

Southwell Conservation Areas Appraisal – Boundary Review Document

Public Consultation Exercise 11th Feb – March 25th 2022

Since the last appraisal was undertaken of Southwell Conservation Area (CA) in 2005 a significant body of work has been undertaken on the special landscape setting of Southwell as well as the archaeology of the town. As such the Council has chosen to review the Conservation Area Appraisal and the accompanying CA boundary.

Further to consultation with the local archaeological community, Southwell Civic Society, Southwell Town Council, key stakeholders as well as on-site review, several questions were raised about the existing boundary of Southwell Conservation Area. It was felt that the existing boundary did not capture the archaeological significance of the town, as well as the importance of its landscape setting. Additionally the review suggested that C19 and early C20 architecture in Southwell was under-represented.

As a result a proposed revised draft CA boundary was reviewed which was discussed with key stakeholders and subject to an informal period of public engagement, including a face-to-face event and online questionnaire.

The results of this process have been collated and were in the main supportive of the proposals, with one of the key themes being that some areas should perhaps expand further. As a result, a revised proposed CA boundary has now been produced and which is to be the focus of a formal period of public consultation, along with the accompanying Conservation Area Character Appraisal and Management Plan (available on the Council's web site). The results of the process to date are summarised within the Consultation Document also available on the Council's web site.

The proposed expansions of the Conservation Area relate to:

1. Land to north east of Greet Lily Mill, Station Road and along Normanton Road. To consider the mill race, vehicular bridge, common land, riverside corridor and open land either side of Normanton Road between the Mill and Normanton. The area has been reduced very slightly since the first public engagement exercise to more accurately follow the outline of a significant historic tree belt boundary.
2. C19 workers' housing development along Dover Street and Chatham Street.
3. Land south of Westhorpe Dumble. To include land between Cundy Hill and Halloughton Road. The area has been increased since the first public engagement exercise to now go up to and include Cundy Hill and capture the green corridor around the Dumble.

4. Land south of the Conservation Area around Crink Lane and Park Lane. To include Potwell Dyke Grasslands SINC (Site of Importance for Nature Conservation), cemetery, ridge and furrow fields south of the cemetery, area of earthworks around Park Farm and Brandreth and the majority of the medieval deer park here. The area has been increased since the first public engagement exercise to include more of the area Park Lane and Crink Lane.
5. Halam Road Edwardian villas. The area has been increased very slightly since the first public engagement exercise to include the raised bank on the south side of the road.
6. Number of small amendments
 - a) Garden to 10 Westgate on corner of Lowes Wong and Westgate
 - b) Garden to 22 Queen Street
 - c) Burgage plots to rear of 37 – 49 Easthorpe

and a new proposed addition of
 - d) Numbers 126-128 Westgate

1. Land to the North East of Greet Lily Mill, Station Road and along Normanton Road

The current boundary has been drawn to include the structure of Greet Lily Mill itself (formerly a flour mill) but to exclude its mill race, the vehicular bridge over the road, its relationship to the river and also to exclude any landscape setting at this northern end of the town.

The curved mill race and constriction in the road for the formation of the bridge are clearly seen from the OS First Series map of 1875/85 and still exist as physical structures today.

Additionally, historic maps also mark how water was directed into linear field ditches from the slope up to Normanton to then be released into the curved mill race, presumably as part of a water management system which benefited the mill and/or helped with drainage of this lower lying land. This drainage network is still visible on modern maps.

To the north east of the mill the land becomes open fields and with the slope of the road up to Normanton the Conservation Area quickly gives way to a pleasant rural setting which frames important views into and out of the Conservation Area. The juxtaposition of such a tall and imposing mill directly against open fields makes for an impressive and distinctive setting for the northern end of the Conservation Area. This is enjoyed from both the road and the footpath that traverses these fields.

LiDAR¹ mapping shows evidence of ridge and furrow and earthworks on the land to the north east of the mill. The Nottinghamshire Historic Environment Record (HER) confirms these to include a bank, croft, toft, hollow and ridge and furrow, suggesting evidence of previous occupation and medieval farming practices here.

The land to the south east of the mill, where the river splits, includes an area of common land (to the north of the houses on Riverside), which also forms the start of a pleasant footpath along the river to Upton Road. This greenery on the east of the bridge captures the riverside setting of the mill and is part of the wider rural setting of the Conservation Area.

Historic maps readily identify that the land to the north east of the river here has an additional layer of significance, being the historic park and garden for

¹ LiDAR stands for Light Detection and Ranging and is a method for determining distances by targeting an object with a laser and measuring the time it takes to return to the receiver. In this way LiDAR can be used to make a 3D representation of the earth's surface and can overcome tree cover, in a way that visual representations like aerial photography cannot. The process is very effective in archaeology in plotting earthworks and physical features over a wide area. The National Library of Scotland allows online access to view some LiDAR, while the Southwell Community Archaeology Group (SCAG) has also carried a more detailed LiDAR surveys which have been used in this Boundary Review.

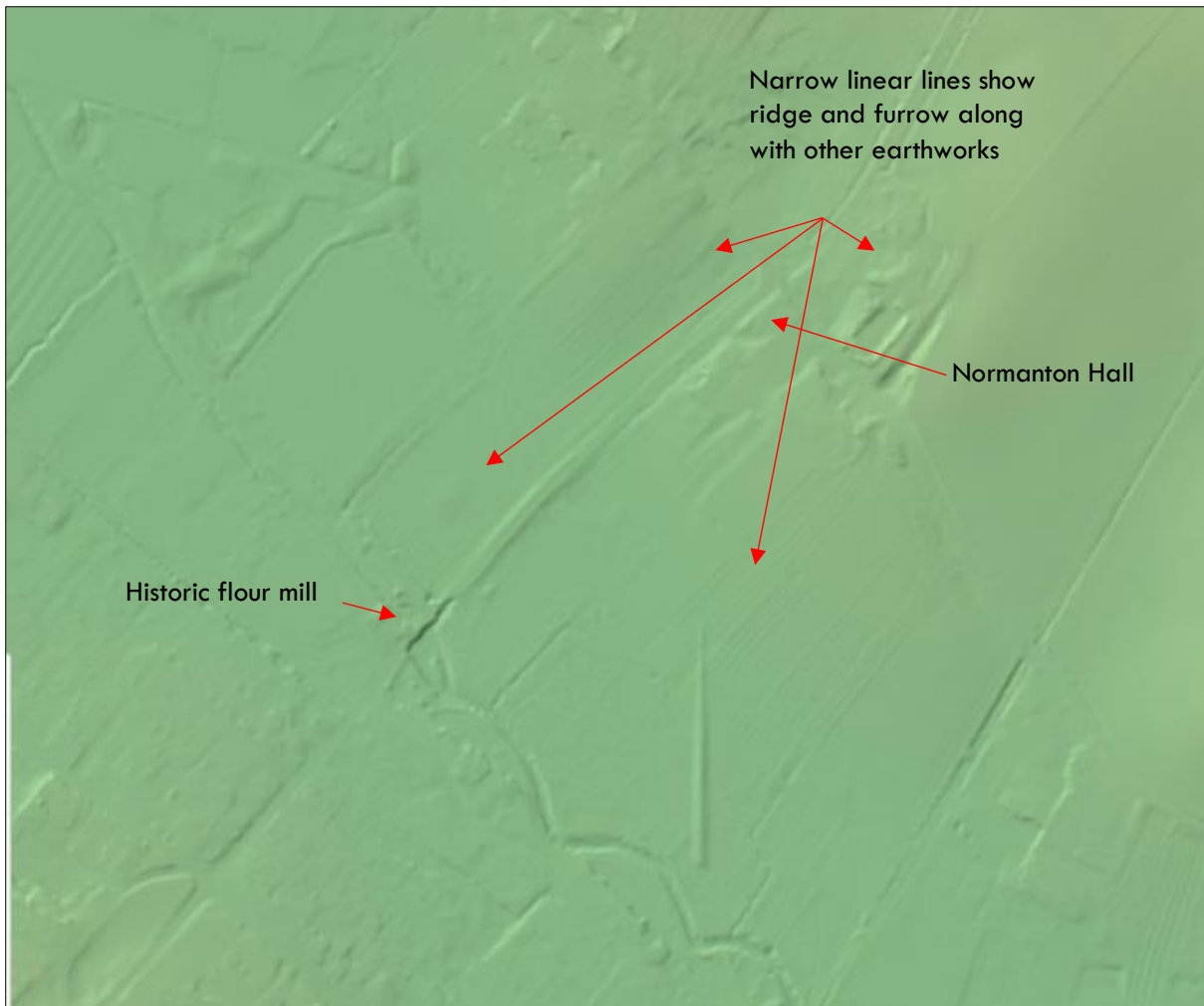
Normanton Hall. While Normanton Hall today reads visually as part of this hamlet its historic grounds once lead right down to the river, effectively connecting the site to Southwell. The land was enclosed with a tree belt and then planted with specimen trees to make a fashionable parkland setting for the Hall. The Hall had an additional area of grounds on the other side of the Normanton Road, also enclosed by a tree belt, and historic maps suggest this northern enclosure was the site of an earlier Hall, which went on to form part of the estate associated with the current Hall. The proposed boundary has been reduced slightly here to more accurately follow the historic line of the tree belt here.

The historic grounds of the current Normanton Hall are well illustrated on the 1919 6" OS map below, but historic map evidence suggests the grounds were laid out some time after 1835 but before 1885.



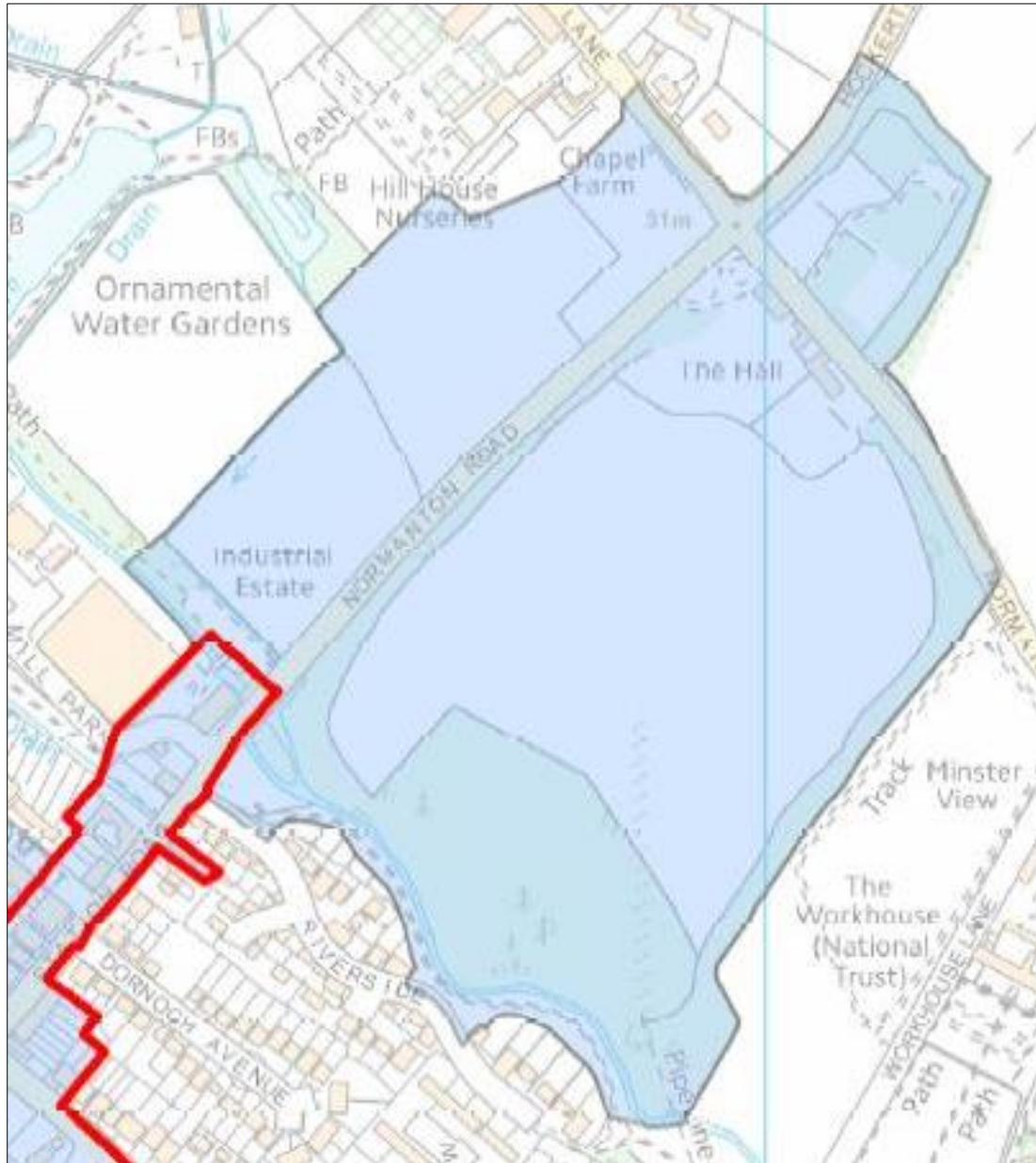
1912-1919 OS 6" map showing the main grounds to Normanton Hall shaded in grey and the additional related grounds to the north of Normanton Road. Note also the curve of the mill race leading from the flour mill, the constriction in the road where the bridge is formed and the linear field ditches where the arrows denote how the water was managed and then released into the mill race

While the current Hall now longer has such large grounds the protective tree belt and landscape qualities of the land are still clearly evident and still forms part of the setting of the current Normanton Hall, which is Grade II listed.



LiDAR Mapping from the National Library of Scotland for this area around Greet Lily Mill and Normanton Hall (as identified for reference)

The land which encompasses this landscape setting, archaeological and historic significance, and which may then warrant enclosure in the Southwell Conservation Area boundary, is outlined below as a potential extension:

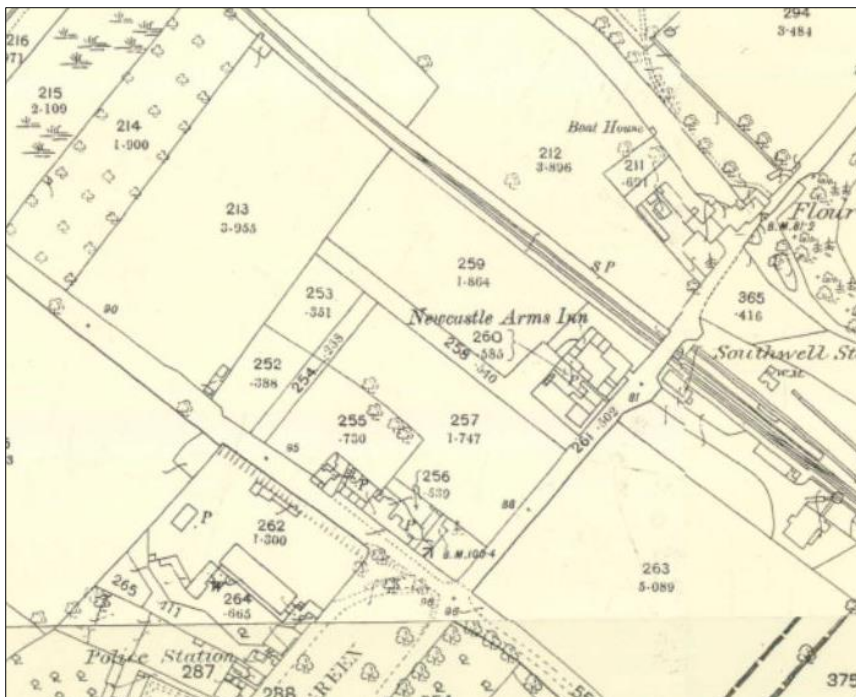


2. C19 Worker Housing on Dover Street and Chatham Street

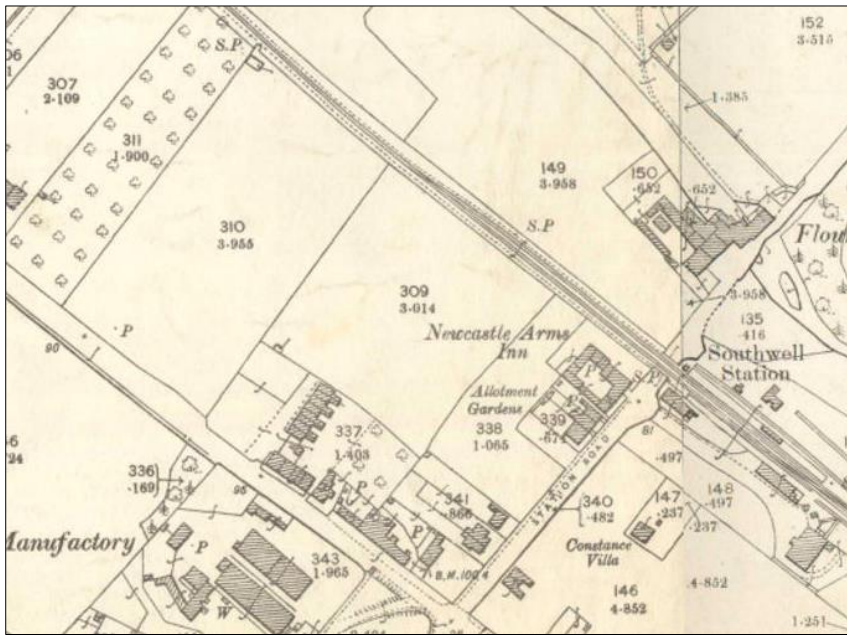
The north end of the Conservation Area became an area of more concentrated C19 expansion for Southwell, in association with the Station, flour mill and lace factory on the Burgage. Other than elements of infill there has been no proper attempt to capture significant C19 development in Southwell, especially of an area of dedicated and concentrated worker housing.

Historic maps show that in 1875/85 the roads of Dover Street and Chatham Street were being mapped out but only the station architecture and the earlier maltings on Lower Kirklington Road existed. By 1887/99 the first parcel of land on Dover Street (then New Street) had been developed, and by 1912/19 both roads had been developed with small terraced houses. The distinctive layout of this area of worker housing is still well preserved and forms a very different kind of architecture and street layout to the more typical high status and low density housing Southwell is more known for. Despite elements of small change architectural features are still well represented at a good proportion of these buildings, making a legible and valuable addition to our understanding of C19 industrial development in the Town.

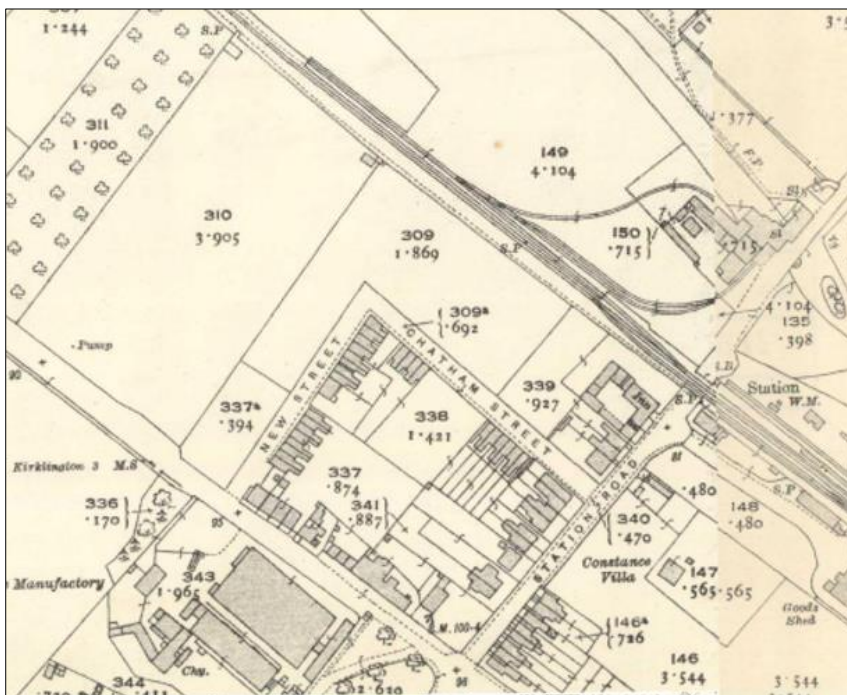
OS Map 1875/85



OS Map 1887/99



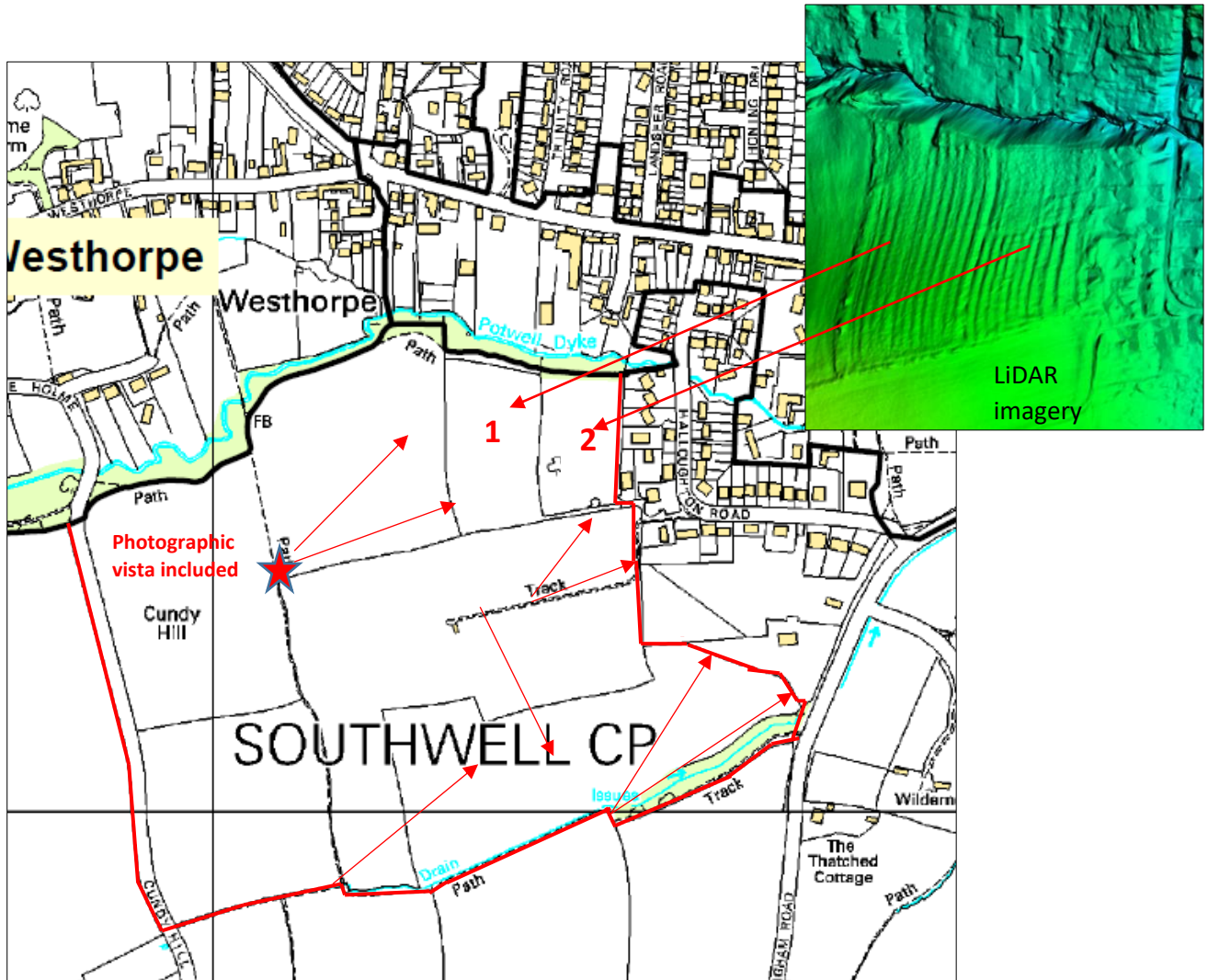
OS Map 1912/19



If the C19 workers' housing was included a new boundary could look like the following:



3. Land South of Westhorpe Dumble/Potwell Dyke



Extract from current Conservation Area Appraisal plan, outlining possible boundary extension in red, with key view-points depicted by with red arrows and LiDAR inset

The proposal here relates broadly to this area of land as identified within the red outline, sitting adjacent to the current boundary of the Westhorpe and Westgate Character areas of the existing Conservation Area. This represents the slope of land to the south of Southwell leading up from the Westhorpe Dumble to the first ridge to the south. The land encloses the Conservation Area here and provides a green backdrop to views out from Westhorpe. The land also provides very attractive views back across the Conservation Area, especially to the landmark structures of Holy Trinity Church and the Minster, where here they rise out from a green and rural setting to make a very attractive and distinctive composition.

While the footpath to the east of Cundy Hill provides the best view the public engagement exercise showed an appetite to include more land here, not least as this would include more of the medieval field system once covering this area. While

the medieval field system was larger, Cundy Hill now forms a natural boundary to suggest for the revised Conservation Area here. Similarly, the track to the south broadly traverses the highest point before then dropping into a deep dumble, being one of the repeated and special landscape features around Southwell, and so forms a natural boundary to the south.

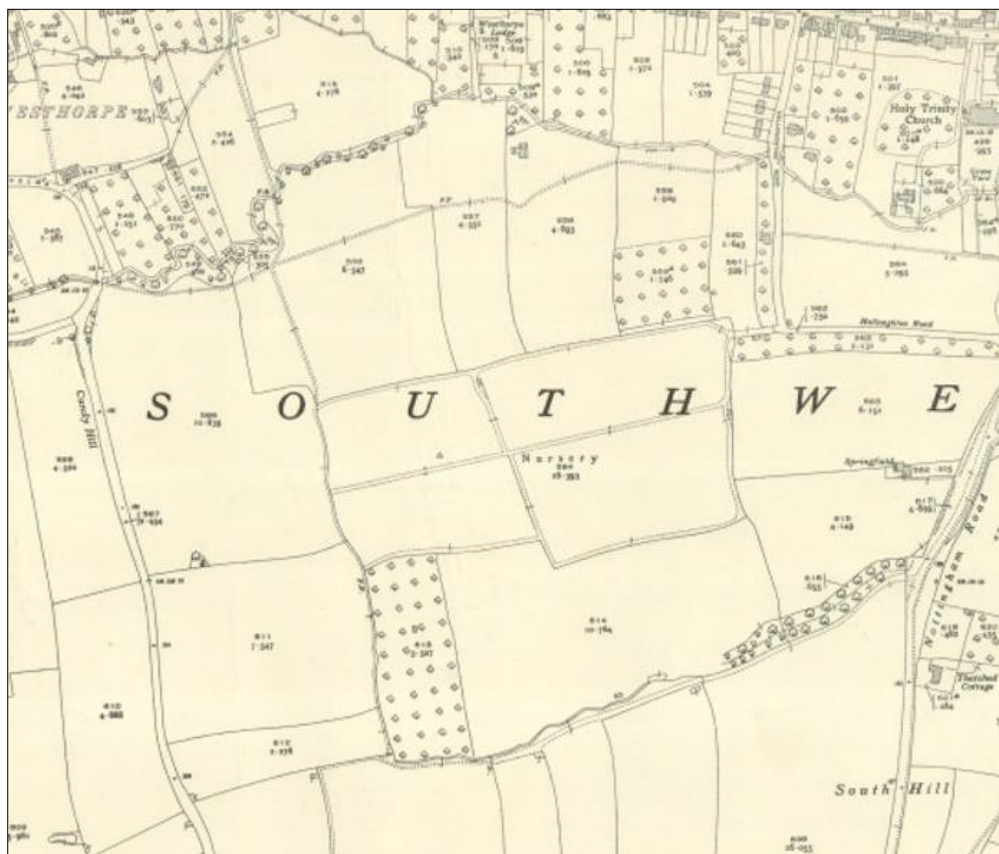
The area includes a well-used network of paths, which provide access into the landscape setting of Southwell and which provides repeated opportunity for important views back across the Conservation Area. The area also provides views out to Brackenhurst Hall, visually connecting the town to this important Listed Building.



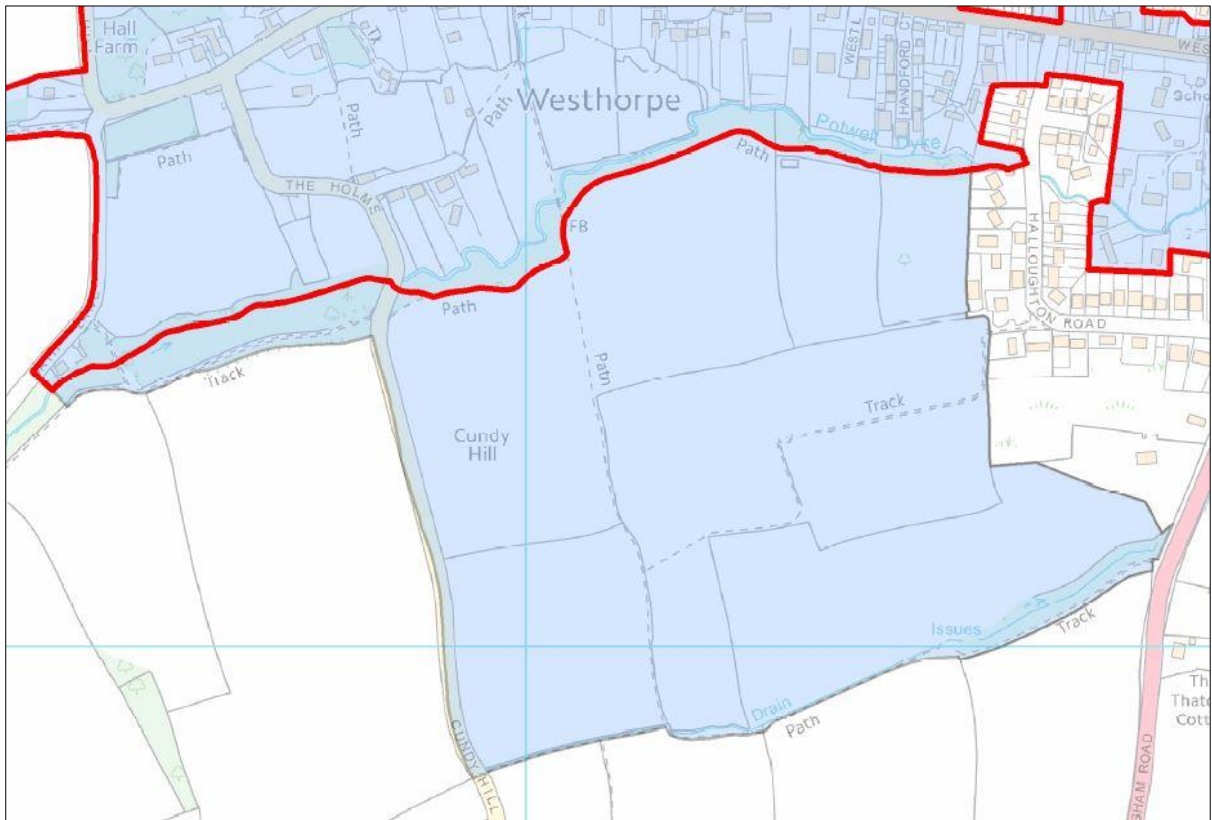
An indicative view across the landscape towards the Minster and Holy Trinity Church is shown adjacent, marked by the star on the map above.

Fields 1 and 2 on the map above show ridge and furrow (see LiDAR insert) and a field shape pattern representative of a medieval strip field layout.

The area also includes several former orchards, which are quite a feature of Southwell, as seen on the following extract from the 1927/40 OS Map:



If the CA was expanded here a new boundary could look like the following:



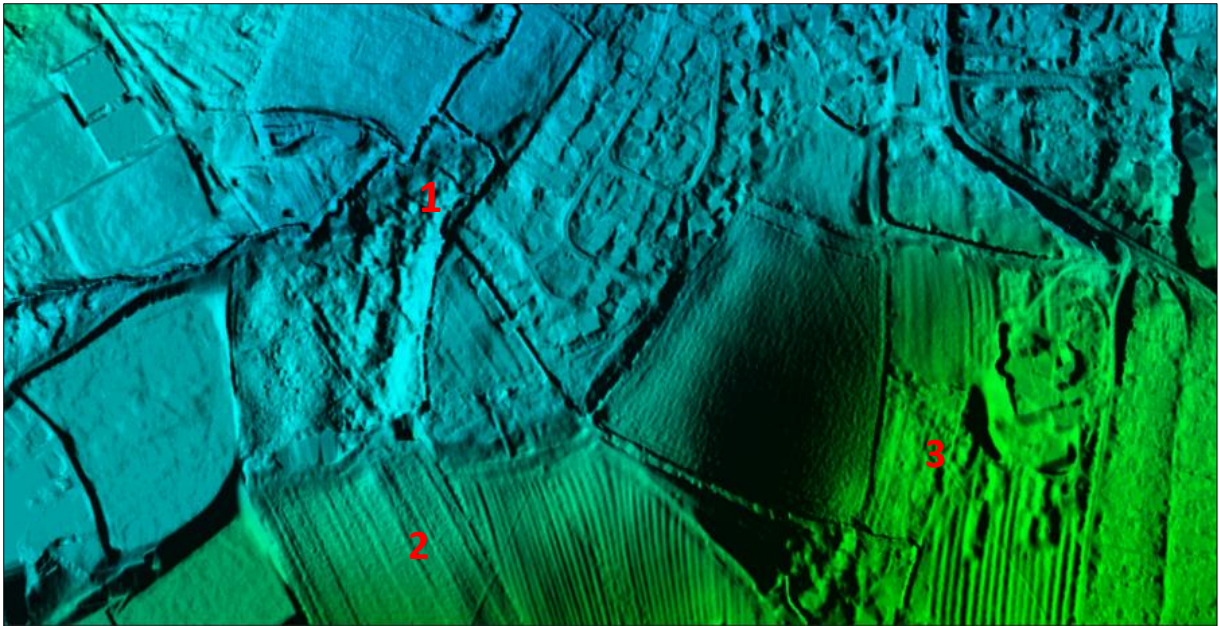
4. Land south of the Conservation Area around Crink Lane and Park Lane

This possible extension includes lands south of the Conservation Area around the Potwell Dyke and down to Crink Lane and Park Lane. This would include the Potwell Dyke Grasslands SINC, the cemetery, ridge and furrow fields to the south of the cemetery, ridge and furrow and earthworks south of Brandreth on Crink Lane, as well as the landscape setting here, which would also include the majority of a medieval deer park here. The extension would include the modern housing estate of Farthingate.

The proposed extension would take in the cemetery over-flow area, which is a pleasant area of open land, has communal significance for the Town and is related in function to the Minster.

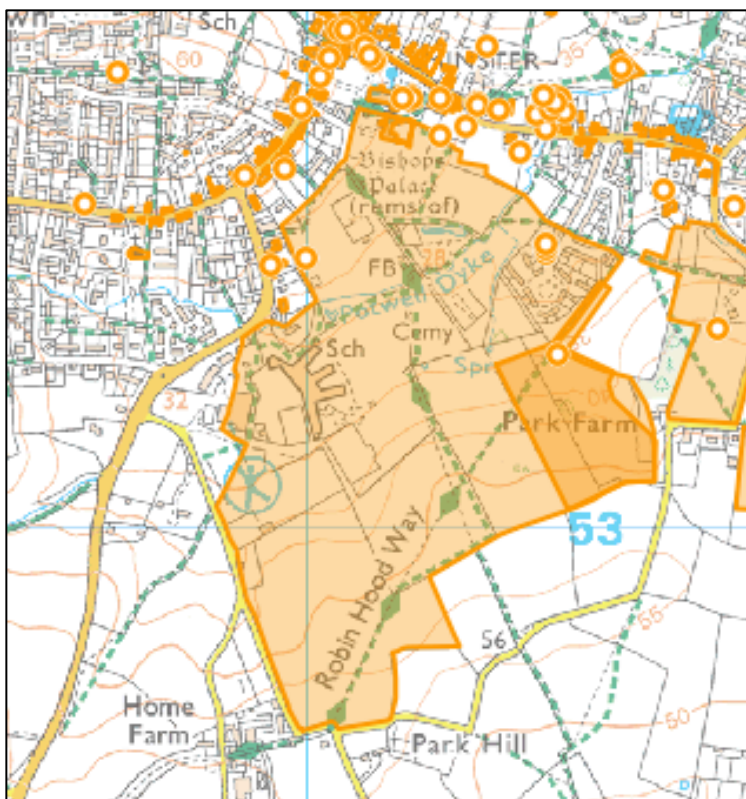
The Potwell Dyke Grasslands would also be included. The proposed Conservation Area designation would not supersede or alter the SINC designation on this land. The LiDAR extract below shows earthworks in the Potwell Dyke Grasslands (marked 1 on the extract), these may be a natural feature but could be man-made and have archaeological potential.

The LiDAR extract also covers a wider area, where ridge and furrow to the south is clearly visible (2), while the area around Brandreth (3) shows ridge and furrow and a variety of earthworks, some seem to be part of modern garden landscaping but others may be more significant. While the field to the west of Brandreth has been ploughed out a number of Roman find spots from Farthingate suggest this area is not without archaeological potential. The footpath through this field also provides valuable views back into the Conservation Area. The whole area seems to have been part of the medieval field system serving Southwell.



LiDAR for the area south of the recreation ground and Potwell Dyke Grasslands etc from SCAG investigations.

The proposed area would also capture the majority of the outline of the medieval deer park once associated with the Archbishop's Palace, known as New Park. The following is an extract from the Nottinghamshire Historic Environment Record (HER) and 'New Park' is shown by the large central orange shaded area:



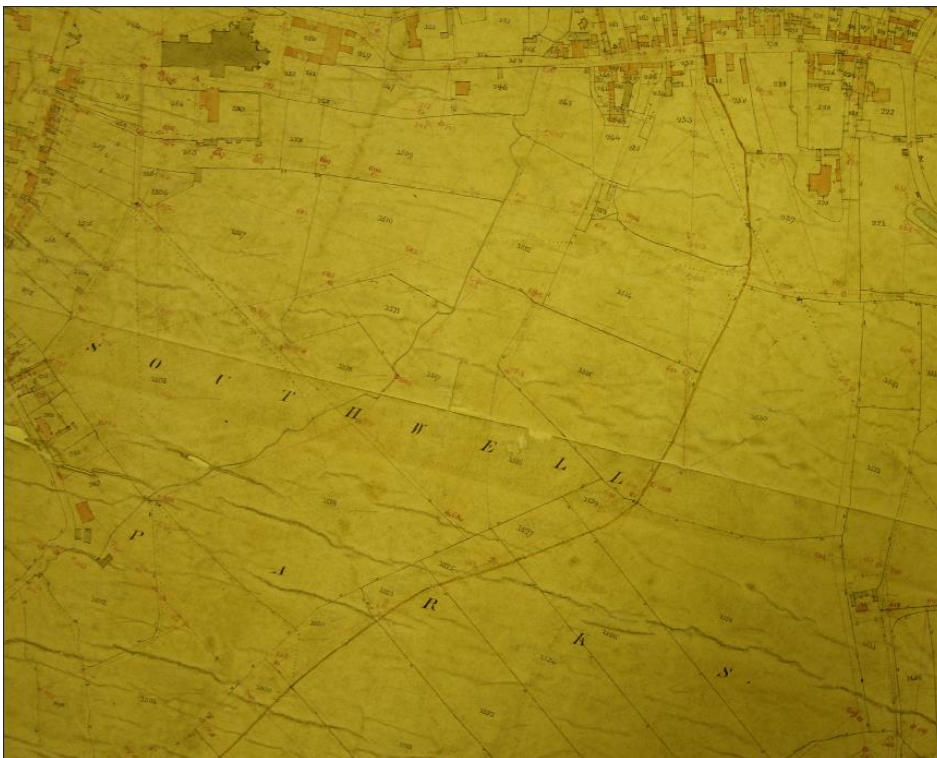
Extract from the Notts. HER showing 'New Park' medieval deer park shown in the large central orange area.

Following the public engagement exercise it has been decided to extend the proposed area further to include more of the medieval deer park outline, as well as more of the landscape setting to the south of the town, and so bring the proposed boundary out to Crink Lane and Park Lane. The deer park is mentioned in C14 documents as being a park for the Archbishop of York at Southwell. Following the Civil War the park was sold, but 'Southwell Parks' was still marked, in name but not boundary, on maps of 1835 and 1840 (see below) and is still recognisable today in place names like Park Lane, Park House and Park Hill. It is also significant that this land still remains predominantly open and includes an area of public open park. The area is well accessed by tracks, paths and lanes such that

it still acts as an area for public use and enjoyment, very much like it might have done after it was sold off in the Civil War.



Sanderson's map of 1835 with 'Southwell Parks' just visible at the bottom of the map over the ridge of land here



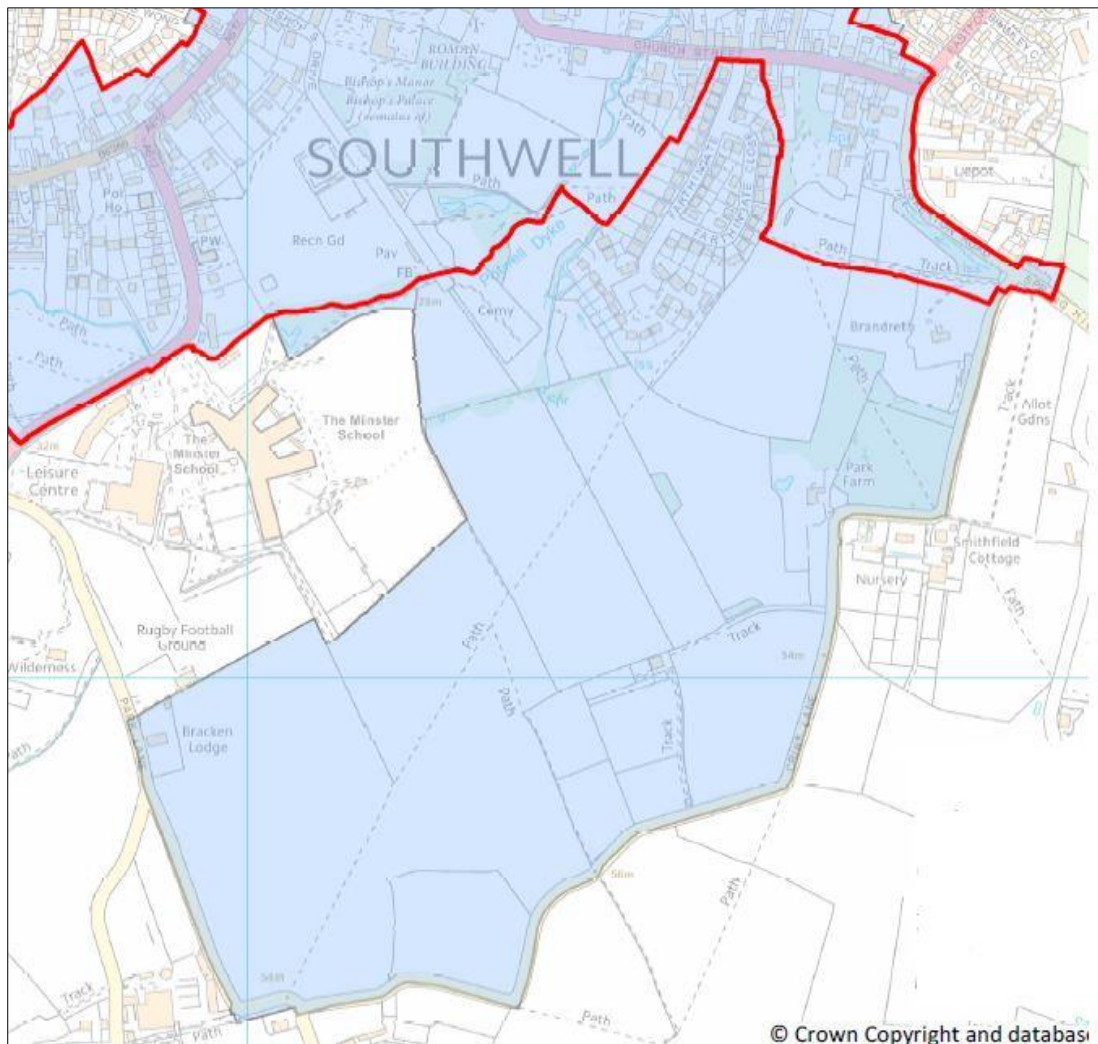
Tithe Map of 1840, again with 'Southwell Parks' visible at the bottom of the map

It is accepted that there are some further outlying farms of historic interest here, but the proposed revised boundary has been drawn so that it best reflects the historic deer park, given that this has a strong link back to the town of Southwell.

As a consequence of this proposed extension, the modern housing estate of Farthingate would become included in the Conservation Area. It is accepted that the architecture here is not of specific architectural or historic interest, but there is historical significance to the land, being part of the former medieval deer park. Views on the edge of the estate, especially towards the Minster and back from the public park within the Conservation Area, are also significant in how we appreciate these heritage assets. To leave Farthingate outside of this proposed expansion would be to create an island in the CA boundary that in this case could present management issues with regard to the impact of development here. As such, the proposal is now to include Farthingate in the CA.

While it is accepted that the outline of the former deer park washes over the secondary school site and leisure centre these areas are excluded from the proposed extension due to the impact these facilities have on views and character of the area. This exclusion does not diminish the archaeological and historical importance this part of the former deer park. Equally, the potential for development here to affect views across these wider areas and the setting of the CA is not disputed, but it is the areas of most landscape importance that are being captured by the proposed expansion to the CA boundary. Southwell has a separate 'view cone' policy within the Local Plan that would apply to development capable of affecting views of key heritage assets, irrespective of whether the proposal fell within or outside of the Conservation Area.

If the CA was expanded to include these areas the new boundary could like the following:



5. Halam Road Edwardian Villas

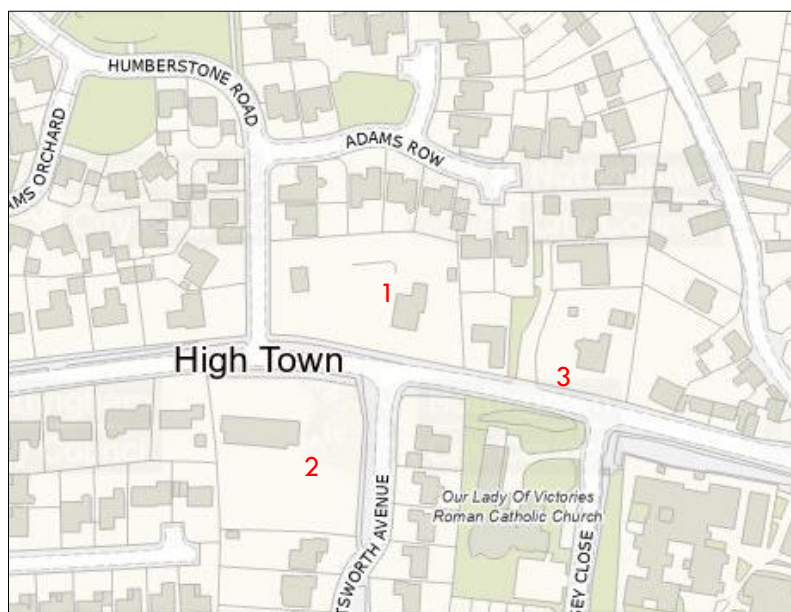
Beyond the medieval and Georgian core of the Town Halam Road developed as a suburb for large Edwardian villas of high status, set in large grounds. These can be seen on the OS 1912 map extract below and comprised Norwood House (1 on the map, now 'Gables'), 'Limehurst' (2) and the 'Zennor' (3).



No

OS Map Extract 6" 1912-19

Today the area has seen extensive modern suburban development between the villas and partly within their large grounds, as seen on the map extract below:



The current Conservation Area boundary has focussed primarily on the Georgian and older parts of the town and was drawn up to but excluding 'Zennor' and beyond. Despite the modern development around these villas they still stand out architecturally and enjoy large and mature grounds which contribute to their setting and to the entrance of the historic core of Southwell. Estate fencing also typifies their boundaries and is an attractive feature, although this has unfortunately been partly removed from Limehurst since this image, but which remains in part elsewhere.

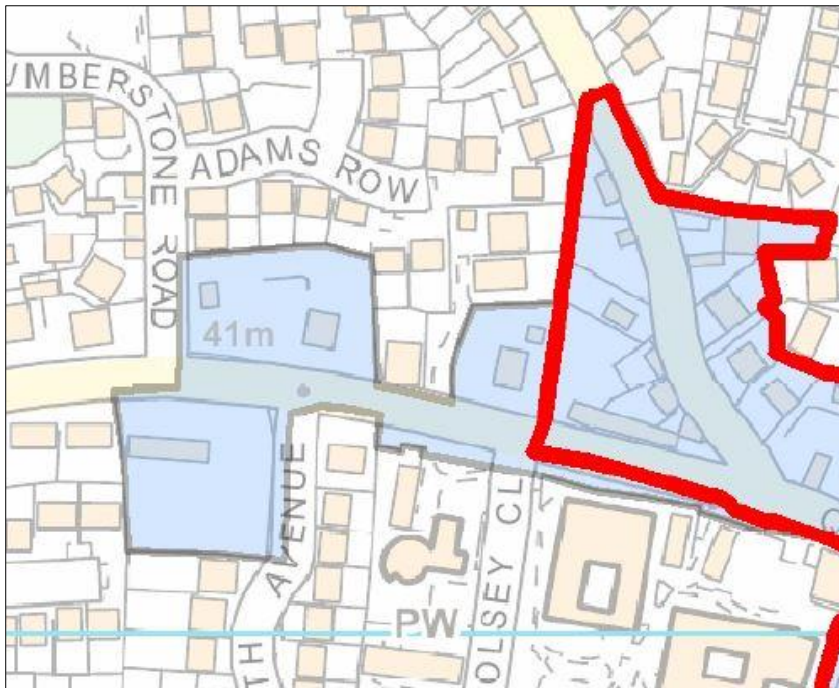


Top to bottom are 'Zennor', 'Gables' and 'Limehurst'



Following public engagement the proposed expansion here has been revised slightly to include the banked land on the south side of Halam Road. This frames views up and down Halam Road, provides an attractive green setting here and helps form a terrace of land that reduces the visible impact of the modern school buildings.

If the Conservation Area was expanded to include these three villas a possible revised Conservation Area boundary could comprise the following:



6. Other minor alterations to the boundary

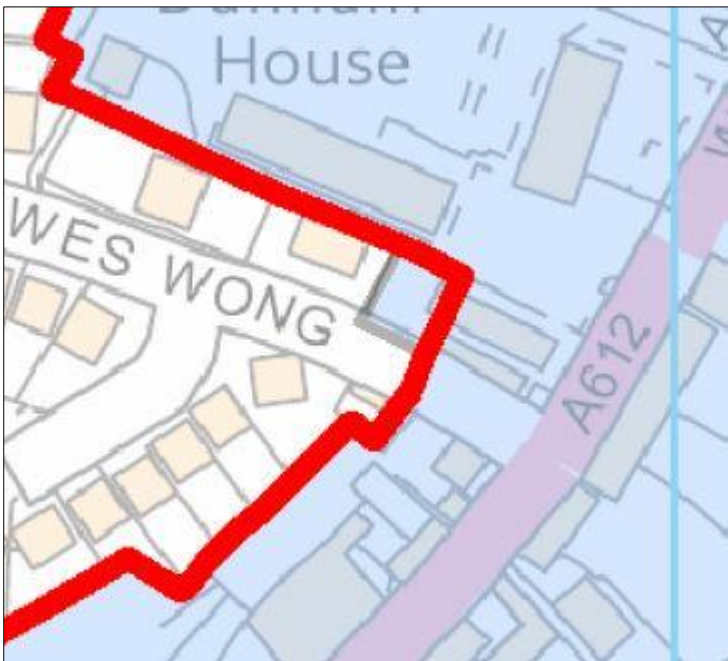
6a. Garden to 10 Westgate on corner of Lowes Wong and Westgate

There is a small error where the current garden of the listed building on the corner of Lowes Wong and Westgate is partly truncated by the current boundary:



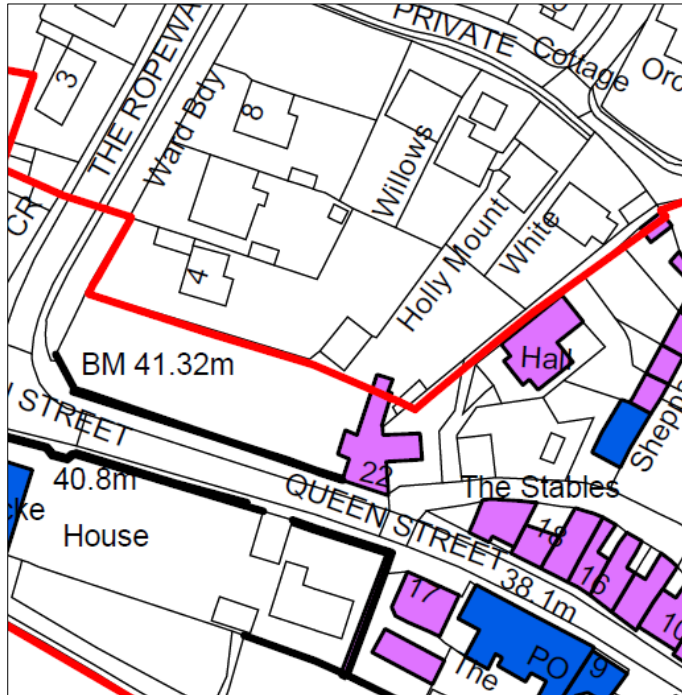
Existing boundary on left, current OS map to right

Suggest minor extension:



6b. Garden of 22 Queen Street

There is a small error where the garden and part of 22 Queen Street has been truncated by the current Conservation Area boundary and a minor extension is suggested to amend this:



Current boundary



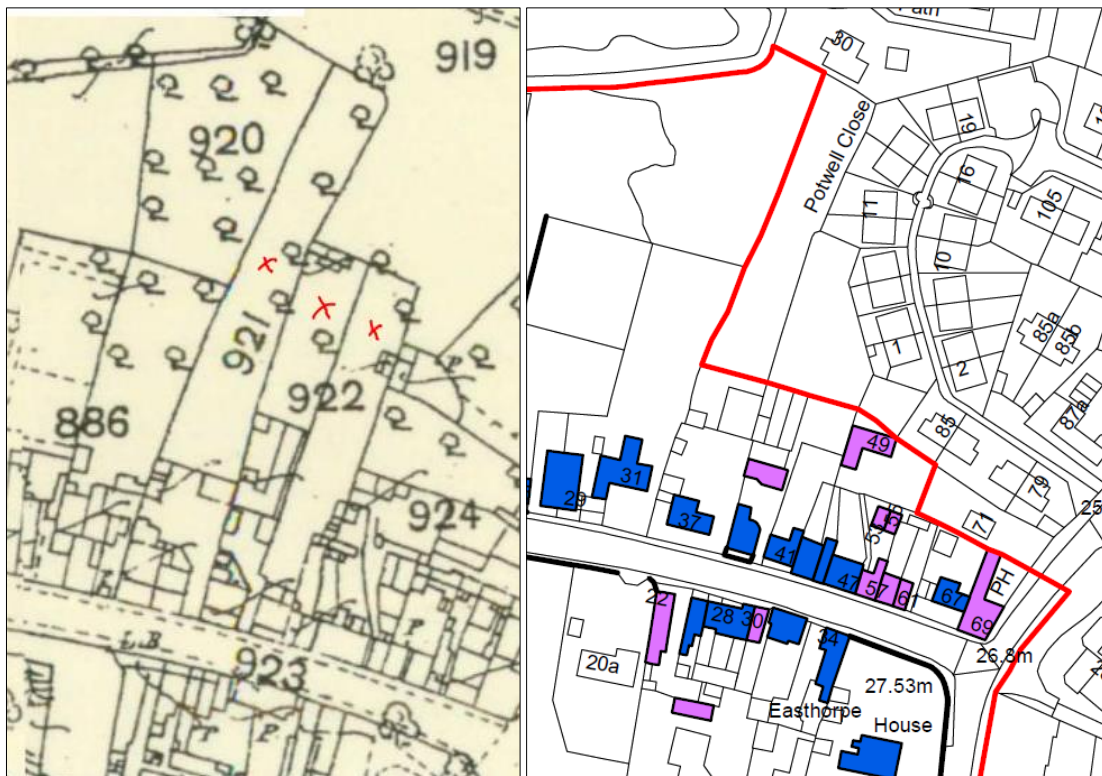
Proposed boundary

6c. Burgage plots to 37 - 49 Easthorpe

Currently the boundary is drawn such that the long narrow garden plots to the rear of 37-41 Easthorpe are excluded (as shown with red crosses on the historic map below) and the plot of number 49 seems to be partly truncated by the current boundary.

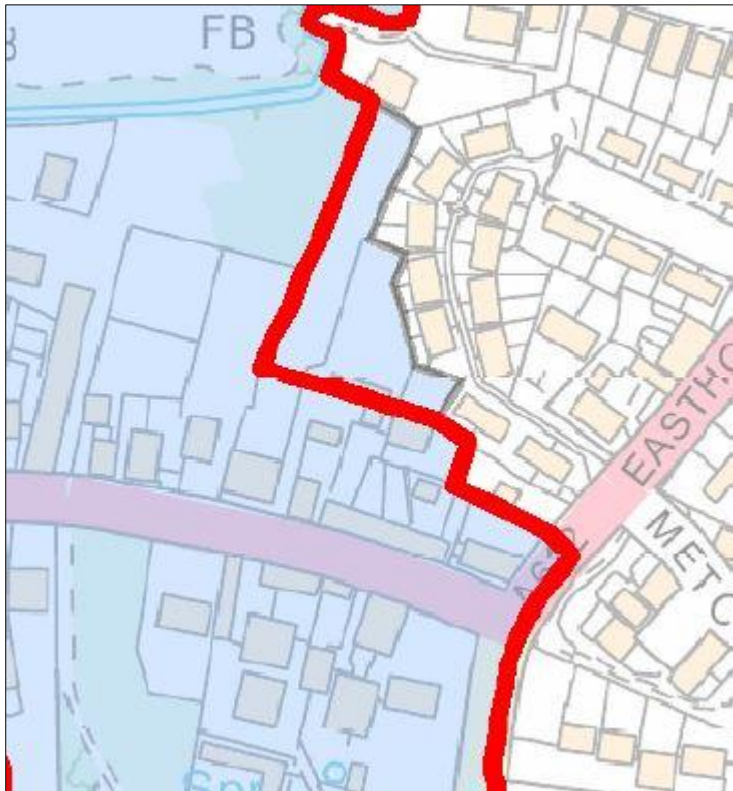
However, a comparison to historic maps shows that these include the historic burgage plots, particularly noticeable at number 37, but still surviving in part to the rear of number 39 and 41.

While it is accepted that there has now unfortunately been development to the rear of these street front houses, the overall plot shape is preserved and can still be readily related back to the medieval plan form of the town.



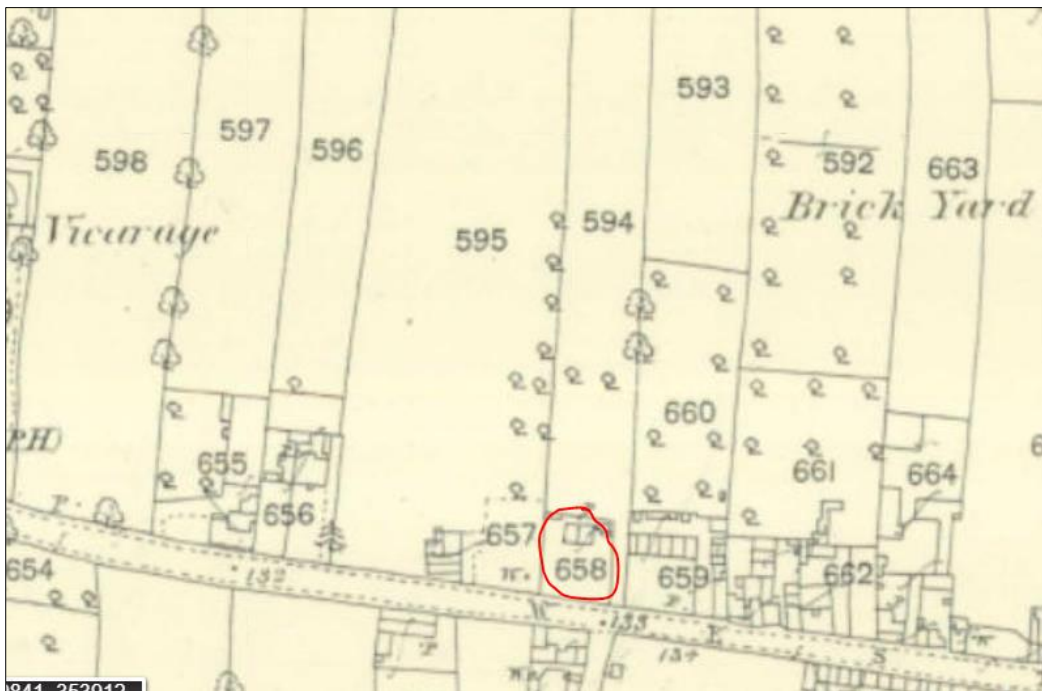
Historic OS Map from 1875/85 left showing the burgage plots marked with a red 'x', compared to the existing Conservation Area boundary to the right

The boundary could be expanded here to capture the historic plot layout of this part of Easthorpe, as suggested below:



6d. 126-128 Westgate

The current boundary has been drawn to exclude this pair of cottages, but historic maps show that these were part of the historic settlement along Westgate, before the larger areas of C20 infill changed the area. The cottages have been altered by side extensions, but their historic core remains legible and they exhibit attractive materials and features of their age. The proposed expansion would ensure that historic Westgate was captured within the CA boundary.



OS Map 1875/85 showing 126-128 as circled

The amended boundary could be expanded as below:



The Council invites you to enter your feedback via our updated online questionnaire using the following QR code:

