their character, appearance or significance.
- 5.35 The principal building material within this character area is stone and appears within buildings as a combination of coursed squared rubble, dressed stone, Ashlar and some Ashlar dressings. Decorative and elaborate surrounds appear on community buildings but the remaining buildings have subdued plain detailing which is flush to the façade. Roofs are predominantly pitched and constructed from clay pantiles in an orangey/red colour apart from the church which has a slate roof. Churchside Cottage, situated to the southeast of the Church is unlisted. This property incorporates many of the architectural

features evident on other domestic buildings within the setting of the Conservation Area including prominent coped gables with stone kneelers and protruding brackets. Unfortunately though it has seen an alteration of its fenestration that detracts from its original character.

- 5.36 Within this character area the Grade I Listed Church of St Peter and St Paul is regarded as the oldest building containing significant amounts of Norman fabric with later medieval alterations. Particularly striking is its C11 and C14 3 stage west tower with its clasping and corner buttressed, string course, moulded crenellated parapet, gargoyles and crocketed pinnacles. The Church Tower is a landmark that can be seen as far away as Burns Lane, Market Warsop. Land associated with the church was laid out as a churchyard but through re-ordering gravestones are now restricted to its periphery, two sets of which are listed in their own right. The first group consists of 3 no. headstones constructed from slate, ashlar and dressed stone appearing adjacent to the tower; the second group are located to the west of the tower and consist of 4 no gravestones constructed from moulded stone. Also of note associated with the church is the mid C19 scrolled foliate wrought iron overthrow with lamp bracket, the mid C19 and C20 metal gates and piers set within the stone boundary, and outside its boundary the c1920 war memorial. All these elements are also listed.
- 5.37 Adjacent to the church is the former Warsop Old Hall. This large courtyard house seems to have been firmly established on the site by C14, possibly building on an earlier structure, the present building however is recorded as the most important medieval house in the county. The building like the church has witnessed many changes, six major phases of development in total, but has also seen the diminishing of its associated land, gardens and buildings. The last significant loss was the demolition of the 700 year old dovecot to its east elevation in the mid C20. This loss allowed for the implementation of an access drive to a modern residential property located near to the hall's south elevation. Other buildings lost were those associated with the buildings use as a working farm and include 3 no. outbuildings within the courtyard, leaving just one free standing brick structure, initially a cowshed now a social place, which now completes the west side of the complex as the hay barns and worker's cottage, to the far west of the site, have also been lost. A modern residential property now occupies this location. Like the Church though, Warsop Old Hall is constructed from coursed squared rubble and dressed stone, but its roof is constructed from pantiles which resembles the domestic roofs of properties within the village.
- 5.38 To the rear of the Old Hall is a mid C20 1½ storey L-plan building with white painted barge boards to the gable ends and dormer windows to the tiled roof, the building is partly concealed from view from within the conservation area, the Old Hall conceals it from Bishops Walk and the boundary of the Church from Church Street and within the Church yard however it is visible from Church Road, the churchyard and outside of the Conservation Area.
- 5.39 To the north of the church, north side of Bishops Walk, are the remaining early C17 buildings originally associated with Moorfield Farm. Their initial function was a barn and outbuildings, which consisted of six bays and were wholly, or partly of timber-framed construction. A section of this complex, adjacent to Bishops walk, was converted to a cottage in the late C17, and in the C19 a small domestic wing was added to its east elevation, parallel with Bishops Walk. This L-plan format, although extended, is still

evident today. The buildings at some point were encased in coursed squared rubble stone, which occurred in phases, and although the listing description records the roof as a mixture of pantiles and corrugated sheeting with numerous openings, this was not its original roofing material. During the C21 the entire building was converted to residential use, but the through barn doors, now with modern glazing, and lines of vertical breathers have been retained and incorporated, and the roof was completely pantiled with skylights inserted to the numerous openings. Although these buildings lack some of the distinguishing architectural features of other residential properties within the village, they do reflect their original functions, which are important qualities.

- 5.40 To the west of the church is the rectory, a modern building of little architectural merit. It is of 2-storey pale red coloured brick with white painted boarding, large glass windows and extensive single storey flat roofs. The building is located more to the rear of its plot and faces out towards Church Road where it is partly obscured from view by the trees and shrubs within its grounds. The stone wall with half round copings and pedestrian door surround associated with the original rectory are still evident, although much altered and occupying a different location, they still perform as a boundary wall at least; facing onto Church Road. A new splayed timber vehicle entrance has been incorporated further south of these features, and forms the new entrance to the modern rectory. A stone boundary wall with half round coping stones continues on, after this fencing, in line with the existing stone wall, until it joins the boundary wall of a property on Eastlands Lane.

Public realm, amenity spaces, landscaping and boundary treatments.

- 5.41 Historically the road configurations within this sector varied from what is evident today. In fact the sweep up Church Road from Eastlands Lane was considerably wider, as were the road junctions. Also the form of Church Road was more jagged as its edges were defined by the boundary walls of the properties, and in some cases, like Churchside Cottage, by the properties themselves. This culminated in a more dramatic funneling of the route after Bishops Walk on up to Chuckney Hill. To the east, opposite the Bishops Walk junction, a further road was evident (Back Lane) which was later blocked up as traffic could follow another route to reach Coggins Lane.
- 5.42 A road and junction width reducing scheme was implemented in the C20 which resulted in a more tamed route which sweeps around gentler curves, but rises more dramatically than compared with the Mill Sector. The edges of the road are now defined by raised concrete curb stones behind which are situated level small pavements/paths. Single white lines are implemented to the centre of roads to distinguish between the two lanes of traffic. An excessive amount of chevrons have been used adjacent to the pedestrian crossing on Church Road and these continue towards Bishops Walk, such uses are intrusive and harm the appearance of the Conservation Area. A bonus for the sector though is the lack of parking restriction markings. Two further pedestrian crossings appear within this sector, both being beacons platforms, and situated to the junctions of Bishops Walk and Eastlands Lane respectively. These crossings are less dramatically defined. The public realm is usually harmed through the inclusion of modern pink lamp columns, a recessed black metal covered bus stop with lime green benches and white road signs on grey posts. The overall composition of street furniture and highway treatments is uninspiring and usually harming to the appearance of the area.

- 5.43 A more open aspect is associated with this sector attributed to the raised grounds to certain properties supported by the dramatic positioning of those properties within their plots. One such garden appears to the corner of Eastlands Lane, originally the land was waste ground, but after it was incorporated as garden land to the adjacent residential property it was laid to grass which leads straight off the stone boundary wall. The grounds are interspersed with trees to the boundary through which the open space is visible and overall the affect enhances this corner plot. The only detracting feature is the recessed metal posts and wire fencing which have been erected and follows the boundary line. To the rear edge of the pavement in front of a section of this stone boundary wall appears a small strip of grass which leads onto a small overgrown area of ground consisting of shrubs and 2 no maple trees. Situated to the other side of this is the recessed bus stop and following on is a grass verge which terminate at the kick back of the boundary wall of the original rectory. A small tarmac path separates these features from the road, and continues on up Church Road.
- 5.44 To the other side of Church Road appears the elevated churchyard of St Peters and St Pauls. The churchyard is laid out to grass with carefully positioned trees and shrubs and is contained behind, but level with, a stone boundary wall with gabled stone copings (piers and gates) which are separately Grade II Listed. This area is of significance as a place of quiet reflection leading from the public amenity space of The Carrs. Towards Bishops Walk the churchyard wall kicks westward and another pedestrian entrance to the churchyard has been implemented. The church grounds from this point start to taper downhill, so where the boundary wall alters to metal fencing and juts north again the raised ground becomes virtually level and functions as a car park to the church. The metal fencing continues on westwards up Bishops Walk. To the road edge at the junction of this boundary wall and metal fence junction a raised grass/flower area appears, in front of which is situated a large expanse of uninspiring hard landscaping which forms the corner of Bishops Walk. After the junction, grass verges appear to the edge of the road, where a single lime tree has been planted, and the tarmac area is channelled to a single path. Beyond the Old Hall these grass verges become a continuous grass strip which carries along Bishop Walk.
- 5.45 Within this area six individual trees are currently protected by tree preservation orders (TPO's). Three are located within the ground of the rectory, one adjacent to the recessed entrance and the other two are close to but southwest of the rectory. Three more TPO's are in the grounds of St Peters and St Pauls, one to the north of the north porch the second adjacent to the eastern boundary wall east of the church, the third is adjacent to the south boundary wall.
- 5.46 All properties within this area have stone boundary walls with either gabled or half round copings. Apart from the wall to Churchside Cottage, the majority are approximately a metre in height and either function as retaining structures or surround an open expanse of grass land. Some properties suffer from overlooking so have hedges/fences showing above the wall, or planted trees/shrubs to the boundaries which partly screen the garden. Owners have allowed their gardens to mature and ramble so privacy is achieved through

concealment. On the whole the majority of grounds behind the walls contribute to the feel of the place and either allow for glimpsed views of buildings or put the building centre stage and enhance their visibility and prominence through their setting. The majority of the stone boundary walls and entrances to properties are of significance to the area for they enhance its character and appearance, apart from the cantered ranch style entrance fencing to the new rectory on Church Road which is an alien feature to the character and appearance of the Conservation Area.

Key public views and vistas.

- 5.47 The prominent positioning of significant buildings within this sector has resulted in dramatic focal points which draw the eye. The church is one such building whose elevation position and low land to tree ratio, rewards it with prestige and dominance when viewed from certain places along Church Road and The Carr's. Views out of the Conservation Area are also most striking from the raised ground of the churchyard, where views are afforded across open countryside to the immediate southwest. Long views of Market Warsop can also be gained from this point, with the Strand bingo hall forming a notable landmark. The church's tower, a further landmark structure, performs a similar function by dominating the skyline above the Old Hall from Bishop's Walk, and is just visible above the crown of the trees from Churchside Cottage and Eastlands Lane, as well as being visible from as far away as Burns Lane. However from Cuckney Hill the tower is only visible in the winter months due to the dense tree canopy to the north side of the Church car park.
- 5.48 The Old Hall holds a similar prominent position. It is however quite distinguishable out side of the Conservation Area from Cuckney Hill through the gap in buildings at Moorfield Farm and from certain locations on Bishops Walk where it is prominent within its setting and terminates the view. From within the Conservation Area this view down Bishops Walk is terminated by the wall and screening vegetation associated with the old Rectory. Within the Conservation Area parts of the Old Hall are visible from The Carr's, however it is screened from view from Church Road by the Church itself.
- 5.49 As a building Moorfield Farm is visible from various locations within and out of the area because of its orangey/red pantiled roof, whether it is just afforded glimpses or is the focal point, its corner position emphasises this fact. Churchside Cottage is another such building although not large and not occupying a corner plot its façade however is emphasised and enlarged by joining onto its tall boundary wall which leads onto the boundary wall of the Churchyard. The visual impact this long façade portrays is dramatic and it terminates the view from Eastlands lane. However from Church Road looking both north and south it has a channelling affect. Looking south, coupled with the vertical emphasis of the rear elevation of Blankley's Yard Cottages, focuses the view initially onto Old Mill Cottage in the foreground, here the view recedes to the left focussing eventually onto the framing affect of cracked willows at Mill Pond until that is the eye is drawn and focussed onto the car park of The Carrs. To the north the same affect is achieved, but the stone boundary wall to the corner of Eastlands Lane, which completes the channelling

feature of the road, is framed and partially obscured by vegetation, so is restricted as a focal point. Continuing up Church Road following the churchyard wall it is the horizontal ridge of the bough of Cuckney Hill which emphasises the view.

Manor Farm.

5.50 Continuing east from Blankleys Yard along Eastlands Lane the Manor Farm character area initially commences to the south side of the road where a noticeable variation in appearance within the street scene occurs, a reflection of the original historical usage of the buildings. To define this change, a brief description of the street prior to the character area is necessary as it has a more open aspect which is enhanced by the positioning and plan form of residential properties, which are set more centrally, approximately 11 metres from the pavement, behind low to medium stone boundary walls. Plots are of medium size or long and thin. Properties are constructed from red or yellow bricks and are predominantly 2-storey, hipped or ridge roofed and have horizontal bay or flat casement windows with those to the north initially being screened by trees which lead onto hedges following the boundaries. Those to the south are more visible but the majority have large amounts of hard landscaping to their front grounds. An instant change of character and appearance is noticed after the last brick building to the south is passed, historic properties from this point, although still residential and 2-storeys, instantly become more dominant and imposing, as they are positioned directly to the pavement edge or in some cases the edge of the road.

5.51 The Manor Farm character area therefore commences from this point and initially follows the path of the Conservation Area boundary. The character area incorporates a range of properties; their boundaries are of importance to the areas character. From this point therefore the boundary continues east down Eastlands Lane until the junction of Manor Court from its western edge of the pavement the boundary diverts to the north taking in no. 23 Eastlands Lane and its grounds before joining back up with Eastlands Lane. Where it follows the boundary of the corner property on Coggins Lane to its boundary with its neighbouring property before crossing the road and following the rear and side boundary edge of the Grade II Listed no. 1 Manor Road. From this point the boundary crosses back over the road and follows the east boundary edge of the Grade II listed 2 Manor Road. Initially the boundary crossed over Barn Owl Close and followed the boundary of no. 19, however it was from this point that an alteration of the Conservation Area boundary was proposed and adopted, 6 March 2012, details of adopted boundary can be found in section 6.0 Boundary Changes.

Layout and plan form

5.52 The built environment within this character area plays a prominent roll with historic buildings being both dominant and visible within their setting. This area however differs from the previous ones as it is more densely populated. Some buildings face onto the street although predominantly entrances face into courtyard/gardens. Regarding uses, this sector is completely residential. Historic buildings are similar in character to those domestic ones in the other character areas with regards to their positioning in relation to

the pavement or as seen at no. 1 and 2 Manor Court onto the road. The original foot prints of the historical buildings in this sector are also still evident and although some properties have been subdivided and disconnected from each other they still resemble the partially or completely enclosed courtyard plans of farms and associated trade buildings for which they were originally utilised.

- 5.53 One such subdivision can be seen on Eastlands Lane. Historically no.18 and 20 were connected and formed an 'L' shaped complex of buildings partially enclosing a rear courtyard. Whether the connection was 2-storey in height, as are the remaining buildings, is not known, but details within their construction do correspond. Not only have the buildings seen a disconnection but the east and south elevations of no.18 were depicted as more elaborate which in time has also been lost. No.18 dates from the 1600's and functioned as Blacksmiths cottage. Taking the buildings as individual in plan form no.18 is positioned at a right angle, gable end, to the road to the back edge of the pavement, it has also seen an alteration and insertion of fenestration and what seems to be a further subdivision. Its front elevation faces west. Separating the two properties now is a pedestrian access gate. No.20 has a single storey lean-to to its gable, and it is with its other gable end to the edge of its east boundary, the ridge is therefore parallel to the road and similarly to the back edge of the pavement.
- 5.54 To the side of no.20 and recessed back approximately 10m from the edge of the pavement is no.22, this building is a modern infill property whose construction and detailing does not resemble its neighbouring historic buildings. Its front boundary wall is of significance though as it is the remaining stone boundary wall, with staggered copings, which originally gave access to the south and east elevation of the lost 'L' shaped historic building which originally occupied this plot.
- 5.55 Appearing next to no. 22 but positioned on its west boundary edge but to the back edge of and parallel with the pavement, is no. 24. This 2-storey building is linear in form and faces onto the road. To its east elevation is a similarly styled single storey lean-to. Historically this building was also part of a larger 'L' shaped complex with the south projection being thinner in profile but having a further smaller extension to its end. The courtyard element, if there was one, seems to have been further subdivided with boundary walls.
- 5.56 Originally one further 'L' shaped complex of buildings appeared between no.24 and the Manor House; the northern building of this complex followed the same form as no.24, appearing parallel with the back edge of the pavement, a further right angled building appeared to its west gable; connecting the two was what appeared to be a stone boundary wall. Still evident today at the location is a stone boundary wall and another stone wall with staggered piers, that resembles the wall at Old Mill House follows the buildings original footprint and runs parallel with the edge of the pavement. Enclosed within the garden area this boundary wall surrounds a modern 2-storey C20 infill residential property, no.5 Manor Court. To its front façade, which faces east, is a new road system at Manor Court, this now separates no. 5 from the remaining Manor House buildings. Manor Court is located on the historic boundary division line with a further road,

Barn Owl Close, having been built to the rear and following the later field system line. These streets have been populated with 2-storey residential properties and all are constructed from stone and initially have red pantile roofs, stained different sized timber casement windows, and predominantly appear to the middle of medium sized plots, facing onto the road. Further down Manor Court on the west side an alteration in construction occurs resulting in the introduction of grey concrete roof tiles, dormers and skylights, white Upvc fenestration and initially properties are staggered but follow on to small terrace properties all in small grounds and face onto paths or parking areas. To one such terrace however a remaining section of stone boundary wall associated with the Manor House has been incorporated within its boundary and one of its remaining outbuildings, mid C20, has been converted to form a garage complex.

- 5.57 Back to the junction to Manor Court and opposite is situated no.23 Eastlands Lane the last remaining cottage to the north side of Eastlands Lane, this 2-storey property is located to the rear edge of the pavement, with its front range running parallel with it, the building is 'L' plan in format. To the front an alteration of fenestration has occurred with opening being widened in take modern casement windows. An alteration of its boundary has also occurred, more land has been incorporated and the boundary now finishing at the corner of Eastlands Lane and Coggins Hill. This has resulted in an alteration in construction detail of east boundary wall, one section, nearest the property, is constructed from larger more squared stone but leads onto a thinner rubble stone construction, both have flat copings and are small in height, behind of which conifers have been implemented. The section of boundary wall to west is constructed from rubble stone with curved copings.
- 5.58 To the east side of Manor Court at its junction with Eastland Lane remains one of the buildings associated with the Manor House complex. This building initially formed the western range of an enclosed courtyard system. The remaining buildings are still located recessed behind its western boundary wall, approximately 11m and are 2-storey in height. A section of stone boundary wall with curved copings still remains having a more curved form than is shown on historic maps. This wall and a small hedge now form part of the west boundary; its then continues westwards where a taller hedge system appears, which curves around the south elevation of the building. The building's visible elevations now face onto Manor Court, entrance doors are to the gable, originally though the building may have faced into the courtyard. The building has also been subdivided as it is now two residential properties, no.3 and The Owlery.
- 5.59 At right angles to this building, although located on Eastlands lane/Manor Road, are no.1 and no.2 Manor Court, both 2-storey buildings. These buildings are separate from the previous complex and commence at the eastern boundary, approximately 6m from edge of the building to the western boundary. The buildings are linear in form and run parallel with the road; to the edge of the road, no pavement at this point, as historically depicted. The property initially formed the northern range of the Manor House complex with the only noticeable alteration being the loss of the east gable end extension, possibly a lean-to. It is not known whether the building was sub-divided but it now forms two residential units

which face inwards onto what was once the courtyard of the Manor House.

- 5.60 Appearing adjacent to no.1 and 2 Manor Court, but separated by a cobble access, is the Grade II listed Manor Farmhouse, this building is part of the complex the character area is named after, although the remaining buildings do not now function as a farm. Manor Farmhouse, which was originally known as Manor House, is an 'S' plan building with the main elements being 2-storey in height. A lower storey rear extension is situated to the south and to the west of the bend is a C20 lean-to porch. The building is constructed with its front gable end at right angles to the road but inline with the adjacent stone properties and this has resulted in the gable end being located to the road edge where it forms part of the boundary detail. The more formal front façade appears parallel with this gable end but recessed back from it, so it is shielded from view. Going back to the previously mentioned rear lower storey extension, from the west corner the stone boundary wall continues west till it connects with an 'L' shaped building which is further attached to a square building. These outbuildings are the only remaining sections of the southern range of buildings which enclosed the courtyard to the Manor House; the rest of this southern range was demolished in the mid C20.
- 5.61 Occupying a corner location of Manor Road and Coggins Lane, opposite Manor Farmhouse, is no. 1 Manor Road. This Grade II range of 2-storey buildings originally functioned as a farmhouse, barn and adjoining gabled pigsty but since listing has been converted to residential usage with one section functioning as storage. The building is linear in form with a rear central offshoot section with a catslide roof and is positioned centrally but to the rear of a medium sized corner plot. The historical dividing stone walls still remain as they were originally depicted. To the rear of the building historically the grounds stretched as far back as Coggins Lane, and the front was divided up, by stone walls. The rear section has since been sold off and subsequently subdivided into six separate plots each occupied by a brick residential building.

Architecture, building and materials.

- 5.62 The historic buildings within the Manor Farm character area are considered to contribute positively to the special character and appearance of the Conservation Area, in addition to the numerous listed buildings the others can be regarded as heritage assets. These heritage assets are listed in full in the appendix 4 and set out on map Figure 13. Buildings not highlighted are considered to be neutral in their character, appearance or significance.
- 5.63 The principal building material is stone which appears predominantly as coursed rubble, and on the more substantial buildings has been squared with dressed stone introduced as detailing. Primarily buildings in this sector have limited adornments in the form of flush flat or segmental arched stone lintels and protruding stone cills and only on the most substantial buildings has rock faced door architrave been introduced. Windows are either casements or vertical sliding sashes with a few Yorkshire sliding sashes still evident. Notwithstanding the new residential developments the historic buildings have seen a loss of detailing but have retained their red/orangey clay pantiles, coped gables, stone kneelers and protruding brackets, the listed properties also have stone slate verges, a mixture of plain tiles, slates and concrete tiles have been implemented to modern properties.

- 5.64 Historical buildings within this character area appear to be of the C18 and have evolved in their form, apparent from historical mapping. Many have undergone alterations in the design of windows and doors and in some cases the arrangement and elongation of fenestration has also occurred.
- 5.65 The first section of the front façade of no.18 Eastland Lane shows an elongation of apertures so they now appear more horizontal in emphasis, the corresponding section to the rear elevation however lacks fenestration, which resembles, in part, the facing gable end of no.20. Here though a distinctive pitch roof pattern is evident on the wall. The first section on the front façade of no.20 has a lack of fenestration with a definite line appearing vertical at first floor level, radiating from which is a different form of construction. These construction anomalies are explained when referring back to historic maps that depict the connection of properties with some functioning as part of the same complex.
- 5.66 Northeast of no.20, to the opposite of Eastland's Lane, is no.23, which has its east elevation rendered. The boundary wall at this point does not adjoin the house as it once did and there is distinctive gap between the house and the wall. Historically the building appears to be approximately twice as long as it presently appears; it also seems that the rear extension has been extended.
- 5.67 Occupying the corner plot to the east side of Manor Close is no.3 Manor Court and the adjoining Owlery. Here different sized and styled fenestration appears to the front façade and skylights have been inserted. These features appear more predominantly within the new housing development on Manor Court and Barn Owl Close however here dormer windows also occur. Windows to properties to the west side of Manor Court appear as small fixed or single timber casements. Double casements have been introduced resulting in the horizontal element, which is further enhanced by long single storey porches. Terrace properties have a more vertical emphasis and timber has been replaced with white Upvc.
- 5.68 Adjacent to no.3 Manor Court and the Owlery is no.2 Manor Court which is connected to no.1 Manor Court. Apart from the loss of a smaller extension to the east gable end these buildings seem to resemble, in plan form, their original historic footprint. Although they were associated with the Manor House they each possibly had separate usages, with no.2 possibly being a later extension, which could be why there is a definite step down in roof lines. Only no.2 has an end stone kneeler and protruding bracket. To the rear of no.2 Manor Court appears a recessed and now in-filled stone surround arc, with semi-circular window, this arch could have been an access point that lead to the courtyard of the Manor House.
- 5.69 To the east of no.1 Manor Court is the Grade II Listed Manor Farmhouse. This building initially appears to be inward facing, but after passing the forward projecting gable end section, the front façade is actually situated to the recessed section which faces onto Manor Road. The fenestration to this front façade seems to be at odds with the rest of the building. Whereas following on at right angle to the east elevation of the gable end building, although windows to the ground floor are initially in-line their spacing's do not match; above these a smaller mezzanine window has been inserted. Looking closer, an alteration in stone configurations has occurred at first floor level with larger stones incorporated. This could depict the loss of apertures. Following round to the gable end a centrally positioned Yorkshire sliding sash garret window appears. This style of window is

further continued on the west elevation, although here windows initially appear haphazardly the arrangement and style changes and they once more match those to the front facade. Therefore the front and possibly the rear gable end sections could be later additions. The roof of this building is also of note having deep eaves but also compiling of glazed pantiles with one and sometimes two layers of stone slate verges. The building does not however have kneelers or brackets and in that respect reflects the style of the more prestigious buildings within the Church and Old Hall character area.

- 5.70 Opposite Manor Farmhouse is the Grade II Listed no.1 Manor Road this building has stone slate verges to its pitched elevations but has stone kneelers and brackets with the roof constructed from orangey/red pantiles and a catslide roof to the rear, mimicking in design and positioning that which appears on Old Mill House.

Public realm, amenity spaces, landscaping and boundary treatments

- 5.71 As a result of its historic development the built form of Manor Farm character area is of more densely packed buildings, the majority of which are built to the edge of the pavement, where they combine with the stone boundary walls to form part of the visible plot periphery treatments. Predominantly boundary walls are built from coursed rubble stone which are finished with curved coping stones. Walls are approximately 1 metre in height with the only variations being the wall to no.5 Manor Court which has staggered piers and fencing between, resembling the boundary wall at Old Mill House, and the wall to the east of no.23 Eastlands Lane which has been rebuilt with larger squared stones and flat copings. A few properties have screening hedges to the rear of the visible stone walls, as can be seen at no.3 and The Owlery Manor Court with no.3 Manor Court and 23 Eastlands Lane also having implemented shrubs and conifer trees.
- 5.72 When viewing the section of Eastlands Lane which is proposed to be included within the Conservation Area, north side from no.23 and south side from no.18 back to the Church Road junction, there are coursed rubble stone boundary treatments, the majority of which are finished with curved copings and they are a continuous, consistent element of construction. At other locations outside the Conservation Area this is not the case as here brick walls dominate.
- 5.73 Historically burgage plots were large, long and linear in form, although land to the rear of the majority of the properties has been sold off; the width of the plots has remained constant. The positioning of historical buildings has therefore resulted in a limited amount of front gardens, no.1 Manor Road is the exception. Side gardens are in some case also visible with the Manor House and 23 Eastlands Lane being good examples. Gates within this sector resemble farm style and are constructed out of timber or tubular metal, the exception is at the Manor House where an elaborate C19 cast iron pedestrian gate is located, the lack of gates or visibility through them does allow for glimpses of rear grounds.
- 5.74 Elaborating on the grounds to no.1 Manor Road a medium stone wall with curved copings encloses the majority of the grounds which has three openings, one pedestrian and two vehicular; however it is the walls within the grounds which are also significant. Two of the walls lead off the Manor Road boundary wall at right angles to the property, one to the

west edge of the building the other separating the storage area from the residential complex. Both match the copings to the front boundary. The third stone wall with a fence above forms a screening to the rear north section of garden, further screening is achieved by a hedge positioned just in front of the residential properties and running parallel with it to its end; shrubs within the grounds also part shield the property from Manor Road

- 5.75 Going back to the highway, the only green spaces are situated to the east corner of Manor Court and Eastlands Lane. This area is laid to grass with small plants/bulbs located adjacent to the boundary wall, and the west corner of Eastlands Lane and Coggins Lane, where a grass verge is situated which separates the footpath from the road. Roads, pavements and footpaths are laid to tarmac with concrete curb stones separating them. Eastlands Lane is of standard size but after the Manor Court junction it widens, with Coggins Lane junction being excessively wide, this junction however is historically depicted as wide. Eastlands lane leads directly onto Coggins Lane which after its curve east gradually straightens; historically it was straight and narrow. Manor Road leads eastwards from its junction with Eastlands lane/Coggins Lane and historically this road widened dramatically after the grounds of the Manor House.
- 5.76 Situated at the Manor Road junction is a pedestrian crossing which appears unnecessary and dangerous. A crossing further north up Coggins Lane would not only allow for a greater visibility but would also be a less dangerous location for both pedestrians and vehicle users. This is a matter for the highway department to consider.
- 5.77 The pavements adjacent to historic properties within this area vary from no pavement to approximately 0.9m to 1.9m in width, those to the new development and outside the Conservation Area are approximately 2.5m in width. The area lacks restrictive markings and benefits from a lack of route dividing markers to the sharp bend on Eastlands Lane and proceeding down Manor Road, Manor Court and Barn Owl Close after their junction markings.

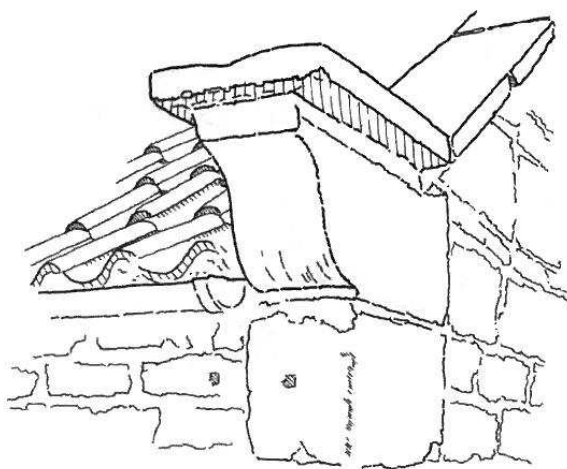
Key public views and vistas.

- 5.78 Buildings within this character area appear virtually on a level plane and are more densely packed. However the lack of trees affords a sense of more open space. Here the positioning of buildings has a dramatic affect as do boundary treatments, with views that focus onto specific buildings which in turn have a terminating affect.
- 5.79 Looking west from the western boundary, adjacent to no.18 Eastlands Lane, out of the character area, the consistent use of stone boundary walls enclosed the space with the view eventually terminated on Churchside Cottage. From this point, east, stone buildings front the pavement edge visually providing a continuous element which contributes positively to the appearance of this part of the Conservation Area. The buildings and walls are tightly packed to the pavement edge, enclosing the space and affording important views of high quality townscape. Travelling further east the road continues, hidden properties come into view. The listed properties still remain concealed from view by prominent buildings and the curve of the road.

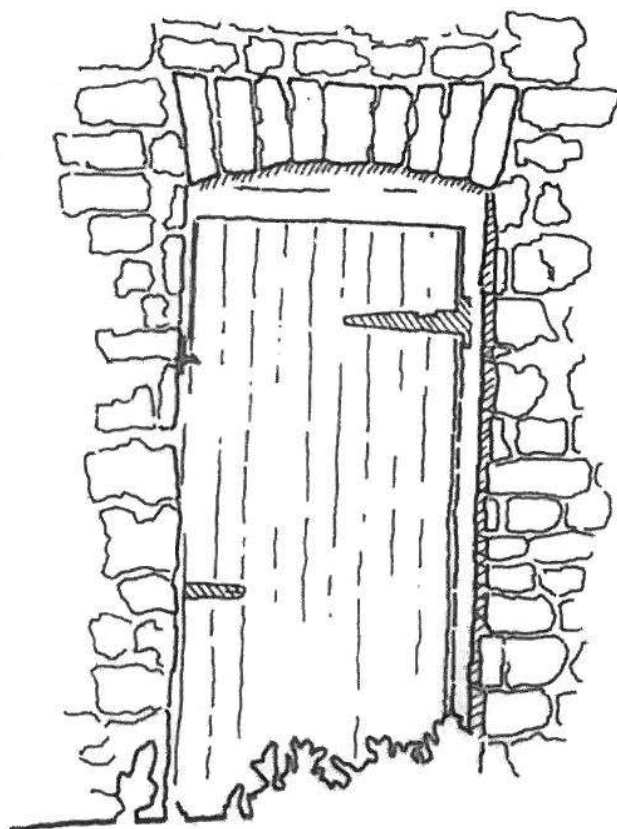
- 5.80 From the Manor Court junction views are drawn towards the Manor Road/Coggins Lane junction. Leading the eye initially is no.23 Eastlands land with no.2 and no.1 Manor Court continuing this. In the distance there is a view of red pitch roof and rendered walls of a residential property, with a stone boundary wall to the corner in the fore, however it is the pedestrian crossing at the junction which plays centre stage. From Manor Court the curved hedge of The Owlery to the east and the side boundary hedges following onto the sculptured sentry fir trees direct the view onto no.23 Eastlands Lane. Continuing along Eastlands Lane to the Manor Road junction the orange pantile roof of the listed no.1 Manor Road draws the eye. Garden vegetation and the taller buildings on Coggins Lane combine so that the building initially plays an unusually subservient role, however more of the building is revealed as the corner is navigated. Passing the junction and looking back into the Conservation Area from Coggins Lane the view is focused onto no.1 and no.2 Manor Court with the listed Manor Farmhouse evident to the east.
- 5.81 Looking back into the Conservation Area from Manor Road the position and orientation of no.1 Manor Court, coupled with its boundary wall initially direct the eye onto the grounds to the corner, with no.23 Eastlands Lane visible to the south. Manor Farmhouse in the foreground commands the view, although slightly overshadowed by the cedar tree within its grounds; it makes an important contribution to the character of this part of the Conservation Area.

Local Details throughout the Church Warsop Conservation Area.

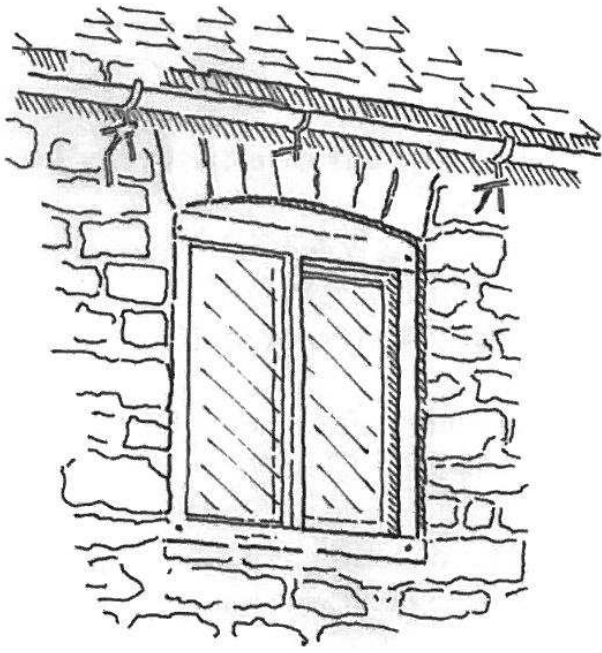
- 5.82 The domestic buildings of the village are architecturally quite plain; original door and window openings have segmental arched heads. Many of the village's pantile roofs retain the traditional stone slate verges; this is a detail that has all but been lost in Market Warsop
- 5.83 Whilst many original windows and doors have been replaced, there are surviving examples of both horizontally and vertically sliding sash windows. The former, also known as Yorkshire Sliding Sashes, would once have been a common feature on the smaller houses of the village. There are a few surviving old board doors.
- 5.84 Ornate, ogee moulded gable kneelers can be seen on almost all properties; they are an attractive and visually unifying detail.
- 5.85 The civic and industrial buildings are more elaborate. The Parish Centre features an array of chamfered mullioned windows, flush cross casements and both flat and segmental arches. The main front has Gothic features that should be considered 'polite' architecture rather than 'vernacular'. The eighteenth century water mill has rock-faced doors and windows surrounds with mullions, and partial string course.



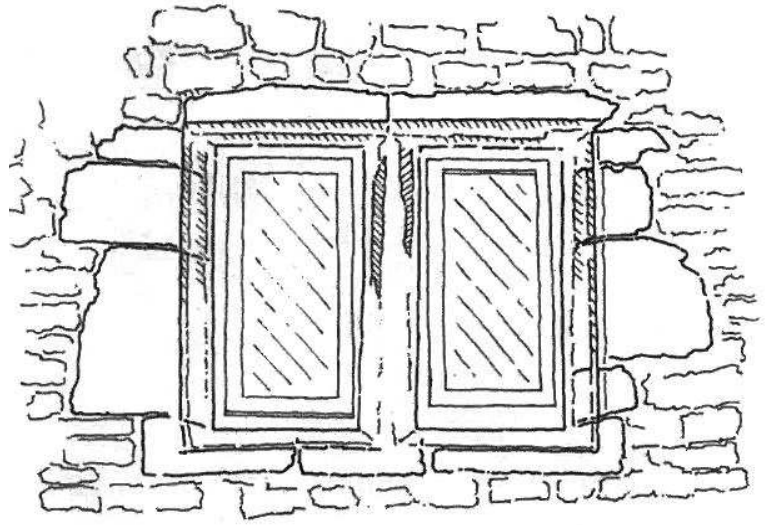
An ogee-moulded gable kneeler as found throughout the village.



A traditional boarded door under a segmental arch.

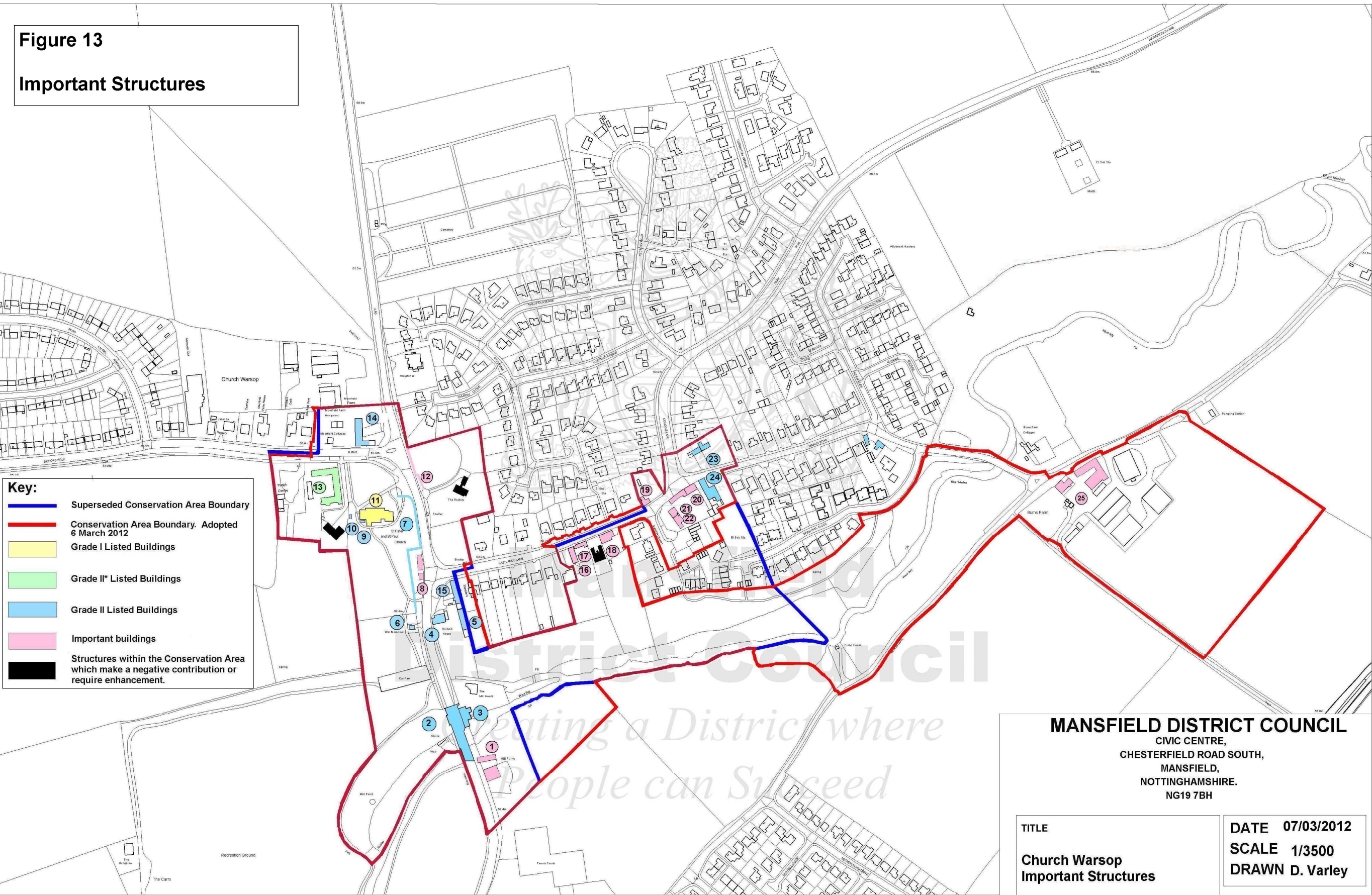


A traditional, horizontally sliding sash beneath a segmental arch.
Note also the gutter brackets.



A sixteenth century chamfered and mullioned window.

Figure 13
Important Structures



MANSFIELD DISTRICT COUNCIL
CIVIC CENTRE,
CHESTERFIELD ROAD SOUTH,
MANSFIELD,
NOTTINGHAMSHIRE.
NG19 7BH

TITLE
**Church Warsop
Important Structures**

DATE 07/03/2012
SCALE 1/3500
DRAWN D. Varley

FILE **Figure 13**



Important Trees

This list includes those trees that contribute most strongly to the Conservation Area in terms of their appearance and/or historic interest. *The exclusion of any trees from this list does not necessarily indicate that the tree does not make a contribution to the character of Church Warsop Conservation Area.* The approximate positions of the trees are recorded on map labelled 'Figure 14 – Important Trees' within this document.

Tree Preservation Orders

There are also three Tree Preservation Orders (TPO'S) within the Church Warsop Conservation Area.

TPO-005 refers to areas of trees and individual trees all are numbered separately as follows.

T1. 1 no. Lime in the grounds of New Rectory east side of Church Road.

T2. 1 no. Lime in the grounds of New Rectory east side of Church Road.

T3. 1 no. Beech adjacent to the grounds of New Rectory east side of Church Road.

T4. 1 no. Sycamore within the churchyard of St Peter and St Paul, Church Road.

T5. 1 no. Hawthorne within the churchyard of St Peter and St Paul, Church Road.

A1. Several willows, sycamore, ash and lime trees standing in the area numbered A1 on the mentioned map, land lying between Church Road and the River Meden.

G1. Group consisting of 1 no. Hawthorne, 3 no. Ash, 1 no. Elm on land adjacent to the eastern boundary of Church Road, near Mill Farm.

G2. Group consisting of 5 no. Poplars, 2 no. Beech, 2 no. Lime on land adjacent to the east side of Church Road at the Mill House.

TPO-024 refers to 1 no. Black Poplar Tree within the grounds of St Peter and St Paul, Church Road.

TPO-104 refers to 1 no. Horse Chestnut in the grounds of New Rectory east side of Church Road.

Sites of Interest to Nature Conservation (SINC) and Local Nature Reserves.

The conservation area contains one Site of Interest to Nature Conservation. Incorporating the undeveloped land along the north side of the River Meden, commencing and continuing east of Church Road and the land associated with Old Mill House. The Site of Interest to Nature Conservation also includes the proposed extension of the conservation area from the spur near Burns Lane and land to the north of Burns Farm, the proposed extension juts back to the village location from this point, which is also part of the SINC site. The Site of Interest to Nature Conservation continues northeast following the river channel. This area is recorded as T6 on the map:-

T6. Area of undeveloped land, known as 'The Bottoms'. Site follows the River Meden corridor commencing to the east of Church Road and the grounds of Old Mill House, and continuing northeast following the corridor. The proposed extension of the Conservation Area from the spur adjacent to Burns Lane up to Burns Farm is also within this Site of Interest to Nature Conservation.

Within the proposed extension area of the conservation area also appears a Local Nature Reserve which is still situated within the undeveloped land to the north of the River Meden commencing east of Burns Farm Cottages to opposite Boomhill Lane. This area is recorded as T7 on the map.

A further Local Nature Reserve, location of numerous cracked willows to island and other tree varieties following the footpath, is also located at The Carrs and incorporates the Mill pond and island opposite Warsop Mill; these appear within the conservation area. This area is recorded as T8 on the map.

The designation of Sites of Interest to Nature Conservation and Local Nature Reserves are material considerations in planning applications.

Further Trees of Importance

Because of the numerous trees situated within Church Warsop Conservation Area only those trees of a substantial size visible from the Highway or within public space have therefore been mentioned within this document.

T9. 1 no. sycamore tree adjacent to Mill Farm building and Church Road

T10. 4 no. beech trees situated behind stone boundary wall adjacent too and north of Warsop Mill.

T11. 1 no. sycamore situated to the south side of the car park at The Carrs but north of the footpath.

T12. 1 no. sycamore situated between two paths within The Carrs, south of the car park.

T13. 1 no. cedar of Lebanon tree situated to the west side of Church Road adjacent to the boundary wall of St Peters and St Paul to the side of the footpath leading into the churchyard.

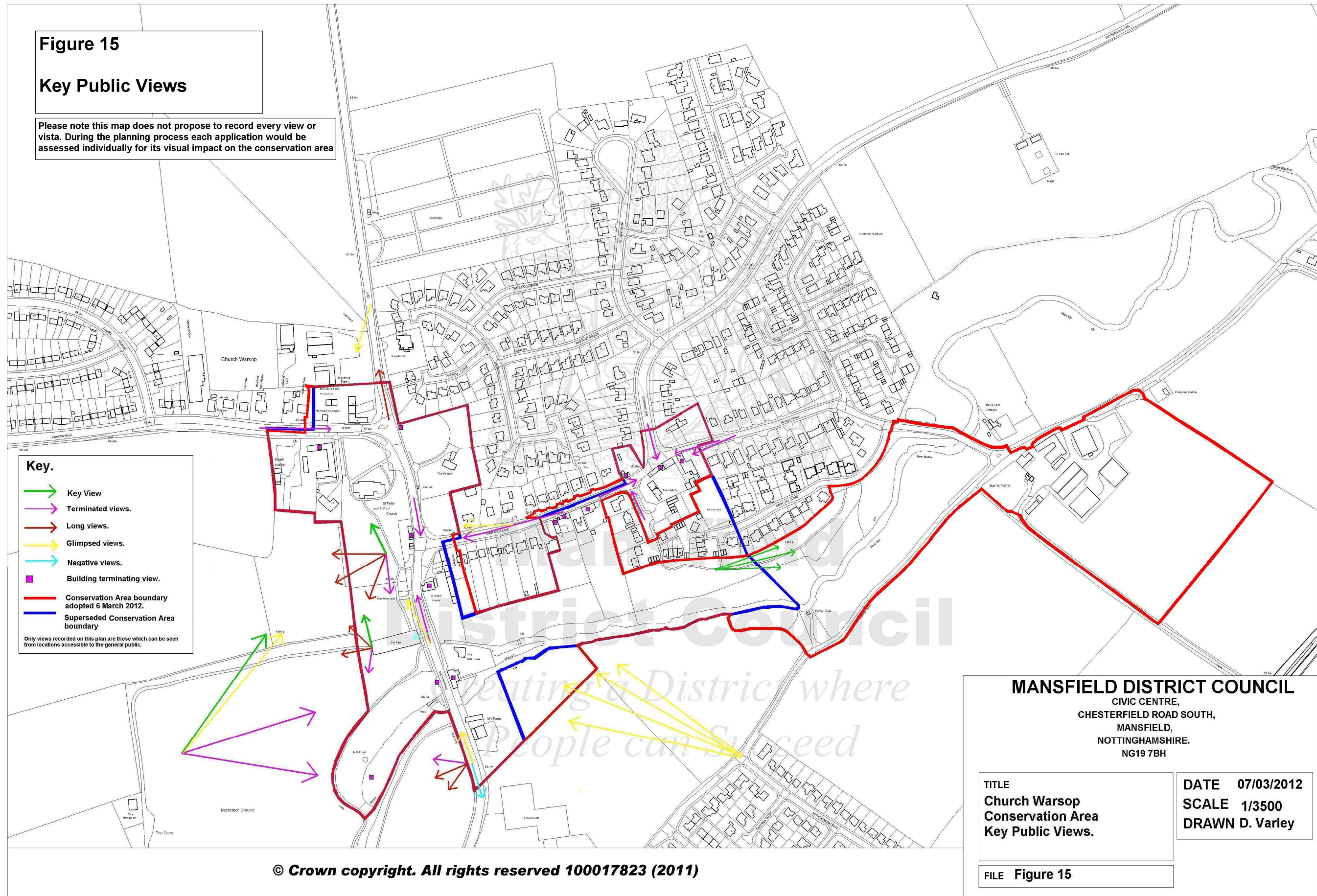
T14. 1 no. sycamore tree situated adjacent to the kick back of the boundary wall of St Peter and St Paul to the north of Churchside cottage.

T15. 2 no. Maple trees situated within the shrub area adjacent to the bus stop east side of Church Road.

T16. 2 no lime trees within the grounds New Rectory one to north and one to south side of entrance gate adjacent to the boundary fencing.

T17. 1 no Maple situated to the grass verge to the corner of Church Road and Bishop Walk.

- T18 14 no. various trees, oak, lime ash, sweet chestnut, sycamore, horse chestnuts, within the church grounds to the north of St Peter and St Paul adjacent to Bishop Walk.
- T19. 1 no. Lime tree situated within the grass verge on Bishop Walk to the north of Warsop Parish Centre.
- T20. 1 no. Lime situated within the grass verge on Bishop Walk to the northwest of Warsop Parish Centre.
- T21. 2 no.walnut trees situated to the west of Moorfield cottages on Bishop Walk.
- T22 3 no. elm trees to the northern boundary of The Rectory
- T23. 2 no. beech trees within the front garden of 1 Manor Road.
- T24. 1 no. cedar trees within the front garden of 2 Manor Road.



Negative factors: extent of intrusion or damage/loss.

5.86 The eastern arm of the historic village street is effectively cut off from the rest of the Conservation Area by a stretch of indifferent C20 housing, part of the wider estate that stands to the north-east. It would not be fair to say that this stretch of housing has a negative impact on the conservation area; the houses are modern structures, set back from the road behind stone boundary walls and some mature trees. However due to their indifference of design and failure to respect the historic layout of the village they are of insufficient historic character and architectural interest to warrant inclusion within the Conservation Area.

5.87 Infill and backland development has also had an affect on the historic plot layouts within the mediaeval core. This is evident at Manor Close where new housing has been built on the rear grounds originally associated with the Manor House Farm complex. Land would originally have been utilized as farming related activities. Much of this new development is low-density housing; this housing however bears no relation to the historic plan/pattern of the village or its development and in fact is sited in a way that impacts detrimentally on the village street and harms views of the village from the river.

Loss

5.88 The nineteenth and twentieth century saw a decline in agriculture decline resulting in the loss of agricultural related buildings and associated farm workers cottages, noticeably Rectory Farm Eastlands Lane. On a positive note the stone boundary wall fronting onto the highway were retained although now are not continuous. The sinking of mining shafts and the relocating of the labor force and subsequent housing nearer to the pits could have attributed to the loss of other village trades and customs, like the Half Moon Inn in Blankley's Yard which stopped trading and became a dwelling. This property was eventually demolished, as was the adjacent smithy and its neighbouring buildings to the south side of Eastlands Lane. Numerous cottages to the east side of Church Road were also demolished, these in part could be attributed to the road widening scheme but could also be because of a decline in agriculture.



Rectory Farm to the north side of Eastlands Lane demolished in the C20 as was the adjacent thatched roofed Tithe Barn and the rear farmer's cottages.



Present view of Eastlands Lane

The close proximity of Bridgefoot Farm to the river meant that it was subjected to perpetual flooding and continually damp, it was eventually demolished in the mid 1960's.



5.89 The lane in front of the Rectory, known as Back Lane, was very narrow and would have been difficult to widen to take large horse carriages and as an alternative route to Tuxford via Eastland Lane (Formerly Church Towne Street) already existed, the lane was stopped on 23rd December 1782. The large remaining elm tree, evident to the east side of Church Road, is one of those that originally lined either side of Back Lane. The Rectory was eventually demolished and a new rectory constructed further down Church Road.



The Rectory located at the junction of Church Road and Back Lane was demolished.



New Rectory constructed towards the back of the plot

5.90 A reduction in plot size has occurred at the Old Hall. Part of the land was taken by the church and forms part of the present churchyard, another part is occupied by a different property with a further extension of the property to the west. This extension, and loss of land, has also occurred opposite the church at Moorfield Farm.

5.91 There are examples where new buildings have been inserted that do not resemble or relate to existing buildings in construction, plan form and positioning. This can be seen on Eastlands Lane where a modern brick building has been inserted between two stone vernacular buildings. As mentioned above a further brick development has been built to

the north and south side of Eastlands Lane, the resultant impact of the northern development is further access points have been knocked through the stone wall. There remains therefore an ongoing threat to loss of backland plots and unsympathetic infill developments which could result in loss of stonewalls.

- 5.92 While the listed buildings have retained much of their original character, the unlisted historic properties have lost their original timber Yorkshire sliding sash or casement windows and timber doors, these have been replaced with Upvc equivalents. Such replacements on older buildings harm their historic integrity and appearance eroding their architectural quality. The sections, profiles and openings of the Upvc windows are not characteristic of those achieved by original timber windows being flat and chunky and shiny in their appearance.
- 5.93 Boundary treatments within the Conservation Area should respect the historic plan form of the settlement where stonewalling is consistently used. The concrete posts and gravel boards and timber fencing to 1 Manor Road, the timber side boundary treatment at 18 Eastlands Lane and the cantered timber entrance to the Rectory are unsympathetic in their appearance.

6.0 BOUNDARY REVIEW.

- 6.1 Conservation areas are required to be clearly delineated. Usually there will be obvious physical features along which a boundary line may be drawn. Elsewhere, there may be a 'grey area', but the general rule is to include land, buildings, walls, trees, hedges and spaces if they enhance or could be made to enhance the character or appearance of the area, and remove land, buildings and spaces that do not positively contribute to the character or appearance of the Conservation Area.
- 6.2 The Church Warsop Conservation Area and its boundary have been reviewed and a revised Conservation Area boundary was designated by Mansfield District Council on 6 March 2012. The reasons for the changes to the boundary indicated on the accompanying map, figure 16, are as follows:-

Boundary Revisions

- 6.3 As a result of the appraisal process, the following areas have been highlighted as suggested amendments to the current Conservation Area boundary.

Area A – Land associated with Mill Farm

The Conservation Area boundary has been extended to include a significant piece of land with notable views open as far as the heavily wooded hedgerows/tree line boundary and glimpses views across it onto prominent important buildings within the Conservation Area. The area also adjoins and continues the theme of the neighbouring SINC site associated with the path of the River. The land adjoining this area, where the remaining Mill Farm buildings are located, already appears within the Conservation Area boundary, and historically this area was also associated with Mill Farm.

Area B - Outbuilding to east of Blankley's Yard

The Conservation Area boundary has been extended to include land and structures to the rear of Blankleys Yard and Old Mill House. The remaining structure is a small agricultural outbuilding built of stone with monopitch pantile roof, clearly a traditional structure of some antiquity, and thought to be the remaining building associated with the now lost large substantial building which occupied the adjoining site on Eastlands Lane (C20 brick buildings now occupy this site). The land to the west of this small agricultural building provides an attractive setting to the grade II listed cottages on Blankleys Yard, but also the portion of land, separated from this land by a boundary, provides a setting to the Grade II outbuildings associated with Old Mill House.

Area C – Road area on Eastland Lane.

The Conservation Area boundary has been altered to exclude a section of Eastlands Lane, located north of Blankley's Yard, as it has no historic significance or architectural interest to the Conservation Area.

Area D – Road area on Bishops Walk

The Conservation Area boundary has been altered to exclude a section of Bishops Walk, to the north of the parish centre as it has no historic significance or architectural interest to the Conservation Area.

Area E – Land associated with Moorfield Farm.

The Conservation Area boundary has been extended to the west of Moorfield Farm to include the remaining lands associated with Moorfield Farm but also to incorporate the important trees located to the properties western boundary.

Area F - Road area on Eastlands Lane

The Conservation Area boundary has been extended to include the boundary walls and entrances of nos 18-24 Eastlands Lane. These stone walls are the remaining boundary wall associated with Rectory Farm, although now punctuated with openings to modern residential properties. The boundary walls are of architectural and historic significance and enclose and define this space and protecting important views which are terminated onto the gable end of 18 Eastlands Lane.

Area G – land to the rear and west of Manor Farm

The Conservation Area boundary has been altered to exclude the low-density housing to the south and south, southwest and west of Manor Farm. This modern development, which continues outside the Conservation Area along the entire length of Barn Owl Close to Manor Road, is not in sympathy with the historic pattern of development of the village; and is sited in a way that makes no impact on the village street but impacts negatively on views into the village from the direction of the river. This alteration of the Conservation Area boundary would omit properties to the west side of Manor Court and to Barn Owl Close from the Conservation Area, but leave properties to the east side of Manor Court (including a converted complex of garages that appear to be the remaining lost spur of the southern block of Manor Farm) and a section of remaining traditional walling within the Conservation Area boundary.

Area H – flood plain, historic boundaries, Local Nature Reserve, Burns Farm and cottages.

The Conservation Area boundary has been altered to include further land along the route of the River Meden and some buildings and land associated with Burns Farm, also included is the neighbouring bridge at the junction of Manor Road and Burns Lane. The land is attributed to the River Meden and the activities which occurred along its route milling, tanning etc, it consists of shrub and marsh, of the rivers flood plain, and is of historic interest to the Conservation Area. Burns Farm has been included within the Conservation Area boundary as it is of historic and archaeological significance to Church Warsop, being of late C18 to early C19 in origin, and following similar design, detailing and positioning within its plot evident through the village. It is also one of the last working farms within the vicinity of Church Warsop and as farming was one of the main occupations associated with

the village, this property continues this farming heritage. Linear features, a ditch, post medieval pottery and a silver sixpence are all recorded as located at or found around Burns Farm. Leading straight on, northeast, from the junction near Burns Farm is the old coach road; which under the tarmac, it is reputed, remains the original cobbled surface.

The bridge on Manor Road is recorded as a feature of archaeological significance, called Burns Bridge, and was previously a ford.

Figure 16
Conservation Area boundary
alterations adopted by Mansfield
District Council 6 March 2012

Key

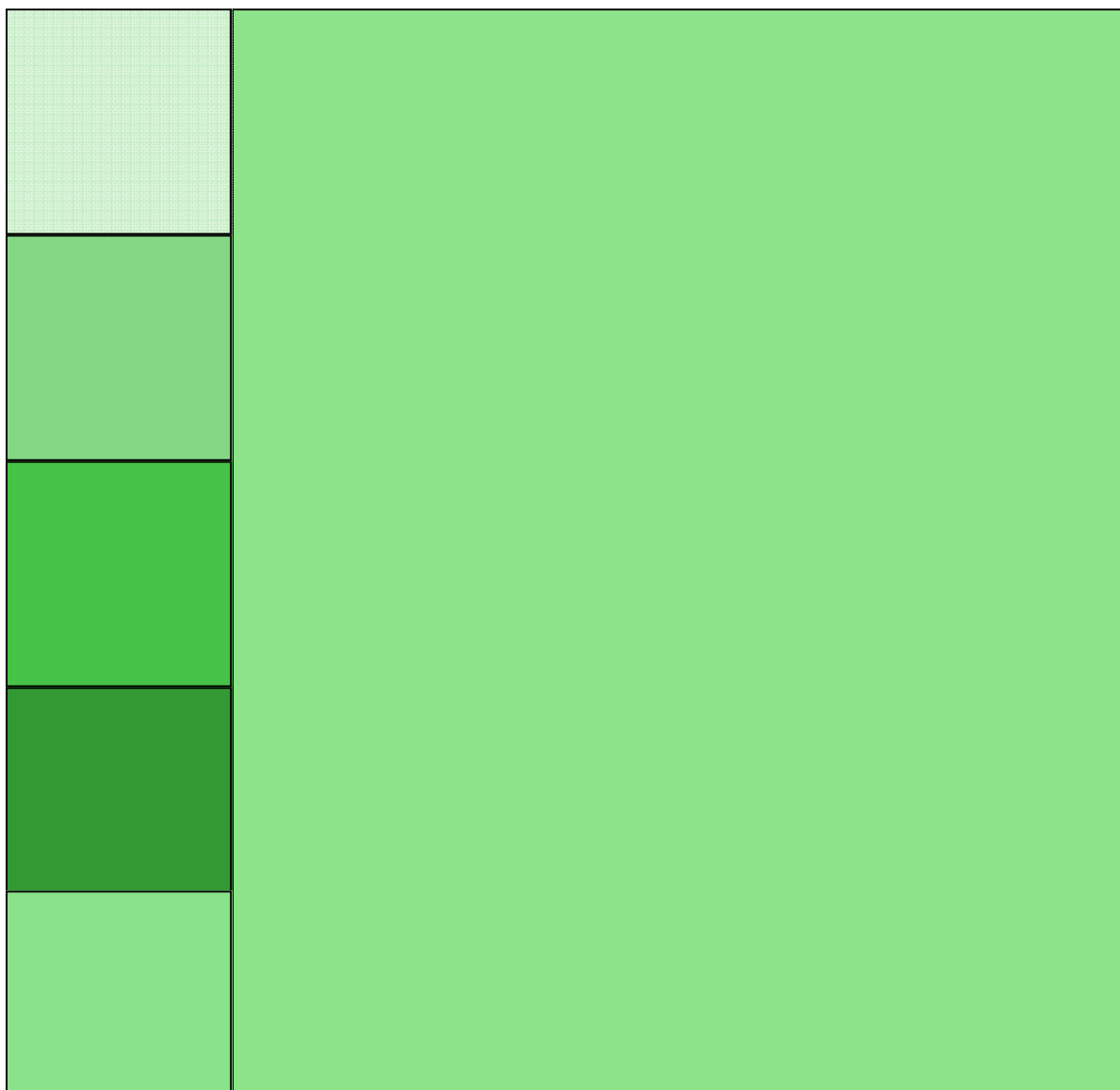
- Conservation Area boundary
- Superseded Conservation Area boundary
- ▨ Area included within Conservation Area adopted by Mansfield District Council on 6 March 2012.
- ▨ Area omitted from Conservation Area approved by Mansfield District Council on 6 March 2012.

MANSFIELD DISTRICT COUNCIL
CIVIC CENTRE,
CHESTERFIELD ROAD SOUTH,
MANSFIELD,
NOTTINGHAMSHIRE.
NG19 7BH

TITLE Church Warsop Conservation Area Boundary Changes	DATE 07/03/2012 SCALE 1/3500 DRAWN D. Varley
FILE Figure 16	

Part 2

Management Plan.



7.0 INTRODUCTION.

- 7.1 The purpose of this management plan is to identify actions and policies which will preserve and enhance the character and appearance of the Church Warsop Conservation Area. It should be read in conjunction with Part I, the Conservation Area Character Appraisal, which outlines the historic development of Church Warsop and defines the special architectural, historic interest, character and appearance of the built and natural environment within and in some cases adjacent to the Conservation Area.
- 7.2 This Management Plan fulfils the general duty placed upon local authorities under Section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of their Conservation Areas. The policies contained in this Management Plan accord with PPS1: Delivering Sustainable Development (2005); PPS5: Planning For the Historic Environment (2010); and Guidance on the Management of Conservation Areas (English Heritage, 2006) and Understanding Place: Conservation Area Designation, Appraisal and Management (English Heritage, 2011). This Management Plan also relates to the saved policies of the Saved Mansfield District Local Plan (adopted 1998), which contains a comprehensive set of conservation policies relating to conservation areas within the District. Policies are recorded in Appendix 1 of this document.
- 7.3 Section 8 sets out Mansfield District Council's policies on protecting the special character and historic interest of the Church Warsop Conservation Area and highlights the mechanisms through which these policies will be delivered. Section 9 sets out design guidance for both infill development and alterations to existing buildings. Section 10 sets out the opportunities for enhancing the Church Warsop Conservation Area.
- 7.4 The Management Plan for Church Warsop Conservation Area seeks to ensure that change is managed in ways that maintain and reinforce the special qualities and character of the area.

8.0 PROTECTING THE EXISTING HISTORIC ENVIRONMENT.

- 8.1 This section sets out Mansfield District Council's policies on protecting the character and historic interest of Church Warsop Conservation Area and highlights the mechanisms through which these policies will be delivered.
- 8.2 The Management Plan must address a number of issues which are currently having an adverse affect on the special character of the Conservation Area. These are:
- Insensitive infill and downgrading of spaces.
 - Inappropriate alterations and materials
 - Building vacancy and buildings at risk.
 - Public realm
- 8.3 In order to tackle the above issues, there are a number of Management Plan objectives which are to:
- Protect from loss important local vernacular buildings.
 - Protect important open spaces and views.
 - Seek (through the planning process or by encouragement and advice) the reinstatement of appropriate architectural features to buildings and boundaries where they have been lost or altered inappropriately.
 - Explore the possibility of introducing an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 1995.
 - Seek the rationalisation of signage, improvements in street furniture and street surfaces and seek consistency in design, appearance, materials and maintenance of the public realm.

Alterations

- 8.4 The Character Appraisal for Church Warsop Conservation Area highlights inappropriate alterations, which have resulted in the loss of traditional building features such as timber Yorkshire sliding sash windows, sash windows and casements windows and timber panelled doors. Together with some new infill developments that lack the quality expected within a Conservation Area this is having an accumulative detrimental impact on the appearance of the Conservation Area. Mansfield District Council encourages the removal/replacement of inappropriate alterations with work sensitive to its context. Design guidance contained within the following section provides advice on appropriate alterations.
- 8.5 The use of Upvc for windows and doors in historic buildings is not appropriate because the proportions, detailing, materials and design of these openings establish the character of the building elevation, and Upvc cannot accurately replicate these features so the character and appearance of the building and that of the Conservation Area would be harmed. Further, such materials would harm the integrity of older buildings because Upvc was not invented when old buildings were constructed.

- 8.6 There is a general presumption against alterations to important buildings, and boundaries, which adversely affect their character and appearance or that of the Conservation Area. In an effort to prevent further loss of local detailing, inappropriate alterations and where planning permission is not required the Council may consider implementing an Article 4 Direction, which removes permitted development rights under the Town and Country Planning (General Permitted Development) order 1995.

Buildings at Risk

- 8.7 Mansfield District Council maintains a Listed Buildings at Risk Register for its district, including buildings and structures within the Conservation Area. The Council's aim is to seek the repair (and re-use where relevant) of these listed buildings at risk to sustain and enhance the Conservation Area. The 2010/11 survey has identified the Warsop Parish Centre as being risk category 4, which requires the implementation of a watching brief.

Repairs and Maintenance

- 8.8 Repairs to older buildings should use traditional building methods and techniques in order to ensure the character and appearance of buildings are maintained. For example the use of lime mortar for pointing stone or brickwork and the care and repair of timber windows to keep them in good working condition rather than replacing them with non traditional modern equivalents. Where traditional features are retained and maintained these will preserve the character and value of traditional buildings which in turn will contribute to preserving the character of the Conservation Area. Further advice on this subject can be sought from Mansfield District Council Conservation Team.

Enforcement

- 8.9 In the first instance Mansfield District Council will negotiate with owners to secure the appropriate repair of buildings. However, when necessary the following powers will be used.
- i) Urgent works notices - Mansfield District Council may serve urgent work notices under section 54 of the Planning (Listed Building and Conservation Areas) Act 1990 upon owners of unoccupied parts of listed and unlisted buildings (under section 76 of the Act) in Church Warsop Conservation Area to arrest deterioration and secure emergency or immediate repairs.
 - ii) Repairs notices – Mansfield District Council may serve repairs notices under section 48 of the Planning (Listed Building and Conservation Areas) Act 1990 on owners of statutorily listed buildings in the conservation area requiring works reasonably necessary for the proper preservation of the building. Such a notice could be a pre-cursor and as a last resort to the compulsory acquisition of a listed building in need of repair under Section 47 of the above Act.
 - iii) Proper Maintenance of Land - Mansfield District Council may serve a Notice under section 215 of the Town and Country Planning Act 1990 upon an owner or occupier of

land where it appears that the amenity of a part of the Conservation Area or adjoining area is adversely affected by the condition of that land.

Archaeology

8.10 Significant areas of excavation relating to new development will require a watching brief.

Funding

8.11 The availability of funding will change from time to time. The Council has in the past operated Conservation Area Grant Schemes in Partnership with English Heritage and Nottinghamshire County Council and these have proven successful in the regeneration and enhancement of other conservation areas. The District council will continue to take advantage of funding opportunities when they arise.

Review of Appraisal

8.12 The District Council will, in line with English Heritage Guidance review its Conservation Areas every five years depending upon the resources available at the time.

8.13 The review process should attempt to quantify improvements made in the Church Warsop Conservation Area by assessing change against a number of agreed targets. The review should, for example, quantify:

- The number of vacant buildings brought back into productive use.
- The number of buildings or structures identified as being at risk, in need of repair and that appear on the Councils Listed Buildings at Risk Register.
- The number of traditional windows and doors that have been replaced with inappropriate modern equivalents.

9.0 DESIGN GUIDANCE.

9.1 This section sets out the design guidance for alterations to existing buildings. The aim of the guidance is to sustain and enhance the special architectural and historic interest of the Church Warsop Conservation Area. Guidance covers

- Suitable development sites
- The relationship of new development with existing patterns of development, building lines and spacing of buildings
- Scale, height, massing and form
- Materials
- Design and Detailing

9.2 Permission for new development and alterations to existing development will normally only be granted where it respects the form, scale, height, massing, alignment, material use and detailing of the historic pattern of development and the setting of the Conservation Area.

9.3 In addition to the above and when considering proposals for new development, Mansfield District Council will also have regard to archaeology, the maintenance of historic plot boundaries, important trees and green spaces, landscaping, car parking and highway requirements.

Guiding Principles

9.4 The District Council will take account of the desirability of sustaining and enhancing the Church Warsop Conservation Area. The emphasis will generally need to be on controlled and positive management of change. Saved policies of the Mansfield District Local Plan (Appendix 1) and the guidance set out in this document is designed to allow the area to remain alive and prosperous, but at the same time to ensure that any new development accords with the area's special architectural and historic interest.

9.5 *Applications for Planning Permission within the Conservation Area must be accompanied by a Heritage Statement* that sets out the significance of heritage assets involved (Including the Conservation Area and any listed buildings or unlisted buildings identified as having special interest refer to Appendix 4 and figure 13 of this document) and the impact that development will have upon these heritage asset/s in order for a full assessment and understanding of the impact that proposals will have. Heritage Statements may draw upon the descriptions and guidance within this document and should in their length and level of detail be appropriate to the nature of the development proposed. Normally a design and access statement will also be required and permission for new development will normally only be granted where it respects the special character of the Church Warsop Conservation Area. New development should sustain and enhance the Conservation Area's special architectural and historic interest as defined in the Conservation Area Appraisal and should be informed by that form, character and detailing in its context.

- 9.6 Proposals that seek the demolition of a structure or building will normally require Conservation Area Consent. The Planning Authority will have special regard to the desirability of sustaining and enhancing the character and appearance of the Church Warsop Conservation Area and the part played in the architectural or historic interest of the area by the building for which demolition is proposed. Consent will not be given unless there are acceptable and detailed plans for the redevelopment or after use of a site and applications must be accompanied by a statement justifying the proposals.
- 9.7 Upon granting consent for demolition, the Local Planning Authority will often impose a condition, to the effect, that demolition shall not take place until a contract for the carrying out of works of redevelopment has been let and planning permission for those works granted.
- 9.8 There is a general presumption in favour of the preservation of listed buildings and buildings that make a positive contribution to the special character and appearance of the Conservation Area. Proposals for the demolition of buildings or structures that make a positive contribution to the special character of the Church Warsop Conservation Area will be assessed against the same broad criteria as proposals to demolish a listed building.

Reinstatement Works

- 9.9 Mansfield District Council will encourage the reinstatement of traditional materials and detailing on the historic buildings appearing within Church Warsop Conservation Area. In carrying out alterations and development that requires permission or where an Article 4 Direction is in place (see paragraph 8.6) it will be required that traditional materials and detailing are re-instated in order to reinforce and protect the character and appearance of the Conservation Area as defined in the character appraisal. The planning authority will seek to make grants available as/and when resources allow encouraging this. Photographic evidence of traditional features that have since been removed can inform this process.
- 9.10 In carrying out maintenance or alterations to historic buildings of interest within the Conservation Area, Building Regulations will where appropriate, be applied flexibly and with care to ensure the special character of those buildings is not diminished. Where Building Regulations allow for exceptions relating to historic buildings, conservation of the historic character will be paramount.

New Design and Development

- 9.11 Mansfield District Council actively encourages imaginative, high quality design which has respect for its context. Within the Conservation Area where the replacement of a building that makes no positive contribution is planned its replacement should be a stimulus to imaginative, high quality design that enhances the area. For buildings that make a positive contribution and those which make a negative contribution to the special architectural or historic interest of the Conservation Area please refer to the map figure 13: Important Structures and Appendix 4: schedule of structures of special interest.

- 9.12 The Local Planning Authority will require detailed plans and drawings with planning applications for proposed new developments within the Conservation Area, including elevations that show the new development in its setting. Special regard should be had for such matters as *scale, height, form and massing with respect for the traditional pattern of frontages as well as the spacing of buildings, vertical or horizontal emphasis and detailed design (e.g. the scale and spacing of window openings and the nature and quality of materials)*.
- 9.13 Planning Permission will be granted for developments within the Conservation Area provided that they would not spoil or destroy attractive, important, views or vistas into, within or out of the Conservation Area. Key public views and vistas are identified in figure 15 - please note as the map states 'this map does not propose to record every view or vista. During the planning process each application would be assessed individually, through site visits, for its visual impact on the conservation area'.
- 9.14 Planning permission will be granted for new developments within the Conservation Area provided they would use materials that are of good quality and reflect the design of building/s as a whole. Extensions or alterations to buildings should use materials that match or are compatible with the original building.
- 9.15 New development should reinforce the historic character of the Conservation Area through the use of locally distinctive building materials, respecting local details, and buildings styles, outlook and positioning indicative to the character and appearance of Church Warsop Conservation Area.
- 9.16 The detailing of new development should respect local character:
- Walls should be constructed from coursed stone – squared rubble, dressed stone, ashlar using hydraulic lime mortar.
 - Roofs - clay orangey/red pantiles with half round ridge tiles.
 - Chimneys – central or gable ridge stacks constructed in brick or stone with round or square clay pots.
 - Windows – emphasis is more on the horizontal, some with mullions, predominantly though windows have cantered heads and buildings should incorporate segmental arches to accommodate these features. Configurations of windows include Yorkshire sliding sash windows, sash windows and casements which are all still evident. All windows should be constructed from timber and painted, using styles seen elsewhere in the Conservation Area. The use of UPVC windows should be avoided.
 - Doors – various configurations of plain, boarded, 2 panelled and 4 panelled are evident, predominantly alterations have occurred to unlisted properties, however traditionally doors would have been timber boarded, with exposed metal brackets, under segmental arches; some are still evident within the Conservation Area. All new doors should be constructed from timber and painted, using styles seen elsewhere in the Conservation Area. UPVC doors should be avoided.

- Gutters and down pipes – Traditionally, buildings used cast iron for gutters and down pipes and painted them in black. New development should incorporate cast metal gutters and down pipes within their design which should also be painted in black. Upvc versions should be avoided.

9.17 The Council will seek to protect existing historic features to important buildings by using Article 4 Directions.

Scale and Height

9.18 New developments should respect the scale and height of adjacent buildings, the wider streetscape and the scale of the Conservation Area as a whole. The eaves height and ridge height of any new building should respect those of the traditional buildings in the vicinity.

- Existing buildings within the Conservation Area are 2 storeys with the heights of buildings responding to the landform.

Form, Massing and Alignment

9.19 New buildings should respect the form, massing and alignments of adjacent buildings and the wider streetscape. The roof pitch of any new building should respect the roof pitches of traditional buildings in the vicinity.

- New buildings should be run parallel to and run inline with, so positioned to the edge of pavements/roads or at right angles to the edge of the pavement/road – gable end to pavement/road.
- Building should form part of boundary treatment.
- New buildings should be linear or 'L' plan in format – long elevation to pavement/road edge kick back to rear.

9.20 Roof lights have been introduced within the Conservation Area to a number of traditional properties. Dormers are not a feature of the Conservation Area and should be avoided. Windows and door materials have been altered. Some of these alterations have been implemented through permitted developments. However, in order to control the impact that such introductions can have on traditional properties the Council will explore the possibility of removing permitted Development rights through the introduction of an article 4 Direction.

Traditional Pattern of Frontages

9.21 Original field and plot boundaries are still evident within the Conservation Area and any new development should maintain and respect these features as far as possible. Church Warsop is notable for its impressive stone walls and some gate entrance piers. These should be protected, repaired where required, and replaced like for like so helping to maintain their consistency and contribution to the Conservation Area.

- Boundary treatments should be constructed from stone - coursed squared rubble (should correspond to heights of surrounding boundary treatments) boundary wall should be finished with curved copings.

9.22 Church Warsop Conservation Area has different characterisations, the Mill Sector is characterised by sparsely placed residential buildings set to the front pavement/road edge, either parallel or at right angles, of medium/large burgage plots. Historical buildings face either into their own grounds or courtyard/community areas or have side entrances. The Old Hall and Church sector has more community buildings which are set back more within their grounds but residential buildings follow the form as described in the Mill Sector. Within the Manor Farm sector buildings are positioned to the pavement/road edge, which they are either parallel or at right angles to, or are central within their grounds, however buildings within this sector are more densely populated and occupy long or medium burgage plots or community spaces. Historical buildings either face onto the street or predominantly into their grounds/courtyard/community. These patterns of development should be maintained and respected when new development is being considered.

9.23 The widths of buildings in the core of the village often relate to mediaeval plot widths that to an extent can still be discerned.

Horizontal Emphasis

9.24 Proposals for new buildings should respect the horizontal emphasis of buildings in the area and the rhythm and pattern of prevalent architectural styles and form in its context.

The Nature and Quality of Materials

9.25 The use of locally quarried magnesium limestone in buildings and walls is prevalent throughout the Conservation Area. Stone is used for detailing around windows and doors on older buildings. The scarcity of local stone has led to the use of stone from further afield for newer buildings and this should be carefully chosen to match as close as possible the characteristics of the Mansfield stones. The mid to late C19 saw a more common use of red brick appearing on the edges of the medieval core but also infiltrating it for example along Eastlands Lane and some plots on Church Road.

9.26 Roof materials are predominantly pantiles but on more prestigious buildings slate has been employed with different ridge tiles. Chimneys are constructed of stone or red brick, some with dentil detailing, all utilising clay either square or round chimney pots. Traditional windows and doors are of painted timber and rainwater goods are of black painted cast metal.

9.27 Timber should be used for windows and doors for reasons of architecture and historic integrity. For older buildings the insertion of factory made standard windows whether in timber, metal or plastic is damaging to the character and appearance of historic buildings and the wider Conservation Area. The frame members of plastic and aluminium tends to

be greater and thicker than timber ones. In older buildings it is not possible to replicate fine timber mouldings in plastic or metal and their use will harm the visual appearance of traditional buildings where they are used to replace earlier timber designs. The repair of an existing timber window retains the original character and appearance of an old building and is preferable to unnecessary replacement. When properly maintained timber windows can last for many years.

- With regard to the use of timber as opposed to Upvc there are also environmental considerations to be taken in to account. For clarity, reference to Upvc should be taken as referring to any other form of extruded plastic window/door system. These can be summarised as follows:-
- Timber is a sustainable resource. As long as the timber is sourced from properly managed forests and care is taken in the choice of preservatives, paints and stains, timber windows are by far the best environmental choice. Modern, high performance timber windows need minimal maintenance and potentially have a significantly longer life than Upvc if properly maintained. One of the great benefits of timber windows is that they can be maintained and repaired. If necessary, rotten sections can be taken out and replaced whereas this can not be done with Upvc.
- All materials, Upvc included, degrade over time. If Upvc window frames are not cleaned they quickly become discoloured by dirt retention. Sunlight causes Upvc to go brittle, turn yellow and it can develop hairline cracks. Upvc windows are also much more susceptible than timber windows to impact damage, especially in cold weather.
- Within new buildings, high performance, double-glazed, timber windows need not cost more than Upvc equivalents. In fact the National Housing Federation and some local authorities have found Upvc window frames to be more expensive in terms of initial capital cost and more expensive or equal to timber over the lifetime of the windows.
- The production and disposal of Upvc windows leads to the release of highly poisonous chemicals which threaten the environment and human health.

(Source: Greenpeace briefing number 1 – Installing new windows – extract from paper by AA Taylor Ltd 2002 entitled timber versus Upvc)

9.28 To summarise, to reinforce historic integrity and appearance traditional Yorkshire sliding sashes, sash and casement windows and panelled doors should be retained and repaired using matching materials when required. When beyond repair they should be replaced with exact copies. Windows and doors within new buildings should be of painted timber and the use of Upvc should be avoided within the Church Warsop Conservation Area.

Trees and Green spaces

9.29 The trees and green spaces within Church Warsop Conservation Area make a significant contribution to its special character and appearance. Figure 14 records those that contribute most strongly to the area although many more also make a contribution. The

long term maintenance for trees in public highways rests with Nottinghamshire County Council although the District Council employs a tree officer who is responsible for all applications for works to trees on District Council land within the Conservation Area. Within the Conservation Area Mansfield District Council are responsible for the trees situated to the north of The Carrs car park, around the war memorial, to its boundary with the Church grounds and to the south of the car park including the mill pond, but not those on the island.

9.30 The infill of large grounds with new development represents an erosion of larger spaces that may harm the special character, appearance and historic interest of the Conservation Area. Proposals for new development should be carefully considered in their context having regard to the historic pattern of development, historical significance of the land and prevalent buildings and structures in the vicinity. The impact of proposals upon these factors and the ability of proposals to sustain and enhance the Conservation Area will be of paramount importance in the planning decision making process. Church Warsop has a number of open green spaces that are highly important for the positive contribution they make to the Conservation Area and as defined in Figure 14 of the appraisal. Mansfield District council will seek to preserve the special character of the green landscape and the views afforded from and in to these areas as well as the more urban elements of the Conservation Area including walls, boundaries and buildings.

The Public Realm

9.31 The District Council, in conjunction with Nottinghamshire County Council, will explore opportunities that seek visual improvements to the highway and the relief of heavy traffic through Church Warsop.

9.32 Sign rationalization will help improve the appearance of the area and reduce street clutter to leave unfettered views of the historic area. In particular, the majority of signage is for directional signs and site signage and these consist of numerous grey posts with white boards and black writing attached. The Council will explore opportunities to reduce the number and seek better location of these traffic and other signs in a way that enhances the appearance of the Conservation Area.

9.33 There are modern pink painted street light columns within the Conservation Area and the aim will be to seek a more appropriate design and colour throughout the area.

9.34 In relation to path treatments and street furniture there is currently no overall strategy in place as such the following principles should be followed. Standard, off-the-shelf design solutions do not normally add local distinctiveness or the creation of a sense of place. Indeed obtrusive and unnecessary pedestrian columned island crossings, extensive white painted chevrons, unsympathetic and different format for bus stops and poorly positioned highway signs can detract from the visual quality of the Conservation Area. Attempts to improve the public realm need to focus on: -

- The removal of unnecessary signs and reduction in street clutter
- Improved location of existing signage

- Improvements to surface treatments with for example the continuation of cobbled areas, the introduction of a more sympathetic stone paving to footways and stone kerbs as opposed to tarmac surfaces and concrete kerbs.
- Introduction of soft landscaping schemes to large areas of grass/shrub/tarmac
- One standard design and colour for bins, seating, bollards and street lighting All street furniture to be in black.
- Road markings should generally be avoided unless there is no alternative solution to be found. Road markings should only be implemented where there is a statutory requirement to do so and then only the minimum required to achieve compliance, preferable would be narrow 50mm-70mm double no parking lines using primrose colour.

9.35 The ability to undertake improvements to the public realm will depend upon the availability of funding. There are no current funding sources identified for such work, however this does not mean that there won't be any in the future and so it is important to establish a set of principles in anticipation of future funding. The Council will continue to take advantage of funding streams as and when they become available.

9.36 The most attractive townscapes contain the minimum amount of street clutter. Limiting clutter not only helps create attractive streetscapes, it also ensures a more user-friendly public realm. English Heritage has published guidance on the management of public streets entitled 'Streets for All' with a national version and an east Midlands version (The latter launched in Mansfield in 2004). These documents should act as the inspiration and guide for improvements to the streets and public spaces within Church Warsop and can be found at www.english-heritage.org.uk. The initiative of English Heritage is supported and paralleled by other bodies including the English Historic Towns Forum and English Partnerships.

10.0 OPPORTUNITIES FOR ENHANCEMENT

10.1 In addition to the above guidance explaining general principles for the improvement of the Conservation Area, a number of specific opportunities for enhancing the Conservation Area are set out below, these being identified and recorded in Figure 17: Opportunities for enhancement. These are also in addition to the general requirements mentioned above in relation to imposing an Article 4 Direction to control the loss of traditional building features. Where there is a project involving statutory Council functions this will take priority. This list is not exhaustive and new projects will be considered and implemented at review depending upon the resources available at the time. The co-operation of partners with an interest in these lands will be required.

- **A. Reinstate stone boundary wall with curved coping stones to Grade II Listed 1 Manor Road.**

To Coggins Lane a section of fencing with concrete post and gravel boards has been installed to the rear of the bus shelter. Work required involves the installation of a section of stone walling with curved coping stones to match and continue the existing stone side boundary treatment to this Grade II Listed building.

- **B. Removal of vegetation growth from the boundary wall of the Grade II listed 1 Manor Road.**

Vegetation growth which is not attached to this wall should be removed. However in relation to the ivy, its main stems should be severed and the bark peeled back, a substance poisonous to the ivy should be painted on the exposed parts. Once the ivy is dead the branches should be carefully removed and any damaged or missing mortar from the wall should be replaced with lime mortar of a composition and colour to match the existing historic mortar.

- **C. Alteration of side boundary wall treatment adjacent to a property on Eastlands Lane.**

Small fence posts spaced approximately 2m apart with horizontal timber panels have been erected as a side boundary treatment adjacent to 18 Eastlands Lane. Work proposed is the implementation of a more sympathetic boundary treatment consisting of an appropriate height stone boundary wall with curved coping stones.

- **D. Landscape scheme to corner of Eastland Lane and Church Road.**

A large expanse of grass and tarmac paths appears at this location. Within the grassed area is situated a large junction box, a signage, and the metal remains of a historic lighting column. The area is uninspiring and does not contribute to or enhance the appearance of the Conservation Area. Works could involve new paths in a more sympathetic material and a large island planting scheme.

- **E. Repairs, replacement stone and repointing of stone boundary wall to property off Church Road.**

Sections of missing stone and missing/failed repointing of stone to the boundary wall is evident to the rear curved boundary wall of the Grade II listed Blankleys Yard. Improvements would involve the removal of failed mortar the reinstatement of matching stonework and appropriate repointing in matching mortar.

- **F. Clearing of brambles to side of property on Church Road.**

An overgrown area of brambles and weeds appears behind the stone wall to the side of Mill Farm. In front of the wall, to the edge of the road is an area of overgrown grass and weeds which is adjacent to a small section of cobble sets. Further within the grounds of Mill Farm seems to be a hawthorn nursery and to its north is a SINC site, mentioned previously within this document and defined by species trees. Proposed works behind the wall would involve the removal of overgrown vegetation and the replanting of the area with indicative tree species. Bridge features either side of the road were implemented to balance and mimic each other and the setting of the mill, a landscaping scheme either side could balance the structures, to the side of the mill in front of the wall, improvements would involve the removal of the grass/weeds, introduction of landscaping schemes and the continuation of the cobbled sets.

- **G. Landscaping scheme and repairs to the Grade II listed bridge on Church Road.**

Sections of grass appear to both edges of the bridge however across the bridge and following its footprint is a large area of tarmac. The bridge is also missing stones and needs repointing. Bridge features either side of the road were implemented to balance and mimic each other and the setting of the mill, a landscaping scheme either side could balance the structures, works to the To the Carr's side, works involve the replacement of stone which matches the bridge in type, colour, size etc and repointing of the mortar (mortar to be lime mortar of the same consistency and colour as existing and implemented according to specifications). Further works would involve the introduction of a planting scheme either edge of the bridge, to mimic that implemented to the mill, and the introduction of a more sympathetic paving and edging material such as Yorkstone and granite kerbs to define the footprint of the bridge (match in colour/sizes cobbled sets proposed in front of the Mill).

- **H. Removal of debris from the weir and mill pond and repairs on Church Road.**

Fallen trees, branches and leaves and debris clog up the edges of the mill pond and have drained over into the weir holding pond. The weir wall has previously been repaired however further works are required. Works to the weir would involve the replacement of the concrete copings with the correct stone copings, implementing further missing stone copings, and repairing of the weir wall, stone and copings must match existing and lime mortar should be used following specifications, works to the

mill pond include the dredging of the ponds and removal of debris and overgrown vegetation areas where they are having an impact damaging affect on the wall etc.

- **I. Repair of landing stage at mill pond.**

A wooden landing stage and railings appear to the car park side of Mill Pond. Vandalism has occurred with a few of the vertical posts of the railings removed. Works proposed would be the replacement of this landing stage with one more robust.

- **J. Removal of dead tree at mill pond.**

Works proposed include the removal of this dead tree and its replacement with an appropriate tree.

- **K. Improvements to car park and island at The Carrs.**

This area is accessed off Church Road and to its entrance is a low stone wall with staggered stone pillars, to its north is the Grade II listed war memorial, to its east is the Grade II listed bridge and to its south is the mill pond and island, the island originally was sparsely populated with trees, now has an overgrown untidy appearance. The open area in question functions as the car park to The Carrs and consists of a rectangle tarmac area bounded by small metal post and horizontal bar railings. The area is uninspiring and does not contribute to or enhance the appearance of the Conservation Area and in fact has a negative impact. The area would benefit from the use of more appropriate material and an enhancing and concealing stone boundary wall which is more sympathetic to its surroundings. The island to the mill could benefit from a general tidying up and thinning down of trees.

- **L. Removal of vegetation from wall to side of tree with Tree Preservation Order within Churchyard.**

Vegetation growth appears to both side of this tree and the nature of this vegetation will eventually smother the tree. Works proposed to remove the vegetation and with regards to the ivy, its main stems should be severed and the bark peeled back, a substance poisonous to the ivy should be painted on the exposed parts. Once the ivy is dead the branches should be carefully removed and any damaged or missing mortar from the wall should be replaced with lime mortar of a composition and colour to match the existing historic mortar.

- **M. Removal of dead trees adjacent to Cedar of Lebanon.**

Works involved would be the removal of these dead trees.

- **N. Removal of vegetation and holly which follow the Grade II listed boundary wall of the Churchyard.**

Vegetation growth including holly have overshadowed this entrance to the churchyard so obscuring the metal overthrow and gates and stone piers, the holly's are in a poor state and the vegetation includes ivy which can have a damaging affect on stonework.

This would allow for a more open aspect into the churchyard. Reordering works of the gravestones has occurred within the churchyard, churchyards are indicatively more random in character which adds to their charm and appeal and enhances their appearances. Works proposed involve the removal of vegetation and holly and with regards to the ivy, its main stems should be severed and the bark peeled back, a substance poisonous to the ivy should be painted on the exposed parts. Once the ivy is dead the branches should be carefully removed and any damaged or missing mortar from the wall should be replaced with lime mortar of a composition and colour to match the existing historic mortar. Replacing of gravestones in original positions would enhance the appearance of this churchyard.

- **O. Repointing of wall and reinstatement of missing copings to property on Church Road.**

The wall to Churchside Cottage is missing mortar and coping stone. Proposed works involve the appropriate repointing of this wall using appropriate materials and the reinstatement of missing coping stones.

- **P. Removal of vegetation and implementation of a landscaping scheme around the bus stop on Church Road.**

The area around the bus stop adjacent to the entrance to The Rectory is overgrown and the trees are suffering from ivy growth. Proposed works would involve the removal of the vegetations and with regards to the ivy, its main stems should be severed and the bark peeled back, a substance poisonous to the ivy should be painted on the exposed parts. Once the ivy is dead the branches should be carefully removed and any damaged or missing mortar from the wall should be replaced with lime mortar of a composition and colour to match the existing historic mortar. The area would benefit from the implementation of a more sympathetic landscaping scheme and fewer road markings.

- **Q. Alteration of entrance treatment to property on Church Road.**

The entrance to the Rectory on Church Road consists of stone boundary walls to Church Road. However leading off this is a cantered timber entrance consisting of vertical post and timber horizontal boards. This entrance is not in keeping with the character of the area and does not contribute to the appearance of the Conservation Area. Proposed works would involve the removal of this fence and the introduction of a stone cantered boundary wall with curved coping stones to match and join the existing wall on Church Road.

- **R. Landscaping scheme corner of Church Road and Bishops Walk adjacent to entrance to Grade I listed St Peter and St Paul Church.**

A large expanse of tarmac and paths with a small shrub area appears at this location. The area is uninspiring and does not contribute to or enhance the appearance of the Conservation Area. Works could involve new paths systems in a more sympathetic

material such as stone and a larger area for the planting scheme which defines the entrance into the church grounds.

- **S. Landscaping to front of Grade II* Listed Warsop Parish and more sympathetic landscaping around its footprint.**

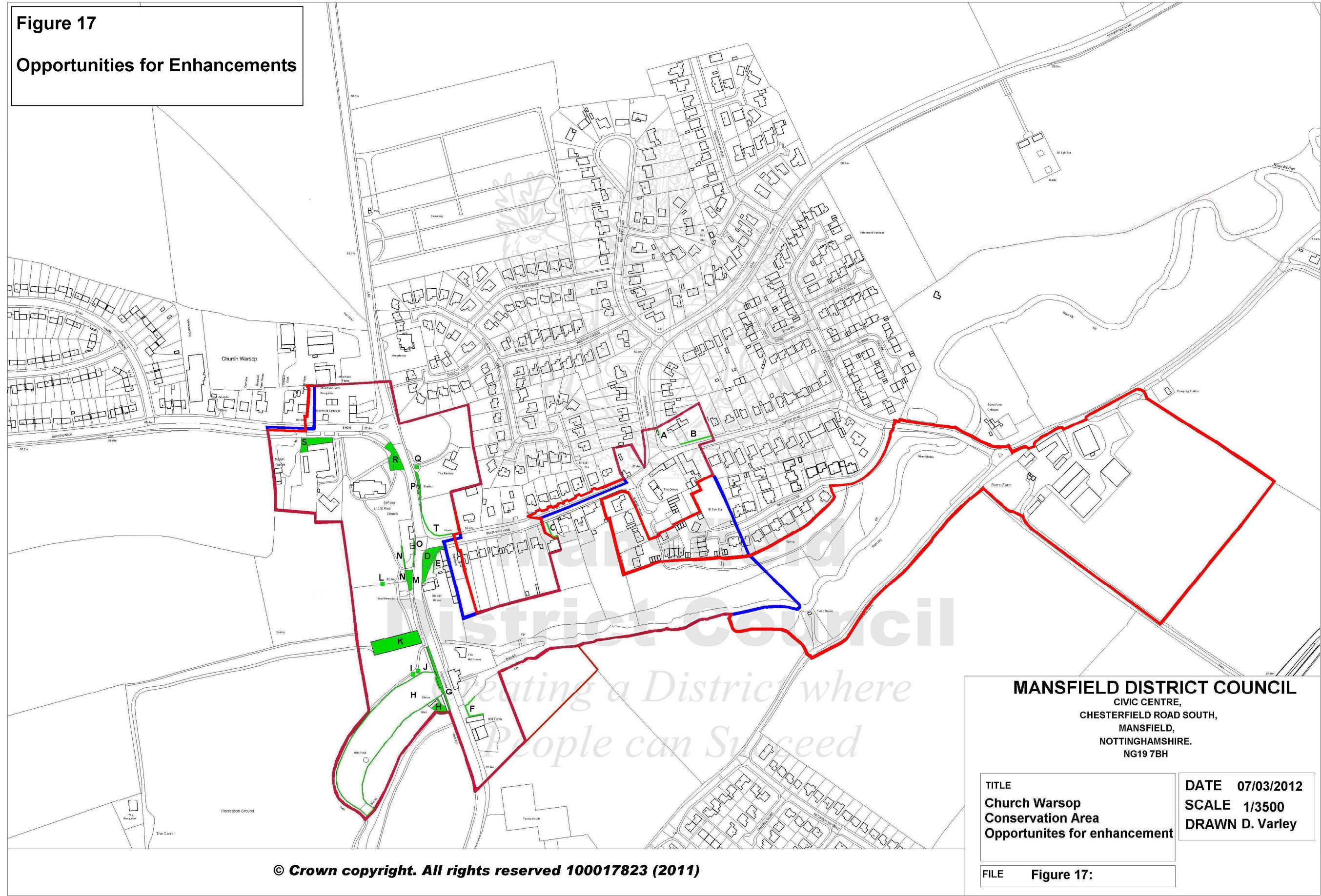
Warsop Parish is set back from the pavement however to its front appears a large expanse of tarmac which is in a poor state before it joins with the tarmac path; this tarmac also continues around the footprint of this building and forms the car park area. The area is uninspiring and does not contribute to or enhance the appearance of the building or the conservation area. Works could involve a landscaping scheme that provides a better setting for the building.

- **T. Wall and metal/wire fencing to property to corner of Church Road and Eastlands Lane.**

The wall to no1 Eastland Lane encloses a raised landscaped garden, above the wall and recessed within the grounds is a further fencing consisting of metal posts between which is strung wiring. Possibly due to the raised aspect of the landscaped grounds the wall is being pushed out which is dislodging the stone work. Works could entail the implementation of reinforcement behind the stone wall the realignment of stone and rebuilding of the stone wall and correctly repointing of mortar joints. A more appropriate garden enclosure system could then be implemented following the alignment of the stone wall.

- **Reinstatement of historic windows and door patterns.** An alteration of historic windows and doors has occurred to all non listed historic buildings within the conservation area. There is an opportunity for the reinstatement of historically correct windows/doors styles but also materials and where this opportunity arises it should be taken.
- **Rationalisation of signage.** There are numerous traffic signs within the Conservation Area that provide clutter. The principle of 'less is more' should be employed. Where signs are required they should be located sensitively as possible and duplication avoided and of a style more sympathetic to the villages character.
- **Reinstatement of traditional street lighting and introduction of sympathetic colour palette.** Existing lamp columns are off the peg and painted pink. A more historic pattern and sympathetic colour could enhance the Conservation Area. Action to improve these features could be pursued with Nottinghamshire County Council.
- **Uniformity of bus shelters and public realm furniture.** Style variations of bus shelters have been implemented within and adjacent to the Conservation Area. It is proposed that a more sympathetic style could be beneficial to the area as could other types of public realm furniture. Action to improve these features could be pursued with Nottinghamshire County Council.

- **Dangerous and unnecessary pedestrian crossings and excessive road markings.** Island columned pedestrian crossings have been built some of which are dangerous and unnecessary, Manor Road/Coggins Lane junction actually deposits pedestrians onto the road as no pavement exists at this point. Eastlands Lane/Church Road junction causes a hazard because of its vicinity with a bus stop. Excessive amounts of chevrons implemented to the Church Road crossing have a negative impact a more appropriately positioned pedestrian crossing would reduce their necessity. The lack of restrictive parking markings is a benefit to the village's appearance, proposal to implement these elements should be restricted. Road markings however should generally be avoided unless there is no alternative solution to be found. Road markings should only be implemented where there is a statutory requirement to do so and then only to the minimum required to achieve compliance. The District Council and Nottinghamshire County Council should seek ways to reduce the visually negative impact of road markings within the conservation area. If a statutory requirement the preference would be to implement narrow 50mm-70mm double no parking lines using primrose colour as opposed to yellow where this can be achieved.



11.0 MONITORING THE CONSERVATION AREA.

Buildings at Risk Survey and Register

- 11.1 A condition survey of all listed buildings in the District is conducted every three years and the information put in to a “Buildings at Risk Register”. The latest Buildings at Risk Register was published in February 2011.
- 11.2 It is proposed that future surveys and registers should include all unlisted buildings that make a positive contribution to the Conservation Area. Buildings at Risk thus identified should be targets for future grant aid.
- 11.3 Nottinghamshire County Council intends to provide six-monthly updates of Buildings at Risk on its website and it is proposed that unlisted buildings that make a positive contribution to the Conservation Area should be included on this. See www.nottinghamshire.gov.uk/buildingsatrisk.

Monitoring of permitted and unauthorised changes

- 11.4 Reviews of historic buildings within Conservation Areas are undertaken every five years or sooner if a particular situation requires it and is dependant upon the resources available at the time.

Article 4 Directions

- 11.5 Under Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, a general planning permission is granted for a range of minor developments. An Article 4 Direction would enable the Local Planning Authority to make certain directions withdrawing the permitted development rights within the Conservation Area under the Order.
- 11.6 The District Council will assess the Conservation Area and the quality of permitted developments to determine whether or not an ‘Article 4 Direction’ is appropriate.

Monitoring indicators

- 11.7 In order to assess the impact of protection of the special character and appearance of the Church Warsop Conservation Area since adoption of the Conservation Area Appraisal and Management Plan, it is considered necessary to develop a range of appropriate monitoring indicators that can be used to provide empirical analysis of the condition of the area.
- 11.8 The monitoring indicators set out below seek to follow those contained in the English Heritage published State of the Historic Environment reports. These reports have been produced each year since 2002 and represent annual surveys of the state of England's and each region's historic environment.
- 11.9 It is intended that each indicator will be monitored through an Annual Monitoring Survey with monitoring beginning on 1st April 2013. The first set of results and thus the evidence of

change will be reported in the Annual Monitoring Report 2013. Monitoring will be dependant upon the availability of resources and Council priorities at the time.

Indicator	Ref	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Listed Buildings and Boundary Walls	14	First Year
	A2	Number of Unlisted buildings of Merit	13	First Year
	A3	Number of listed /unlisted historic parks of merit	0	First Year
	A4	Number of Scheduled Ancient Monuments	0	First Year
	A5	Number of entries on the Sites and monuments Record.	24	First Year
	A6	Number of tree Preservation orders made covering trees within the Conservation Area	3	First Year

Indicator	Ref	Measurement	Value	Change
Heritage at Risk	B1	Number of Listed buildings, boundary Walls or unlisted buildings of merit identified as needing urgent or non urgent works	0	First Year
	B2	Number of monitoring surveys not carried out by stated key date	0	First Year

Indicator	Ref	Measurement	Value	Change
Managing Positively	C1	Number of applications for planning permission determined in accordance with conservation advice where Conservation area is a statutory consideration	1	First Year
	C2	Number of applications for Listed building consent determined in accordance with conservation advice	0	First Year
	C3	Number of applications for conservation area Consent determined in accordance with Conservation area advice where Conservation area is a statutory consideration	0	First Year
	C4	Number of decisions on tree notifications made in accordance with Local Authority advice	2	First Year

Indicator	Ref	Measurement	Value	Change
Heritage at Risk	D1	Number of buildings receiving grant assistance for repair or reinstatement of historic fabric	0	First Year
	D2	Number of enhancement schemes completed	0	First Year
	D3	Number of replacement trees planted	0	First Year

APPENDICES

Appendix 1

A: National Policies.

The legal basis for Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 with national policy being provided by Planning Policy Statement 5: Planning for the Historic Environment (PPS5). This document sets out the Government's national policies on different aspects of spatial planning and planning policies on the conservation of the historic environment in England. The document should be read alongside other relevant statements of national planning policy. Guidance to help implement this policy, including the legislative requirements that underpin it, is provided in *Planning for the historic environment practice guide*. Both documents can be downloaded from www.communities.gov.uk.

B: Mansfield District Council Conservation Policies

The Saved Mansfield District Local Plan (adopted 1998) contains a comprehensive set of conservation policies. These are as follows:

BE6 Planning permission will be granted for developments within conservation areas provided that they would meet all the following criteria:-

1. Respect the special character of the conservation area;
2. Be designed to respect and integrate with the surroundings. Particular attention should be given to the mass, form and scale of development and its impact on the surrounding environment;
3. Use materials which are of good quality, and reflect the design of the building(s) as a whole. Infill developments should use materials which are sympathetic to their surroundings and which complement materials used in adjacent and prominent buildings in the street scene. Extensions to or alterations to buildings should use materials which match or are compatible with the original building;
4. Not have a detrimental effect on the character or amenity of the surrounding area.
5. Not spoil or destroy attractive views and vistas into, within or out of the Conservation Area where these are important to the character of the area.

BE7 Planning permission and related applications for conservation area consent will not be granted for development proposals which involve demolition in conservation areas other than in exceptional circumstances. Applications will be judge against the following criteria:-

1. The part played by the buildings in the architectural or historic interest of the area;
2. The condition of the building and the viability of its retention and continued occupation;
3. The wider effects of demolition on the surroundings and on the conservation area as a whole;
4. Whether the replacement scheme will make a positive contribution to the appearance or character of the area or bring other substantial benefits to the community that outweigh the harm caused by the loss of the buildings. In such cases, consent will only be

granted where there are acceptable detailed proposals for the redevelopment of the site.

BE8 Planning permission will not be granted for developments adjacent to conservation areas if they would adversely affect the character of appearance of the conservation area.

BE9 Planning permission will not be granted for developments which would lead to the removal of features in conservation areas such as walls, trees, hedges, open spaces and fences where such features contribute towards the character of the area.

BE10 Planning permission will be granted for developments that would enable the implementation of environmental improvements in conservation areas.

1. Policies BE6 to BE10 are reproduced as Appendix 1: Generic Conservation Policies. There are also a number of area specific policies relating to the commercial use of the area. These are reproduced as Appendix 2 Area Specific Policies.
2. Work is underway to prepare a Local Development Framework (LDF) for the District, which will replace the existing saved Mansfield District Local Plan. The LDF will comprise a portfolio of separate documents including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).
3. In line with English Heritage advice, the Character Appraisal and Management Plan will not form part of the framework but will provide background information to support relevant DPDs and SPDs. The District Council intends to adopt the Design Guide and site-specific design briefs that accompany the Management Plan.

Appendix 2: Mansfield District Council Area Specific Policies

The Saved Mansfield District Local Plan Policies (adopted 1998) contains a comprehensive set of area specific policies, these are as follows:-

<i>HE</i>	<i>Planning permission will be granted for the development of housing:-</i>
<i>H5 (X)</i>	<i>1.3 Hectares of land at Manor Farm, Church Warsop.</i>
<i>NE4</i>	<i>Planning permission will not be granted for any developments which would detract from the open character of sensitive gaps between settlements:-</i>
<i>NE4 (D)</i>	<i>Between Market Warsop, Church Warsop and Meden Vale.</i>
<i>LT1</i>	<i>Planning permission will not be granted for developments which would lead to the loss of major public open space areas and local parks, unless they would enhance the facility for recreational use-</i>
<i>LT1 (C)</i>	<i>Area of protect major public open space.</i>

Appendix 3: Designated Heritage Assets and Criteria of Unlisted Buildings of special interest in Conservation Area

Designated Heritage Assets

Designated Heritage Assets, previously known as Listed Buildings/Structures, are the most significant structures in a Conservation Area due to their recognised historical and architectural special interest, and are graded accordingly.

Grade I	Buildings considered to be of exceptional interest.
Grade II*	Important buildings of more than special interest
Grade II	Buildings of special interest which warrant every effort to preserve them.

When considering the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area, the following questions might be asked:

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics that reflect those of at least a substantial number of the buildings in the conservation area?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

In English Heritage's view, any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and values have not been seriously eroded by unsympathetic alteration.

Complete extract - McPherson A – Guidance on Conservation Area Appraisals. English Heritage (2006)

Appendix 4: Schedule of structures of special interest

Church Warsop Conservation Area

Historic Structures are referenced by number please refer to the Figure 13 Important Structure within the character appraisal for their location.

Church Road.

1. Mill Farm

Two farm buildings forming a 'U', building separated by double gate with single stone curved top gate piers. Buildings are coursed rubble stone with pantile roofs, timber eaves, stone cills and wooden lintels to openings. Building to south, L-plan, parallel with grass verge, road, and kicks back into enclosed space, building could originally have been the farmhouse, now used for storage. 1½ - 2 storey with single storey lean-to. Building to north, outbuilding, 1½ storey, gable end to grass verge, road. Aperture to gable end timber panelled hatch, metal rod above, side elevation has barn doors one altered to single entrance. Boundary wall coursed rubble stone wall ½ round copings connects outbuilding with boundary wall of adjacent mill.

Depicted on 'Twenty miles around Mansfield 1785 Chapman's map', 1825 enclosure and 1850 estate maps.

2. Mill Bridge and adjoining Weir.

Grade II Listed

Bridge and adjoining weir. 1767. Construction occurred between 1764 and 1799, was designed by Ralph Knight and construction started but after his death his sister, Elizabeth, continued the construction of the bridge and it was completed by his son John Gally Knight. Coursed and coursed squared rubble with Ashlar dressings and string course and saddleback coping. Bridge has projecting central bay with segmental arch. To left, single opening and to right, 4 unequally spaced openings, all with round heads. Central balustrade has flat vase-shaped balusters. Curved and straight flanking walls have 6 square piers and concaved domed caps. Each approx. 25m long. Adjoining weir, to south, has C20 concrete coping.

3. Warsop Mill.

Grade II Listed.

Water mill, 1767, altered and extended. Initially the two wooden framed water wheels were hidden behind stone constructed screens to protect them from the westerly winds. The estate extended the mill on the north side in 1820/1 which then enclosed a new iron framed water wheel and in 1825/6 the tenant miller Emanuel Burrows extend the mill on the south side to increase the floor space and enclose the other iron framed water wheel. The mill is constructed from dressed stone with pantile roof, partial string course and sill band. 2 storeys plus garrets, 6 bays, with 2 storey addition at each end, early C19. Windows are flush mullioned casements with heavy rock faced architraves, as is the door; other windows are C19 iron casements. Round headed wheel opening to front and, to its right, a single door with date stone in lintel inscribed '1767'. Positioned parallel to road, edge of pavement. Adjoining boundary walls to north and south, dressed stone with half-round copings, have 4 C20 square piers. Approx 45m and 30m long. Interior has mid C19 kingpost roof. Mid and late C19 roller mill and processing machinery. Early C20 water turbine. Latterly residential property.

4. Old Mill House.

Grade II Listed.

Mill House, Early C18. Coursed squared rubble with pantile roof and cat slide to rear. Single corner and 3 ridge stacks. 2 storeys plus garrets. 3 bays. L-plan. Windows are mainly C20 casement, some with glazing bar. Positioned extended gable end to road, edge of pavement. Outside, adjoining curved boundary wall to north. Coursed rubble with rubble coping.

5. Farm buildings to east of Old Mill House.

Grade II Listed.

Cart shed, barn and stable in continuous range. Mid and late C18. Dressed stone with pantile roof and stone slate verge. Single and 2 storeys. 2/5/2 bays, elliptical headed openings, slatted casements with segmental heads, some have stone arched lintels. Cart shed to west now garage, cart shed to right restored principal rafter roof with butt purlins.

6. War Memorial.

Grade II Listed.

War memorial. C.1920. Limestone ashlar and granite. Square plinth of 2 steps. Bolection moulded square pedestal with inscription to east. Panelled square shaft with pilastered panelled frieze and cornice. East side has granite panel dated 1939-45. Above, panel with sword and above again, inscription 'pro Patria 1914-1918'. North and south sides have inscribed panels.

7. Boundary wall, gates, piers and overthrow at Church of St. Peter and St. Paul.

Grade II Listed.

Boundary wall. Mid C19. Coursed squared rubble with gabled stone coping. L-plan with rounded corner. To south, gate with panelled ashlar piers and hipped ashlar caps. Pair of iron spearhead gates. Scrolled foliate wrought iron overthrow and lamp bracket. To north, gateway with similar piers and C20 gates.

8. 5 Church Road, Churchside Cottage.

House, approx 3m high boundary wall. House coursed rubble, pantile roof, stone kneelers and protruding stone brackets. 2 storey 3 bays. Segmental headed casements, individual stone arched lintels. Positioned parallel with road, edge of pavement. Boundary wall, coursed rubble with flat copings, south section has door with segmental head, stone arched lintel, door timber panelled single entrance to enclosed space gable end of building.

Depicted on 'Twenty miles around Mansfield 1785 Chapman's map', 1825 enclosure and 1850 estate maps.

9. Group of 3 headstones adjoining south side of tower of Church of St. Peter and St. Paul

Grade II Listed.

Group of 3 headstones. C17 and C18. Slate, ashlar and dressed stone. To left, stone with segmental head, to William Smith. 1681. To its right, slate stone to Joseph Hoore. 1754. Signed 'Wm Charles Sculp.'. To right, stone with chamfered corners inscribed '? Middleton wife of Thomas A D 1649'.

10. Group of 4 headstones 10m west of tower at Church of St. Peter and St. Paul.

Grade II Listed.

Group of 4 headstones. C18. Ashlar. To left, moulded double stone with scrolled head, winged hourglass and winged serpent. To John and Mary Foster. 1725. To its right, scrolled

head stone to Ann Mason. 1713. To right again, moulded arch headed stone to Richard Willee. 1724. To right again, panelled, arch headed double stone to Elizabeth Herring. 1750. Verse inscription.

11. Church of St. Peter and St. Paul.

Grade I Listed.

Parish church. C11, C13, C14, C15, C16. Restored and re-roofed and organ chamber built, 1878. Coursed and coursed squared rubble and dressed stone. Gabled and lean-to slate roofs. Ashlar dressings. Chamfered plinth, moulded parapets, and coped gables with crosses. West tower, C11 and C14, 3 stages, has clasping and corner buttresses of different sizes, some gabled. String course, moulded crenellated parapet, 2 gargoyles, and 4 crocketed pinnacles. Nave clerestorey has on each side moulded band and 3 gargoyles. C14 chamfered eaves and moulded parapet, diagonal, corner and intermediate buttresses and 2 setoffs. Windows: - late C14 triple lancets with cusped heads, square reveals and hood moulds, double lancets and ogee headed triple lancet with square headed reveal. Organ chamber has moulded plinth, eaves and sill band, windows: - cusped trefoil headed lancet, to north, a pair of similar lancets. Chancel has moulded eaves and parapet and on each side, 2 gargoyles, pair of corner buttresses, 3 setoffs, sill bands, blocked priest's door. Windows: - blocked late C14 window with four centred arched head and hood mould, late C14 6 light lancet with cusped heads, panel tracery and hood mould, late C14 triple lancet with cusped heads, four centred arch reveal and hood mould, truncated C13 triple lancet with cusped heads, trefoils, hood mould and mask stops 2 bay vestry, c1500, has chamfered and moulded plinth, eaves band, crenellated parapet, 2 gargoyles, 3 buttresses, 2 setoffs, the central one with incised sundial. Windows are single lancets with cusped heads, square headed reveals and hood moulds, one with mask stops. Single lancets, ogee headed niche in parapet. Door with four centred arched head and hood mould. South aisle, 3 bays, C13, has sill band and moulded eaves, 3 corner buttresses plus intermediate buttress, 2 setoffs. Windows: - C13 triple lancet with cusped trefoil heads, hood mould and 3 mask stops, double lancets, 1878. C15 triple lancet with cusped ogee heads and hood mould. South porch, C13, restored C19, has moulded eaves, 2 coped gables, one with cross, flanking buttresses. South doorway, cove and roll moulded with hood mould and mask stops, single shafts with water holding bases and capitals with nailhead bands. Elaborate interior - baroque style oak screen, stained glass, organ in gothic case, combined sedilia and piscine, C11 priest's door, traceried panelled octagonal font, traceried pulpit, stone benches, moulded late C19 oak benches, oak reredos, memorials, brasses and tablets.

12. Gate and boundary wall, The Rectory

Boundary wall and gate of the original Rectory, approx. 60m. Coursed rubble stone walls with half round coping with an ashlar gateway, wall slopes up and round ashlar blocks of entrance. The gateway contains a timber board door.

A building is depicted at the cross roads on 'Twenty miles around Mansfield 1785 Chapman's map'. Building depicted stepped back from cross roads on 1825 enclosure and 1850 estate maps.

Bishops Walk.

13. Warsop Parish Centre.

Grade II Listed.*

Parish centre (formerly Warsop Old hall). C14, C15, C16, C18. Converted 1972. Coursed squared rubble, dressed stone, steep pitched pantile roofs. Ashlar dressings. Square breathers. Rubble buttresses. External wooden stairs. 2 gable and single ridge stacks. 2 storeys plus attics. 6 bays wide by 4 bays deep. C-plan. Windows are mainly C20 casements. However apertures vary: - plain, flush mullioned, mullioned with hood mould, leaded mullioned, chamfered mullioned. Other windows:- C15 lancets with elliptical heads or with moulded reveal and hood mould. Single lancets or trefoil headed single lancets. Interior has chamfered C14 aumbry, square mullioned openings, and single large chamfered doorway. Barn restored 7 bay principal rafter roof. Cambered tie beams, butt purlins, collars and wind braces. Flat rafters. East end has half height C19 loft forming gallery. Reputed to be the most important medieval house in the county. Probably the seat of the de Sutton family. Sold in 1349 to John Nunnes of London and resold in 1350 to Sir John de Roos. Later belonged to the Earls of Rutland. Latterly a farmhouse.

14. Barn, cottage and outbuildings at Moorfield Farm.

Grade II Listed.

Bar, integral cottage, adjoining outbuildings. Early C17, late C18, late C19. Coursed squared rubble and brick, pantile roof. Ashlar dressings. Single ridge stack. Single and 2 storeys plus garrets. L-plan. 5 bays wide by 4 bays deep. Various breathers. Windows are mainly casements, some with flush mullions; cottage has a Yorkshire sliding sash. Barn has principal rafter roof, 4 bays, with double purlins, cottage had 4 span beams, 2 with ogee stops. Winder stair, principal rafter roof similar to barn. C19 corner register grate. Buildings converted to residential.

Eastlands Lane.

15. Nos 1 to 3 (consecutive) Blankley's Yard.

Grade II Listed

Row of 3 cottages. Late C18. Dressed stone with pantile roofs. Single coped gable with kneelers. 2 ridge and single gable stacks. 2 storeys, 6 bays. Windows are C19 and C20 casements and Yorkshire sashes. Most of ground floor windows have segmental heads. This building adjoins the farm buildings belonging to Old Mill House. Stone outbuildings.

16. 18 Eastlands Lane.

Dates from the 1600's where it functioned as a Blacksmiths cottage, although much altered, the blacksmiths shop building was located to the west of the cottage was demolished in the 1970's to make way for a new modern house. Buildings located to the south of the cottage were demolished by Warsop Estate, these buildings consisted of a stone built lean-to (stables) (evidence of these buildings can be seen on the elevation facing onto no.20) and a complex of brick buildings which were used as pig sty's. Functioned as a House, coursed rubble stone with slate roof, 2 storey, metal ties, and door with segmental head, individual stone arched lintels, altered fenestration, stone single ridge stack and part stone/brick gable stack, stone kneelers and protruding stone brackets. Building positioned gable end to road, rear of pavement. Small stone boundary enclosure wall with flat copings.

Large complex depicted on 'Twenty miles around Mansfield 1785 Chapman's map' depicted on 1825 enclosure map and on 1850 estate map.

17. 20 Eastlands Lane.

House, coursed rubble stone with pantile roof, 2-storey 3 bays, casements have segmental heads, individual stone arched lintels, single storey lean to extensions, single gable brick stack, stone kneeler with protruding stone brackets. Building positioned parallel to road, rear of pavement.

Large complex depicted on 'Twenty miles around Mansfield 1785 Chapman's map' depicted on 1825 enclosure map and on 1850 estate map.

18. 24 Eastlands Lane.

House, coursed rubble stone with pantile roof, 2 storey 3 bay, casements with straight stone lintels, 2 gable and 1 ridge stone stacks, stone kneelers with protruding stone brackets, side lean-to extension with pantile roof, rear extension partly rendered, both with stone kneelers with protruding stone brackets. Building parallel to road, rear of pavement. Outbuilding within grounds.

Large complex depicted on 'Twenty miles around Mansfield 1785 Chapman's map'. A larger building depicted than appears today is depicted on 1825 enclosure map, a larger more complex 'C' shaped structure depicted 1850 estate map.

19. 23 Eastlands Lane.

House, coursed stone with pantile roof, 'L' plan, 2 storeys, 2 storey rear extension part rendered, stone kneelers with protruding stone brackets, casements and door segmental heads, individual stone arched lintels. Front façade of building parallel to road, rear of pavement. Coursed rubble stone boundary wall, section constructed from Ashlar blocks, flat copings. Outbuilding within grounds.

A structure is depicted at this location on 'Twenty miles around Mansfield 1785 Chapman's map'. An enclosed plot is depicted on the 1825 enclosure map but it is difficult to determine if there is a structure, a structure appears at this location on the 1850 estate maps.

Manor Court.

20. 1 Manor Court.

House, coursed rubble stone with pantile roof, 2 storey 3 bays, connected to no. 2 Manor Court, brick ridge stack, stone kneelers and protruding stone brackets, segmental headed casements with individual arched stone lintels, protruding straight stone cills. Building positioned parallel to road, no pavement.

A combined structure is depicted on 'Twenty miles around Mansfield 1785 Chapman's map' could be the combined manor house complex. Enclosure of land is depicted on 1825 enclosure map. The 1850 estate map depicts this building as being part of the Manor House complex, which it is connect too, a further sideways on 'L' plan building closes the site to the south and is connected to both the Manor House and no. 4 Manor Court. The buildings of the complex in affect form a square enclosing a central courtyard; access to the side is adjacent to the north gable of no.3 Manor Court.

21. 2 Manor Court.

House, coursed stone rubble with pantile roof, 2 storey 2 bays, brick ridge stack, single stone kneeler and protruding stone bracket to gable, casements with segmental heads, individual stone arched lintels, flat stone cills, elliptical stone double entrance, recessed rubble stone and 5 sectional arched overlight infill. Building positioned parallel to road, no pavement.

A combined structure is depicted on 'Twenty miles around Mansfield 1785 Chapman's map' could be the combined Manor House complex. Enclosure of land is depicted on 1825 enclosure map. The 1850 estate map depicts this building as being part of the Manor House complex; a further sideways on 'L' plan building closes the site to the south and is connected to both the Manor House and no. 4 Manor Court. The buildings of the complex in affect form a square enclosing a central courtyard; access to the side is adjacent to the north gable of no.3 Manor Court

22. 3 and 4 Manor Court.

One building 2 houses, coursed stone rubble with pantile roof, with skylights, 2 storeys, flush straight stone lintels protruding straight stone cills, stone kneelers with protruding stone brackets at gables. Parallel with road but set back in grounds behind coursed stone rubble boundary wall with curved copings.

A combined structure is depicted on 'Twenty miles around Mansfield 1785 Chapman's map' could be the combined manor house complex. Enclosure of land is depicted on 1825 enclosure map. 1850 estate map depicts this building as being part of the Manor House complex; a further sideways on 'L' plan building closes the site to the south and were connected to both the Manor House and The Owlery. The buildings of this complex in affect form a square enclosing a central courtyard; access to the side is adjacent to the north gable of no.3 Manor Court

Manor Road.

23. 1 Manor Road.

Grade II Listed.

Farmhouse and barn in continuous range. Early C18. Lean-tos and adjoining pigsty. Coursed squared rubble with pantile roof and stone slate verges. 2 coped gables with kneelers. Single ridge and single gable stacks. 2 storeys, 5 bays. Latterly residential properties.

24.2 Manor Road.

Grade II Listed.

Farmhouse. Mid C18 and early C19. Coursed squared rubble and dressed stone, with glazed pantile roof and stone slate verges. Partial plinth. Deep eaves. 2 ridge and 4 gable stacks, one external. 2 storeys plus garrets. 3 bays wide by 4 bays deep. Windows are mostly glazed bar sashes, door rock faced architrave and overlight. Interior has late C18 Adam style fireplace removed from Nettleworth Manor. Early C19 hob grate with foliate panels. Mid C19 register grate with Classical surround. Mid C18 dogleg stair and landing. Ramped handrail, turned newels, stick balusters. Curtilage north and east, adjoining dressed stone boundary wall with half-round copings, elaborate late C19 cast iron gate. Approx 110m long.

Burns Lane.

25. Burns Farm

Farmhouse, 2 storey, double gabled building with valley, concrete tiled roof, elevation parallel to road, 2 storey lower gabled extension to rear gable, building footprint chunky 'L' plan, 4 gable brick stacks. Projecting porch. Building located at road junction set back from road behind stone boundary wall and grass verge.

Machine threshing barn, coursed rubble stone with slate roof, stone kneelers with protruding stone brackets, segmental head apertures, individual stone arched lintels, elliptical arch double entrance, recessed part infilled with rubble stone and timber panelled barn doors.

Outbuilding attached to barn, coursed rubble stone, corrugated roof, breathers, and stone kneelers with protruding stone brackets. Further outbuildings.

Boundary wall, coursed rubble stone with curved stone copings.

Buildings are depicted on the 1825 enclosure map, also depicted on the 1850 estate map where it is referred to as 'The Burns'.

Appendix 5: Useful References

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Appendix 6: Contact Details

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