

Southwell Landscape Setting

June 2012



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1.0 Introduction

1.1 Southwell lies within the central area of Nottinghamshire approximately 7 miles west of Newark, 14 miles north east of Nottingham and 22 miles west of Lincoln. It is a small country town with a current population of over 6500 and principally famous for its large cathedral church, Southwell Minster.

1.2 The Southwell Conservation Area Appraisal (July 2005) states that:

“The landscape setting of Southwell makes an important contribution to its character. It is set within an undulating landform that is well wooded which gives Southwell an enclosed and intimate atmosphere.”

1.3 This report outlines the underlying information and the approach taken to define the principal protected views of Southwell, and the boundary of the immediate surroundings of Thurgarton Hundred Workhouse. The methodology for this study follows the current guidance given by English Heritage and the Landscape Institute.

1.4 For the purposes of this report a study area of approximately 3km was defined around the centre of Southwell, which contains the closest ridge lines.

2.0 Planning Background

2.1 The National Planning Policy Framework states that *“local planning authorities should set out in their Local Plan positive strategy for conservation and the enjoyment of the historic environment including heritage assets most at risk through neglect, decay or other threats”*

NPPF Page 30, paragraph 126

2.2 It defines a Heritage asset as:

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2.3 The National Planning Policy Framework then goes on to state that local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local authorities should take into account :

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of the new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of place.*

2.4 As described in the Newark and Sherwood Core Strategy in 2005, Southwell Town Forum prepared a Town Plan which set out a Vision for the town’s development based on community consultation. One key point was that the *“visual and historic assets are protected and put to best use for residents and visitors”*

The Core Strategy document recognised the importance of the role and setting of Southwell with Southwell Area Policy 1 states that

“the District Council and its partners will seek toidentify, protect and enhance the setting of Southwell, including the views of Southwell Minster, the ruins of the Archbishop’s Palace and the Workhouse.”

- 2.5 Following on from the Core Strategy the Council prepared an initial Southwell views approach which was the subject of public consultation in October and November 2011. The consultation responses were reviewed and it was agreed that further work be undertaken to address consultation concerns.

3.0 Methodology

- 3.1 The study followed guidance given within English Heritages Guidance documents: Seeing the View in History (May 2011); and The Setting of Heritage Assets (2011), and the Guidelines for Landscape and Visual Impact Assessment 2nd edition Landscape Institute and the Institute for Environmental Management and Assessment (2002).

For the recording of key views to Southwell information within “Photography and Photomontage in Landscape and Visual assessment, Landscape Institute Advice Note 1/11” was followed.

For both the definition of the principle views of Southwell and the immediate surroundings boundary of Thurgarton Workhouse the following methodology was used.

- 3.2 Baseline Information

Desktop work on Geographical Information Database (G.I.S) Map Info to collect base line information, including topics such as topography, drainage, landscape character, historic and ecological designations. These are shown on Figures 1-5 in Appendices 1 and 2

- 3.3 Preparation of Zone of Theoretical Visibility (ZTV) Maps

The initial topographical data was fed into G.I.S software application *MapInfo*. From this an initial map was created to show surrounding topography that was equal to or above that of the site. The eye height of the viewer was taken to be 1.6m above ground level and the top of the spires of the western Minster 45m high from ground level. The height of the top of the spire of Holy Trinity was taken to be 23.7m high from ground level.

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3.4 Establishment of Viewing Places and Assessment Points

The following information was considered in order to define the key view points:

- Application of English Heritage Guidance documents
- Historic research using artistic records available and photographic records.
- Discussion with Heritage conservation officers, May 2012
- Consultation responses following publication of the Allocations and Development Management Options Report October 2011
- ZTV maps produced by G.I.S Map Info
- Site visits

3.5 Workshop

Prior to the detailed site work, a workshop was held with Newark and Sherwood District Council, English Heritage and National Trust to establish principles behind defining key views and surroundings of the workhouse, as well as to feed into the process itself.

3.6 Site visits and photographs

Photographs were taken with 550D Canon SLR 18 mega pixel digital camera on a tripod set at 1.6m. Photographs were taken on May 22nd 2012 and May 29th 2012. A4 copies are included within Appendix 3 Record of Site Photographs.

3.7 Desk work and analysis

Information collected from desk study and site visits was then assessed and the findings set out in Appendix 4, and sections 6.0 to 9.0 of this report.

4.0 **Baseline Information**

4.1 Topography and Drainage

Southwell lies in a shallow basin which is surrounded by the hills of Norwood Hill, Cundy Hill, South Hill to Park Hill in the west and south-west, and the lower ridge line of Cork Hill to the north. To the east, the land is relatively flat and low lying as it levels out to the Trent Valley. The higher land is fissured by streams, known as *dumbles*, running in a general east-west direction towards the River Trent.

Between Southwell and Nottingham many of these dumbles form narrow ravines whose steep banks are covered in trees. The River Greet flows to the north-east of the town within a broader valley before meeting the River Trent just south of the village of Rolleston. The landform and drainage of Southwell is shown on Figure 1.

4.2 Historical designations and Historic Landscape Character

At the centre of Southwell lies the conservation area designated in 1968, and extended in 1970 and 1993. The most important features that contributed to the designation were the presence of the Minster, its well preserved historic layout, the high proportion of listed buildings and unlisted buildings of quality, its strong character and its attractive landscape setting.

There are two scheduled Ancient Monuments the Archbishops Palace and the Roman Villa.

There are two Grade I listed buildings which are:

- the Minster Church of St Mary the Virgin and Chapter House
- the Bishops Manor and the remains of Bishops Palace, on Bishop's Drive.

There are four Grade II* listed buildings which are the Gateway and flanking walls at Minster Church yard, Westgate, and the residence and Vicars Court and adjacent walls along Church Street, as well as the Saracens Head Hotel and Cranfield House.

There are 202 Grade II listed buildings of which one of these is the Holy Trinity Church.

4.3 Ecological designations

Shady Lane Pasture, Potwell Dyke Grasslands and Meadow are all Sites of Importance for Nature Conservation. The position of these and other open spaces that are protected with Newark and Sherwood's Local Development Framework are shown on Figure 3 and Figure 6 respectively.

4.4 Public Rights of Way

There are numerous footpaths linking the countryside around Southwell with the town centre and several heritage trails have been established by the Southwell Tourism Partnership. The Southwell Trail links the town with Farnsfield to the north west and originally linked up with part of the Midland Railway Network carrying both passengers and freight.

4.5 Landscape Character

The area of Southwell lies within the **Mid Nottinghamshire Farmlands** Regional Character area which is described within the Newark and Sherwood Landscape Character Assessment as follows.

“Small nucleated villages, isolated farmsteads and quiet country lanes are important components of the regions character, along with undulating landform, hedged fields and woodland. These features and the fact that the area is dominated by agriculture, ensure that the region has a traditional rural character. This is reflected in the pattern of settlement and enclosure. “

The landscape character for the study area is shown on Figure 4. The Landscape Character Zone surrounding Southwell are:

Halloughton Village Farmlands (MN38) which surrounds the majority of the town to the south, and west. (Landscape Policy: Conserve and Reinforce)

Maythorne Meadowlands (MN35) extending along the Rover Greet corridor to the north east of Southwell (Landscape Policy: Conserve and Create)

Hockerton Village Farmlands (MN34) which lies to the north of the River Greet (Landscape Policy: Conserve and reinforce)

Thurgarton Village Farmlands with Ancient Woodlands (MN39) further to the west of to the area. (Landscape Policy: Conserve)

All of these have the same characteristic visual feature of *“medium distance views to frequently wooded skylines, although often enclosed by vegetation – hedgerows, and woodland.”* Further information on the character of these areas is contained within the Newark and Sherwood Landscape Character Assessment.

5.0 Historic Information

The word *Southwell* is derived from its location close to a line of springs and the “South well” is thought to be around the junction of Fiskerton Road and Spring Hill which is now marked by the *Paulinus Monument* where the waters were once thought to have therapeutic properties.

5.1 The Minster

In 956 King Wessex granted Oskyetel, the new Archbishop of York, land in Southwell and a minster was built on the site of a Roman Villa. This was one of 4 Minsters (the others being Ripon, Beverly and York) built to be the mother church of the southern part of diocese of York.

Early 12th century Archbishop Thomas II of York authorised the rebuilding of Anglo Saxon church on the site and the top of the west towers was complete by 1170. Since then the Minster has undergone many alterations and additions over the centuries with the Chapter house built at end of 13th century. Cathedral status was gained 1884 with formation of the Southwell Diocese.

Large houses surround the Minster, most being on the site of prebendal houses, which were owned by 16 secular canons, supported by revenues from particular parishes, known as “*prebends*.”

Although little is left of the original prebendal houses the layout of these buildings, on large plots of land surrounding three sides of a square around the Minster, is still evident. This arrangement has also allowed green space to extend in to the centre of the town with space for mature tree cover around the Minster.

The Minster and Arch Bishops Palace with its former deer park to the south is also still partially evident some of which is now managed for leisure, and recreation. Several water courses including dumble steams also extend in to the town which form wildlife corridors and contribute to the rural character of the town.

5.2 Holy Trinity Church.

The pointed spire of the Holy Trinity Church contrasts with the solid outline of the towers of the Minster. This church was built from money raised by public subscription in 1846 for the district of Westhorpe, due to the recognition that the Minster, with seating for 800 people, could not accommodate the expanding population of Southwell. The church was built

in the Early English style of stone with a western bell tower and spire around 78ft high.

6.0 Assessment points and View point Photography

An assessment from each viewing place is described within Appendix 3 and 4 and the location of the view points is shown on Figure 8. Seven viewing places were selected and as these are all views of the same heritage asset, the Minster, a summary is provided below. It is recognised that these views are not the only notable views from this area of the Minster but represent key representative views within Southwell and the wider rural setting. These views will change over time due to changes in land use.

6.1 Overall Heritage significance in the views (Assessment points 1-7)

The overall heritage significance of the views is:

- the Minster's central position within Southwell and its relationship with other green space into the surrounding landscape.
- the prominence of the Minster spires above the skyline in contrast to the surrounding built settlement.
- the large size of the Minster in contrast to the size of the town and the relationship with other buildings such as Holy Trinity.

6.2 The heritage significance within these views will be sustained if:

- the silhouette of the Minster spires and tower can continue to be seen as the principal built elements that cross over the horizon from the surrounding assessment points.
- the ability to see the spire of the Holy Trinity to the south and south west (Viewing places 1, 2 and 3) in relation to those of the Minster is retained.
- the position, scale, colour and height of new development should not detract from the views of Southwell.
- the longer views out across the town to surrounding ridge lines are considered particularly where new development would add to and potentially detract from the key heritage assets within Southwell.
- the ability to appreciate the views from the higher ground within the hills around Southwell particularly from rights of way is maintained.

- trees and woodland planting are carefully designed to frame views of the Minster rather than obscuring it whilst reflecting the landscape character of the area.

7.0 Southwell Views - Policy Wording

7.1 Southwell Protected Views (So/PV)

The District Council will seek to protect views of and across the principal heritage assets of the Minster, Holy Trinity church, Bishops Palace and Thurgarton Hundred Workhouse including the view cones identified on the Proposals Map.

Therefore:

Development proposals within the view cones, as defined on the Proposals Map, will be required to demonstrate that they do not negatively impact on the views of these heritage assets; and

Beyond the areas defined within the view cones, as defined on the Proposals Map, which have the potential to negatively impact on the views of these heritage assets will not normally be acceptable.

The level of potential impact will be dependent on factors such as scale, height and location and the scope for mitigation.

8.0 Thurgarton Hundred Workhouse



View from Work house Lane

- 8.1 The National Planning Framework Document defines the setting of a heritage asset:

“as the surroundings in which the asset is experienced.”

Its extent is not fixed and may change as the asset and its surroundings evolve. In the context of planning for a changing environment the setting of the asset should be defined at the time proposals are put forward. For the purposes of this report the immediate surroundings boundary has been defined using the guidance given within English Heritages “The Setting of Heritage Assets”

The elements of a setting may make a positive, negative or neutral contribution to it’s significance and may affect the ability to appreciate that significance. Appendix 2 contains drawings that show base line information (Refer to Figure 9 to 13). The boundary showing the immediate surroundings of the work house was also discussed with English Heritage, National Trust and the local planning authority for a consensus view.

The main heritage assets of Southwell are listed but only the relationship between the workhouse and the Minster, was assessed in more detail.

9.0 Assessment of Heritage Assets

9.1 The following heritage assets lie within Southwell:

Asset	Designation	Level of importance
St Mary's Minster	Grade I Listed building	Exceptional interest, internationally important Norman and Early English grand church. Cathedral status gained 1884 with formation of Southwell Diocese.
Bishop's Manor	Grade I Listed building	International/ National - Exceptional interest
Bishop's Palace remains.	Scheduled Ancient Monument	International/National - Exceptional interest
Roman Villa	Scheduled Ancient Monument	National Located east of the Minster, earliest evidence of a settlement of a town.
The Residence, Vicars Court and adjoining boundary walls	Grade II* Listed building	Grade II* buildings are particularly important buildings of more than special interest; National
Holy Trinity	Grade II Listed building	Nationally important and of special interest
Thurgarton Hundred Workhouse	Historic Park and Garden Grade II* Listed building	Grade II* buildings are particularly important buildings of more than special interest; Best preserved workhouse in England

Assessment of how the setting makes a contribution to the significance of the Heritage Asset

9.2 Physical surroundings of asset

Asset	Topography and Land use	Relationship to other heritage assets	Definitions and scale of surrounding spaces, openness and boundaries	Materials, surfaces	History and degree of change over time
St Mary's Minster	Set within the centre of Southwell surrounded by higher land to the north, south and west	Key heritage asset within Southwell. Outlying parish churches set within surrounding villages.	Large Minster whose spires and tower are visible from around Southwell, particularly to the north and south Immediate boundaries are walls.	Magnesian Limestone construction. Limestone from Mansfield.	History as in section 5 of report
Thurgarton Hundred Workhouse	Stands on rising ground over looking Upton Road to the north east of Southwell Workhouse building is set apart from Southwell lying in Upton Parish	Set within neighbouring Parish of Upton. Relates to social reform work pioneered by resident of Southwell Rev. J.T Becher within the parish of Southwell His other local interests included lunatic asylum. Friendly society for savings and house of correction.	Large brick building over looking productive garden area and beyond Upton Road across the River Greet Hedged boundaries in the wider landscape tie in with surrounding agricultural landscape.	Red clay brick building with slate roof. Stone window sills (Mansfield White limestone) Cast iron window frames.	Built in 1824 as Thurgarton Hundred Incorporated Workhouse, it became Southwell Union Work house in 1836. Over time it has altered relatively little A survey by the Royal Commission on the Historical Monuments of England recognised that the Work house " <i>was the best preserved in England</i> "

9.3. Experience of Asset:

Asset	Surrounding Landscape/townscape character	Visual dominance/prominence	Visibility with other historic and natural features	Tranquillity, remoteness, and sense of enclosure,
<p>St Mary's Minster</p>	<p>Set within the heart of a conservation area surrounded by houses on sites of the large plots of prebendal houses</p> <p>Within The Minster and Prebendage Character area as described within the Southwell Conservation Area Appraisal</p> <p>Wider agricultural landscape of Mid Nottinghamshire Farmlands, Village Farmlands landscape character types</p>	<p>Dominant building within centre of town</p> <p>Character of Southwell derived from having a large church for a relatively small town</p>	<p>Green space immediately around Minster, as cemetery and green space central to town. Site of Bishops Palace and remains of Manor to the south east</p>	<p>Within the context of surrounding town centre such as along King Street with its busy, compact narrow layout, the area immediately around the Minster is a quieter space within the town</p> <p>Enclosure provided by walls and buildings and busy narrow roads to the north and west of the Minster</p> <p>Space around Minster dominated by pedestrian movement/access</p>
<p>Thurgarton Hundred Workhouse</p>	<p>Set within a registered historic park and garden.</p> <p>Surrounding landscape is within the Maythorne Meadowlands policy zone whose presence of the River Greet influences landscape character by both land use and vegetation</p>	<p>Over looks Upton Road, visually prominent on leaving Southwell along this road</p> <p>Views on the approach to Southwell from the east</p>	<p>Tops of tower and spires of Minster just visible over tree tops from higher ground along Normanton Road.</p> <p>Inside workhouse views out were controlled by absence of windows in the end walls and high walls around yards.</p>	<p>Workhouse surrounded by fields with only the built edge of Southwell to the south west. Maintains distinctive break as being located within adjacent parish of Upton.</p> <p>Some development garage, and buildings fronting on to Upton Road. Parts of Crew Lane Industrial Estate visible.</p>

9.4 Views



Asset	Views to Asset	Views from Asset
Thurgarton Hundred Workhouse	Views up to Minster from Upton Road and from Workhouse Lane. Also visible from some surrounding foot paths, fields and edge of industrial estate.	Work house is orientated so main views from windows are to the north-east and south-west. Views of the spires and Minster tower are visible from part of Normanton Road. View is similar to that glimpsed from third storey of Workhouse where the top of the Minster is visible. Tree cover and subtle changes in land form screen most of the town and emphasise workhouse's more isolated setting.

Asset	Extent of surroundings	Description of surroundings
Thurgarton Hundred Workhouse	<p>The immediate surroundings boundary includes fields north of Normanton Road as the land rises up gradually to the ridgeline. To the east the boundary extends to Normanton Road, which including the Hall (Listed Building) and associated tree belt and farmland.</p> <p>To the south the land drops down to the former railway line which also marks to the edge of Crew Lane Industrial Estate. West of the Work house is Caudwell house, a twentieth century expansion of the welfare system.</p>	<p>The land sloping down in front of the workhouse to Upton Road is a Grade II* Registered park and garden. The River Greet and low lying fields and vegetation provide a rural context to the workhouse. The surrounding landscape lies within the Maythorne Meadowlands Landscape policy zone whose landscape strategy is to <i>conserve and create</i>. The relationship with Southwell is evident with the settlement lying to the south west of the River Greet. There is a visual link with the tops of the Minster visible from part of Normanton Road and the third storey of the Workhouse.</p>

Summary

The immediate surroundings is the landscape within which the Workhouse sits (Figure 15)

- Development proposals should define the *setting* of the workhouse in each case which should be in relation to the scale, size and type of development proposed. The setting also includes noise, dust, vibration as well as spatial factors.
- The potential impacts on the Workhouse and its immediate surroundings and wider setting should be assessed and mitigated against.
- The ability to see the spire of the Minster and appreciate the location of the Workhouse in relation to Southwell itself should be retained.
- Mitigation for development adjacent to the immediate surroundings area should reflect the Maythorne Meadowlands character.

10.0 Thurgarton Hundred Workhouse - Policy Wording

Thurgarton Hundred Workhouse (So/Wh)

The District Council will seek to protect and enhance the setting of Thurgarton Hundred Workhouse.

Therefore:

Development proposals within the area defined as the immediate surroundings of the Workhouse on the Proposals Map should ensure that they do not negatively impact on these surroundings;

Development proposals to the south of the immediate setting within the Crew Lane Industrial Estate should address the requirements above and of policy So/E/1; and

Beyond the boundary of the immediate surroundings of the Workhouse, as defined on the Proposals Map, development proposals which have the potential to negatively impact on the setting of the Workhouse will not normally be acceptable. The level of potential impact will be dependant on factors such as scale, height and location and the scope for mitigation.

11.0 Reference documents

Guidelines for Landscape and Visual Impact Assessment 2nd edition
Landscape Institute and the Institute for Environmental Management and Assessment.
(2002)

The Setting of Heritage Assets
English Heritage 2011

National Planning Framework Document 2012

Seeing the View in History
English Heritage May 2011

Photography and Photomontage in landscape and visual assessment
Landscape Institute Advice Note 1/11

Southwell Conservation Area Appraisal Supplementary Planning Document
Newark and Sherwood District Council July 2005

Newark and Sherwood Core Strategy Development Plan Document Adopted March 2011

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Report 2011

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Nov 2009

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The Deer Parks of the Archbishops of Southwell, Philip Lyth

Southwell Heritage Trails Southwell Tourism Partnership
The Charles Caudwell Heritage Trail, The Westhorpe Dumble Southwell Bramley Apple
Heritage Walks, The Easthorpe Heritage Trail, The Rev. John Becher Heritage Trail, The
Edward Cludd Civil War Trail, The King Charles I Civil War Trail.

Southwell A History Walk Betty M. Arundel 2001

The Workhouse Southwell National Trust 2002

North East Midland Photographic Record- web site (Views of Southwell Minster)

Holy Trinity Church Southwell, Whites Directory of Nottinghamshire 1853

The History and antiquities of the Collegiate Church of Southwell, William Benett Killpack,
Thomas Hutchings Clarke

British Library On line Gallery (Drawings of Southwell by Hieronymus Grimm)

Tate (On line) Turner painting of Southwell Minster

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- Site visits

3.5 Workshop

Prior to the detailed site work, a workshop was held with Newark and Sherwood District Council, English Heritage and National Trust to establish principles behind defining key views and surroundings of the workhouse, as well as to feed into the process itself.

3.6 Site visits and photographs

Photographs were taken with 550D Canon SLR 18 mega pixel digital camera on a tripod set at 1.6m. Photographs were taken on May 22nd 2012 and May 29th 2012. A4 copies are included within Appendix 3 Record of Site Photographs.

3.7 Desk work and analysis

Information collected from desk study and site visits was then assessed and the findings set out in Appendix 4, and sections 6.0 to 9.0 of this report.

4.0 Baseline Information

4.1 Topography and Drainage

Southwell lies in a shallow basin which is surrounded by the hills of Norwood Hill, Cundy Hill, South Hill to Park Hill in the west and south-west, and the lower ridge line of Cork Hill to the north. To the east, the land is relatively flat and low lying as it levels out to the Trent Valley. The higher land is fissured by streams, known as *dumbles*, running in a general east-west direction towards the River Trent.

Between Southwell and Nottingham many of these dumbles form narrow ravines whose steep banks are covered in trees. The River Greet flows to the north-east of the town within a broader valley before meeting the River Trent just south of the village of Rolleston. The landform and drainage of Southwell is shown on Figure 1.

4.2 Historical designations and Historic Landscape Character

At the centre of Southwell lies the conservation area designated in 1968, and extended in 1970 and 1993. The most important features that contributed to the designation were the presence of the Minster, its well preserved historic layout, the high proportion of listed buildings and unlisted buildings of quality, its strong character and its attractive landscape setting.

There are two scheduled Ancient Monuments the Archbishops Palace and the Roman Villa.

There are two Grade I listed buildings which are:

- the Minster Church of St Mary the Virgin and Chapter House
- the Bishops Manor and the remains of Bishops Palace, on Bishop's Drive.

There are four Grade II* listed buildings which are the Gateway and flanking walls at Minster Church yard, Westgate, and the residence and Vicars Court and adjacent walls along Church Street, as well as the Saracens Head Hotel and Cranfield House.

There are 202 Grade II listed buildings of which one of these is the Holy Trinity Church.

4.3 Ecological designations

Shady Lane Pasture, Potwell Dyke Grasslands and Meadow are all Sites of Importance for Nature Conservation. The position of these and other open spaces that are protected with Newark and Sherwood's Local Development Framework are shown on Figure 3 and Figure 6 respectively.

4.4 Public Rights of Way

There are numerous footpaths linking the countryside around Southwell with the town centre and several heritage trails have been established by the Southwell Tourism Partnership. The Southwell Trail links the town with Farnsfield to the north west and originally linked up with part of the Midland Railway Network carrying both passengers and freight.

4.5 Landscape Character

The area of Southwell lies within the **Mid Nottinghamshire Farmlands** Regional Character area which is described within the Newark and Sherwood Landscape Character Assessment as follows.

“Small nucleated villages, isolated farmsteads and quiet country lanes are important components of the regions character, along with undulating landform, hedged fields and woodland. These features and the fact that the area is dominated by agriculture, ensure that the region has a traditional rural character. This is reflected in the pattern of settlement and enclosure. “

The landscape character for the study area is shown on Figure 4. The Landscape Character Zone surrounding Southwell are:

Halloughton Village Farmlands (MN38) which surrounds the majority of the town to the south, and west. (Landscape Policy: Conserve and Reinforce)

Maythorne Meadowlands (MN35) extending along the Rover Greet corridor to the north east of Southwell (Landscape Policy: Conserve and Create)

Hockerton Village Farmlands (MN34) which lies to the north of the River Greet (Landscape Policy: Conserve and reinforce)

Thurgarton Village Farmlands with Ancient Woodlands (MN39) further to the west of to the area. (Landscape Policy: Conserve)

All of these have the same characteristic visual feature of *“medium distance views to frequently wooded skylines, although often enclosed by vegetation – hedgerows, and woodland.”* Further information on the character of these areas is contained within the Newark and Sherwood Landscape Character Assessment.

5.0 Historic Information

The word *Southwell* is derived from its location close to a line of springs and the “South well” is thought to be around the junction of Fiskerton Road and Spring Hill which is now marked by the *Paulinus Monument* where the waters were once thought to have therapeutic properties.

5.1 The Minster

In 956 King Wessex granted Oskytel, the new Archbishop of York, land in Southwell and a minster was built on the site of a Roman Villa. This was one of 4 Minsters (the others being Ripon, Beverly and York) built to be the mother church of the southern part of diocese of York.

Early 12th century Archbishop Thomas II of York authorised the rebuilding of Anglo Saxon church on the site and the top of the west towers was complete by 1170. Since then the Minster has undergone many alterations and additions over the centuries with the Chapter house built at end of 13th century. Cathedral status was gained 1884 with formation of the Southwell Diocese.

Large houses surround the Minster, most being on the site of prebendal houses, which were owned by 16 secular canons, supported by revenues from particular parishes, known as “*prebends*.”

Although little is left of the original prebendal houses the layout of these buildings, on large plots of land surrounding three sides of a square around the Minster, is still evident. This arrangement has also allowed green space to extend in to the centre of the town with space for mature tree cover around the Minster.

The Minster and Arch Bishops Palace with its former deer park to the south is also still partially evident some of which is now managed for leisure, and recreation. Several water courses including dumble steams also extend in to the town which form wildlife corridors and contribute to the rural character of the town.

5.2 Holy Trinity Church.

The pointed spire of the Holy Trinity Church contrasts with the solid outline of the towers of the Minster. This church was built from money raised by public subscription in 1846 for the district of Westhorpe, due to the recognition that the Minster, with seating for 800 people, could not accommodate the expanding population of Southwell. The church was built

in the Early English style of stone with a western bell tower and spire around 78ft high.

6.0 Assessment points and View point Photography

An assessment from each viewing place is described within Appendix 3 and 4 and the location of the view points is shown on Figure 8. Seven viewing places were selected and as these are all views of the same heritage asset, the Minster, a summary is provided below. It is recognised that these views are not the only notable views from this area of the Minster but represent key representative views within Southwell and the wider rural setting. These views will change over time due to changes in land use.

6.1 Overall Heritage significance in the views (Assessment points 1-7)

The overall heritage significance of the views is:

- the Minster's central position within Southwell and its relationship with other green space into the surrounding landscape.
- the prominence of the Minster spires above the skyline in contrast to the surrounding built settlement.
- the large size of the Minster in contrast to the size of the town and the relationship with other buildings such as Holy Trinity.

6.2 The heritage significance within these views will be sustained if:

- the silhouette of the Minster spires and tower can continue to be seen as the principal built elements that cross over the horizon from the surrounding assessment points.
- the ability to see the spire of the Holy Trinity to the south and south west (Viewing places 1, 2 and 3) in relation to those of the Minster is retained.
- the position, scale, colour and height of new development should not detract from the views of Southwell.
- the longer views out across the town to surrounding ridge lines are considered particularly where new development would add to and potentially detract from the key heritage assets within Southwell.
- the ability to appreciate the views from the higher ground within the hills around Southwell particularly from rights of way is maintained.

- trees and woodland planting are carefully designed to frame views of the Minster rather than obscuring it whilst reflecting the landscape character of the area.

7.0 Southwell Views - Policy Wording

7.1 Southwell Protected Views (So/PV)

The District Council will seek to protect views of and across the principal heritage assets of the Minster, Holy Trinity church, Bishops Palace and Thurgarton Hundred Workhouse including the view cones identified on the Proposals Map.

Therefore:

Development proposals within the view cones, as defined on the Proposals Map, will be required to demonstrate that they do not negatively impact on the views of these heritage assets; and

Beyond the areas defined within the view cones, as defined on the Proposals Map, which have the potential to negatively impact on the views of these heritage assets will not normally be acceptable.

The level of potential impact will be dependent on factors such as scale, height and location and the scope for mitigation.

8.0 Thurgarton Hundred Workhouse



View from Work house Lane

- 8.1 The National Planning Framework Document defines the setting of a heritage asset:

“as the surroundings in which the asset is experienced.”

Its extent is not fixed and may change as the asset and its surroundings evolve. In the context of planning for a changing environment the setting of the asset should be defined at the time proposals are put forward. For the purposes of this report the immediate surroundings boundary has been defined using the guidance given within English Heritages “The Setting of Heritage Assets”

The elements of a setting may make a positive, negative or neutral contribution to it’s significance and may affect the ability to appreciate that significance. Appendix 2 contains drawings that show base line information (Refer to Figure 9 to 13). The boundary showing the immediate surroundings of the work house was also discussed with English Heritage, National Trust and the local planning authority for a consensus view.

The main heritage assets of Southwell are listed but only the relationship between the workhouse and the Minster, was assessed in more detail.

9.0 Assessment of Heritage Assets

9.1 The following heritage assets lie within Southwell:

Asset	Designation	Level of importance
St Mary's Minster	Grade I Listed building	Exceptional interest, internationally important Norman and Early English grand church. Cathedral status gained 1884 with formation of Southwell Diocese.
Bishop's Manor	Grade I Listed building	International/ National - Exceptional interest
Bishop's Palace remains.	Scheduled Ancient Monument	International/National - Exceptional interest
Roman Villa	Scheduled Ancient Monument	National Located east of the Minster, earliest evidence of a settlement of a town.
The Residence, Vicars Court and adjoining boundary walls	Grade II* Listed building	Grade II* buildings are particularly important buildings of more than special interest; National
Holy Trinity	Grade II Listed building	Nationally important and of special interest
Thurgarton Hundred Workhouse	Historic Park and Garden Grade II* Listed building	Grade II* buildings are particularly important buildings of more than special interest; Best preserved workhouse in England

Assessment of how the setting makes a contribution to the significance of the Heritage Asset

9.2 Physical surroundings of asset

Asset	Topography and Land use	Relationship to other heritage assets	Definitions and scale of surrounding spaces, openness and boundaries	Materials, surfaces	History and degree of change over time
St Mary's Minster	Set within the centre of Southwell surrounded by higher land to the north, south and west	Key heritage asset within Southwell. Outlying parish churches set within surrounding villages.	Large Minster whose spires and tower are visible from around Southwell, particularly to the north and south Immediate boundaries are walls.	Magnesian Limestone construction. Limestone from Mansfield.	History as in section 5 of report
Thurgarton Hundred Workhouse	Stands on rising ground over looking Upton Road to the north east of Southwell Workhouse building is set apart from Southwell lying in Upton Parish	Set within neighbouring Parish of Upton. Relates to social reform work pioneered by resident of Southwell Rev. J.T Becher within the parish of Southwell His other local interests included lunatic asylum. Friendly society for savings and house of correction.	Large brick building over looking productive garden area and beyond Upton Road across the River Greet Hedged boundaries in the wider landscape tie in with surrounding agricultural landscape.	Red clay brick building with slate roof. Stone window sills (Mansfield White limestone) Cast iron window frames.	Built in 1824 as Thurgarton Hundred Incorporated Workhouse, it became Southwell Union Work house in 1836. Over time it has altered relatively little A survey by the Royal Commission on the Historical Monuments of England recognised that the Work house " <i>was the best preserved in England</i> "

9.3. Experience of Asset:

Asset	Surrounding Landscape/townscape character	Visual dominance/prominence	Visibility with other historic and natural features	Tranquillity, remoteness, and sense of enclosure,
<p>St Mary's Minster</p>	<p>Set within the heart of a conservation area surrounded by houses on sites of the large plots of prebendal houses</p> <p>Within The Minster and Prebendage Character area as described within the Southwell Conservation Area Appraisal</p> <p>Wider agricultural landscape of Mid Nottinghamshire Farmlands, Village Farmlands landscape character types</p>	<p>Dominant building within centre of town</p> <p>Character of Southwell derived from having a large church for a relatively small town</p>	<p>Green space immediately around Minster, as cemetery and green space central to town. Site of Bishops Palace and remains of Manor to the south east</p>	<p>Within the context of surrounding town centre such as along King Street with its busy, compact narrow layout, the area immediately around the Minster is a quieter space within the town</p> <p>Enclosure provided by walls and buildings and busy narrow roads to the north and west of the Minster</p> <p>Space around Minster dominated by pedestrian movement/access</p>
<p>Thurgarton Hundred Workhouse</p>	<p>Set within a registered historic park and garden.</p> <p>Surrounding landscape is within the Maythorne Meadowlands policy zone whose presence of the River Greet influences landscape character by both land use and vegetation</p>	<p>Over looks Upton Road, visually prominent on leaving Southwell along this road</p> <p>Views on the approach to Southwell from the east</p>	<p>Tops of tower and spires of Minster just visible over tree tops from higher ground along Normanton Road.</p> <p>Inside workhouse views out were controlled by absence of windows in the end walls and high walls around yards.</p>	<p>Workhouse surrounded by fields with only the built edge of Southwell to the south west. Maintains distinctive break as being located within adjacent parish of Upton.</p> <p>Some development garage, and buildings fronting on to Upton Road. Parts of Crew Lane Industrial Estate visible.</p>

9.4 Views



Asset	Views to Asset	Views from Asset
Thurgarton Hundred Workhouse	Views up to Minster from Upton Road and from Workhouse Lane. Also visible from some surrounding foot paths, fields and edge of industrial estate.	Work house is orientated so main views from windows are to the north-east and south-west. Views of the spires and Minster tower are visible from part of Normanton Road. View is similar to that glimpsed from third storey of Workhouse where the top of the Minster is visible. Tree cover and subtle changes in land form screen most of the town and emphasise workhouse's more isolated setting.

Asset	Extent of surroundings	Description of surroundings
Thurgarton Hundred Workhouse	<p>The immediate surroundings boundary includes fields north of Normanton Road as the land rises up gradually to the ridgeline. To the east the boundary extends to Normanton Road, which including the Hall (Listed Building) and associated tree belt and farmland.</p> <p>To the south the land drops down to the former railway line which also marks to the edge of Crew Lane Industrial Estate. West of the Work house is Caudwell house, a twentieth century expansion of the welfare system.</p>	<p>The land sloping down in front of the workhouse to Upton Road is a Grade II* Registered park and garden. The River Greet and low lying fields and vegetation provide a rural context to the workhouse. The surrounding landscape lies within the Maythorne Meadowlands Landscape policy zone whose landscape strategy is to <i>conserve and create</i>. The relationship with Southwell is evident with the settlement lying to the south west of the River Greet. There is a visual link with the tops of the Minster visible from part of Normanton Road and the third storey of the Workhouse.</p>

Summary

The immediate surroundings is the landscape within which the Workhouse sits (Figure 15)

- Development proposals should define the *setting* of the workhouse in each case which should be in relation to the scale, size and type of development proposed. The setting also includes noise, dust, vibration as well as spatial factors.
- The potential impacts on the Workhouse and its immediate surroundings and wider setting should be assessed and mitigated against.
- The ability to see the spire of the Minster and appreciate the location of the Workhouse in relation to Southwell itself should be retained.
- Mitigation for development adjacent to the immediate surroundings area should reflect the Maythorne Meadowlands character.

10.0 Thurgarton Hundred Workhouse - Policy Wording

Thurgarton Hundred Workhouse (So/Wh)

The District Council will seek to protect and enhance the setting of Thurgarton Hundred Workhouse.

Therefore:

Development proposals within the area defined as the immediate surroundings of the Workhouse on the Proposals Map should ensure that they do not negatively impact on these surroundings;

Development proposals to the south of the immediate setting within the Crew Lane Industrial Estate should address the requirements above and of policy So/E/1; and

Beyond the boundary of the immediate surroundings of the Workhouse, as defined on the Proposals Map, development proposals which have the potential to negatively impact on the setting of the Workhouse will not normally be acceptable. The level of potential impact will be dependant on factors such as scale, height and location and the scope for mitigation.

11.0 Reference documents

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National Planning Framework Document 2012

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Report 2011

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Nov 2009

Holy Trinity Southwell 1846-1996 Majorie Hustwayte and Penelope Young 1996

Southwell Minster, A History and Guide Philip Dixon 2008

Southwell Minster, A Visitors Companion and John Miles

Transactions of the Thoroton Society of Nottinghamshire Volume XC 1986
The Deer Parks of the Archbishops of Southwell, Philip Lyth

Southwell Heritage Trails Southwell Tourism Partnership
The Charles Caudwell Heritage Trail, The Westhorpe Dumble Southwell Bramley Apple
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Edward Cludd Civil War Trail, The King Charles I Civil War Trail.

Southwell A History Walk Betty M. Arundel 2001

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North East Midland Photographic Record- web site (Views of Southwell Minster)

Holy Trinity Church Southwell, Whites Directory of Nottinghamshire 1853

The History and antiquities of the Collegiate Church of Southwell, William Benett Killpack,
Thomas Hutchings Clarke

British Library On line Gallery (Drawings of Southwell by Hieronymus Grimm)

Tate (On line) Turner painting of Southwell Minster
