

Southwell Conservation Areas Appraisal – Boundary Review

Further to consultation with the local archaeological community, Southwell Civic Society, as well as on-site review, key questions have been raised about the existing boundary of Southwell Conservation Area.

Since 2005 a significant body of work has been undertaken on the special landscape setting of Southwell as well as the archaeology of the town. Additionally the current review suggests that C19 and early C20 architecture and development in Southwell is under-represented.

As a result there are five key areas put forward now for possible inclusion within the Conservation Area boundary of Southwell. Additionally there are a number of minor amendments where the Conservation Area boundary has failed to accurately capture property outlines or gardens.

These proposed additions are as follows:

1. Land to north east of Greet Lily Mill, Station Road. To consider the mill race, vehicular bridge, common land, riverside corridor and open land between the Mill and Normanton.
2. C19 workers' housing development along Dover Street and Chattam Street.
3. Land South of Westhorpe Dumble, between Cundy Hill and Halloughton Road.
4. Land south of the recreation park off Memorial Drive, to include Potwell Dyke Grasslands, cemetery, ridge and furrow fields south of the cemetery and area of earthworks around Park Farm and Brandreth.
5. Halam Road Edwardian villas
6. Number of small amendments
 - a) Garden to listed building on corner of Lowes Wong and Westgate
 - b) Garden to 22 Queen Street
 - c) Burgage plots to rear of 37 – 49 Easthorpe

1. Land to the North East of Greet Lily Mill

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 Southwell Conservation Area. This is enjoyed from both the road and the footpath which 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 Normanton Hall. While Normanton Hall today reads visually as part of this hamlet

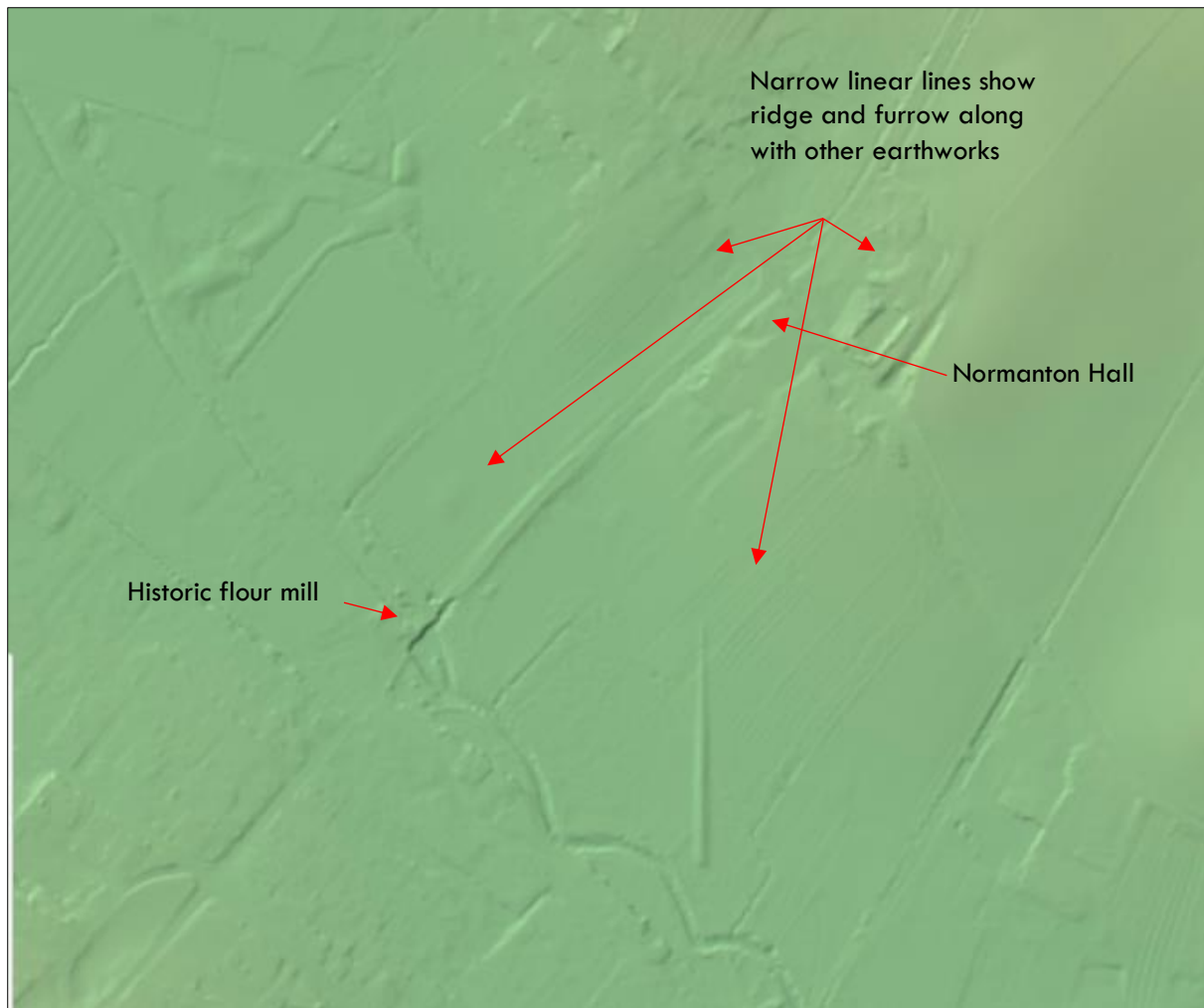
¹ LiDAR stands for Light Detection and Ranging and is a method for determining distances by targeting an object with a laser and measuring the time it takes to return to the receiver. In this way LiDAR can be used to make a 3D representation of the earth's surface and can overcome tree cover, in a way 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.

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. This is 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.



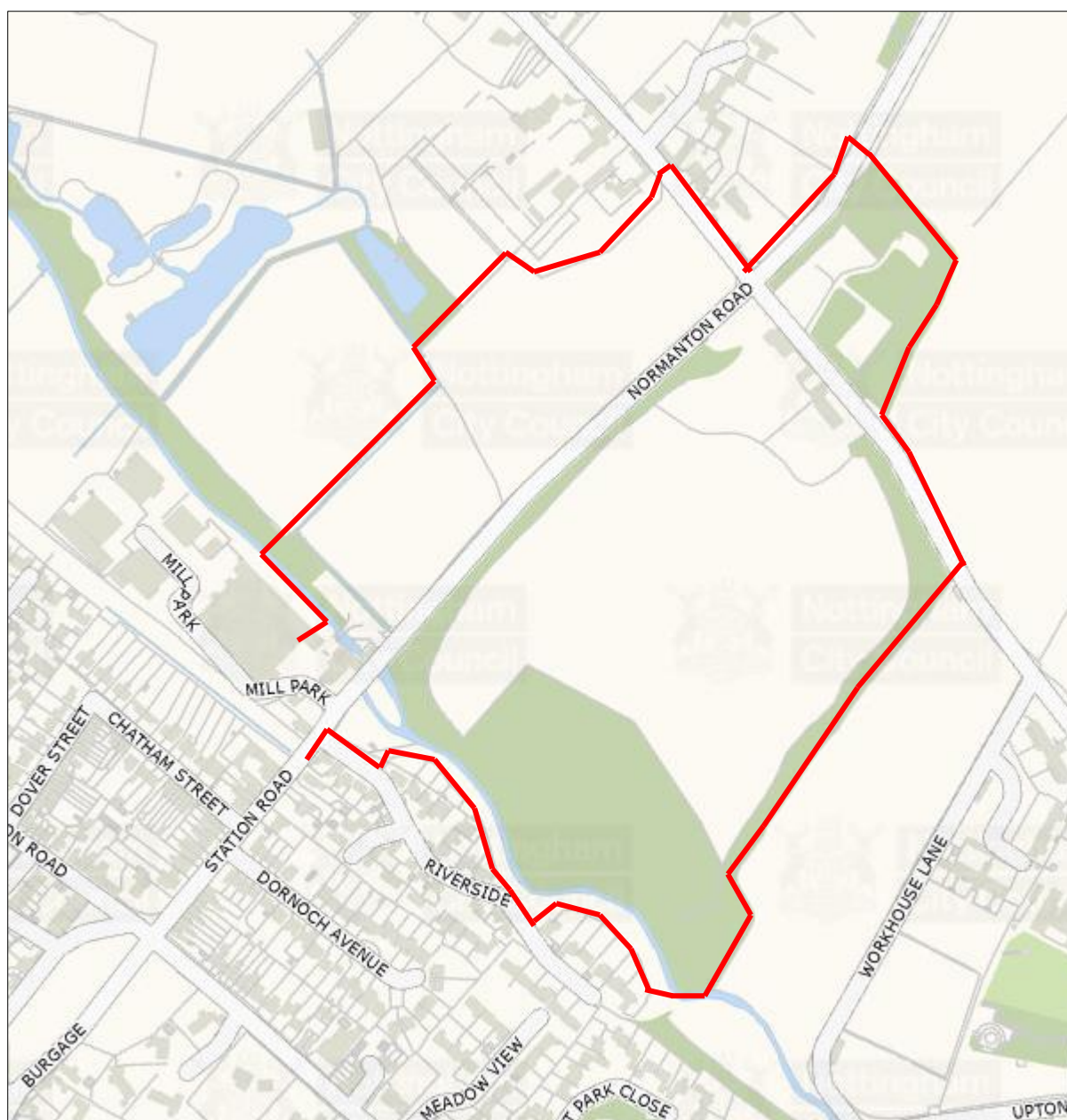
1912-1919 OS 6" map showing the main grounds to Normanton Hall shaded in grey and the additional related grounds to the north of Normanton Road. Note also the curve of the mill race leading from the flour mill, the constriction in the road where the bridge is formed and the linear field ditches where 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 form 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)

There are various iterations that the boundary could be extended to here but 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:



Consultation questions

1a. Do you agree with extending the area to include the mill race and vehicular bridge?

1b. Do you agree with extending the area to include the historic grounds of Normanton Hall?

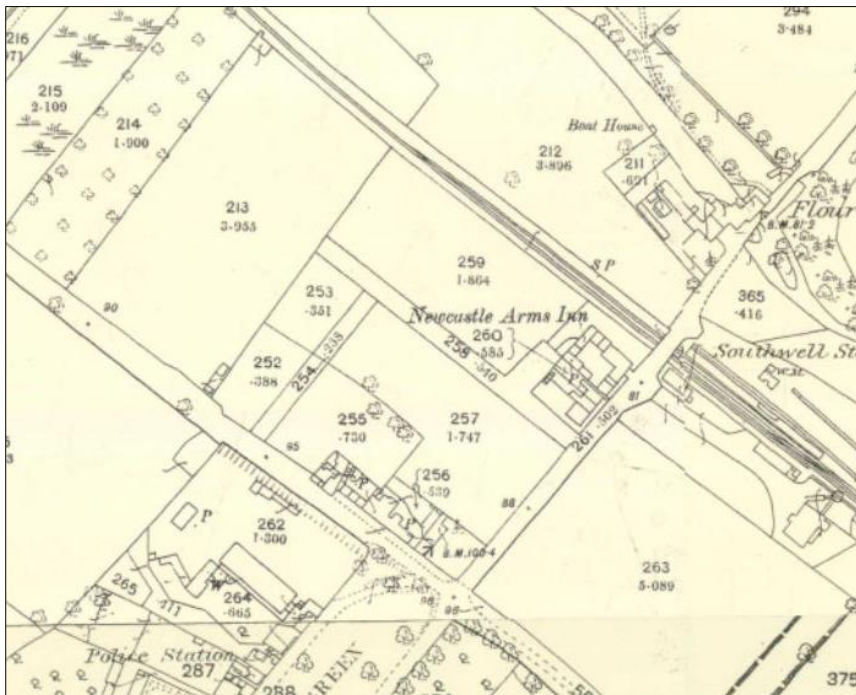
1c. Do you agree with extending the area to include the fields to the north east of the mill, to include the water management ditches, and earthworks leading up to junction at Normanton Road?

2. C19 Workers' housing on Dover Street and Chattam Street

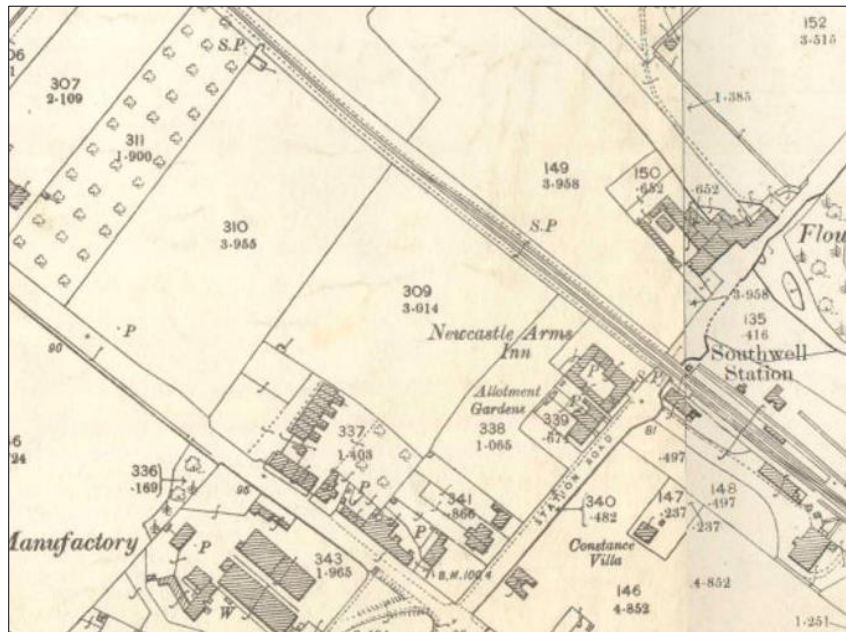
The north end of the Conservation Area became an area of more concentrated C19 expansion for Southwell, in association with the Station, flour mill and lace factory on the Burgage. Other than elements of infill there has been no proper attempt to capture significant C19 development in Southwell, especially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

Historic maps show that in 1875/85 the roads of Dover Street and Chattams Road 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. Land parcel 338 of the 1912/19 map has since been developed, but otherwise the distinctive layout of this area of worker's 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.

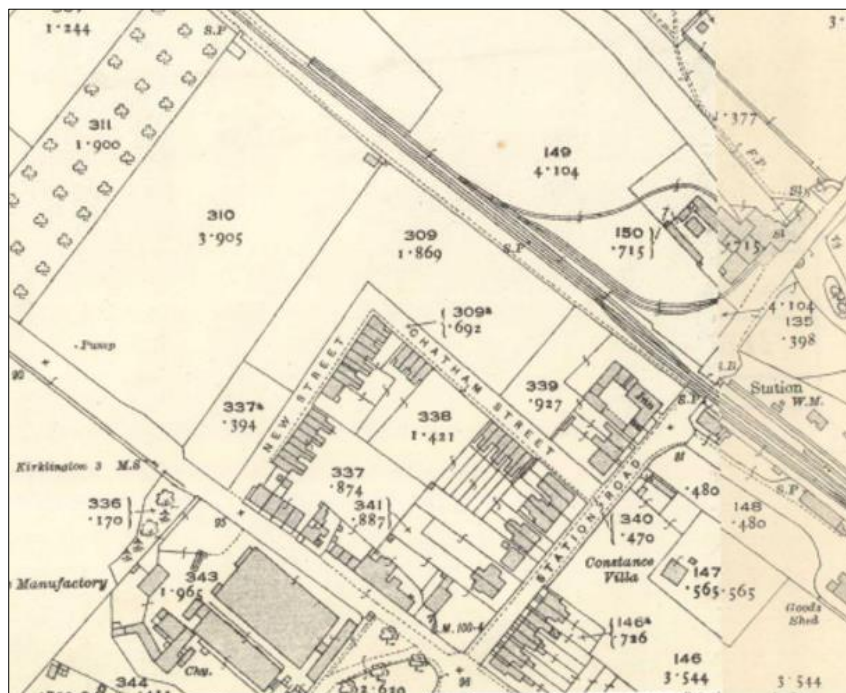
OS Map 1875/85



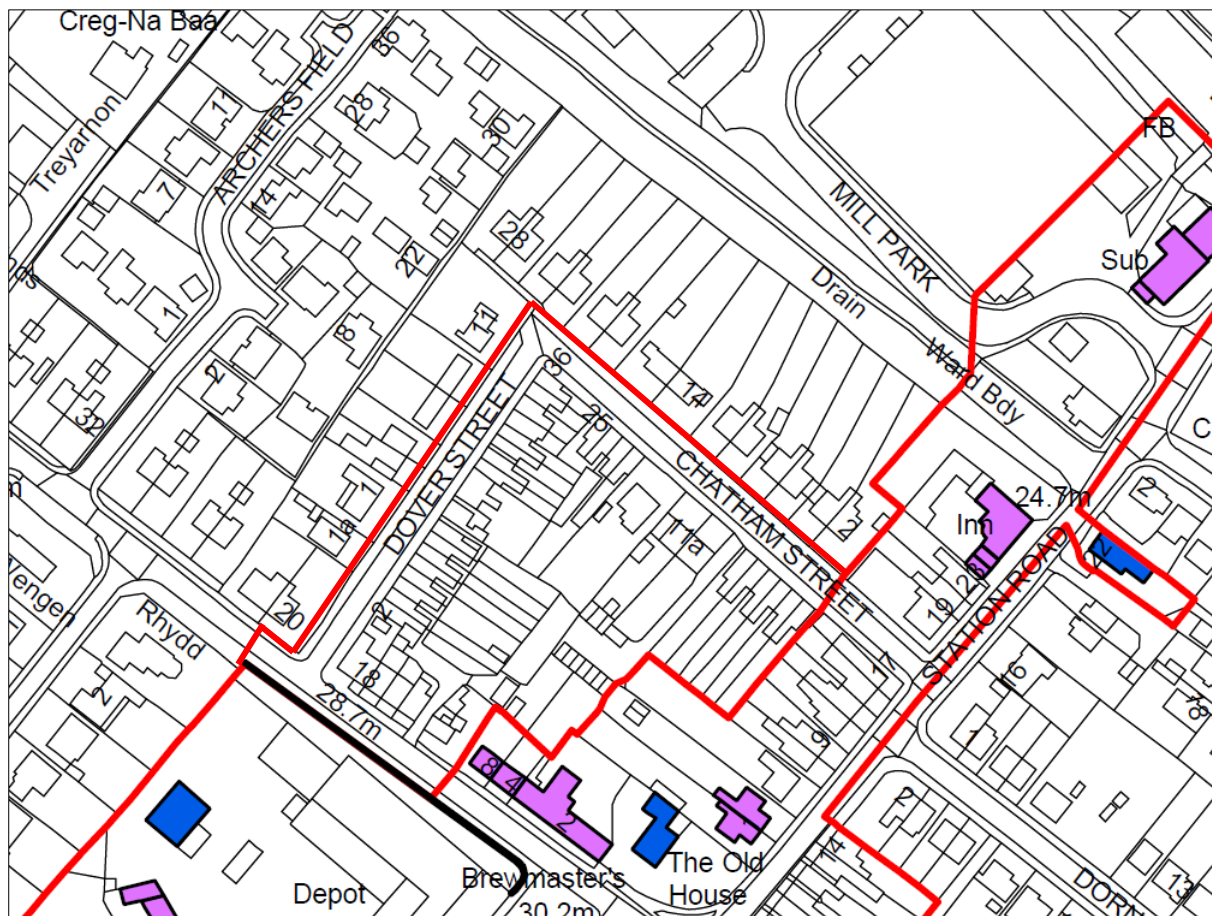
OS Map 1887/99



OS Map 1912/19



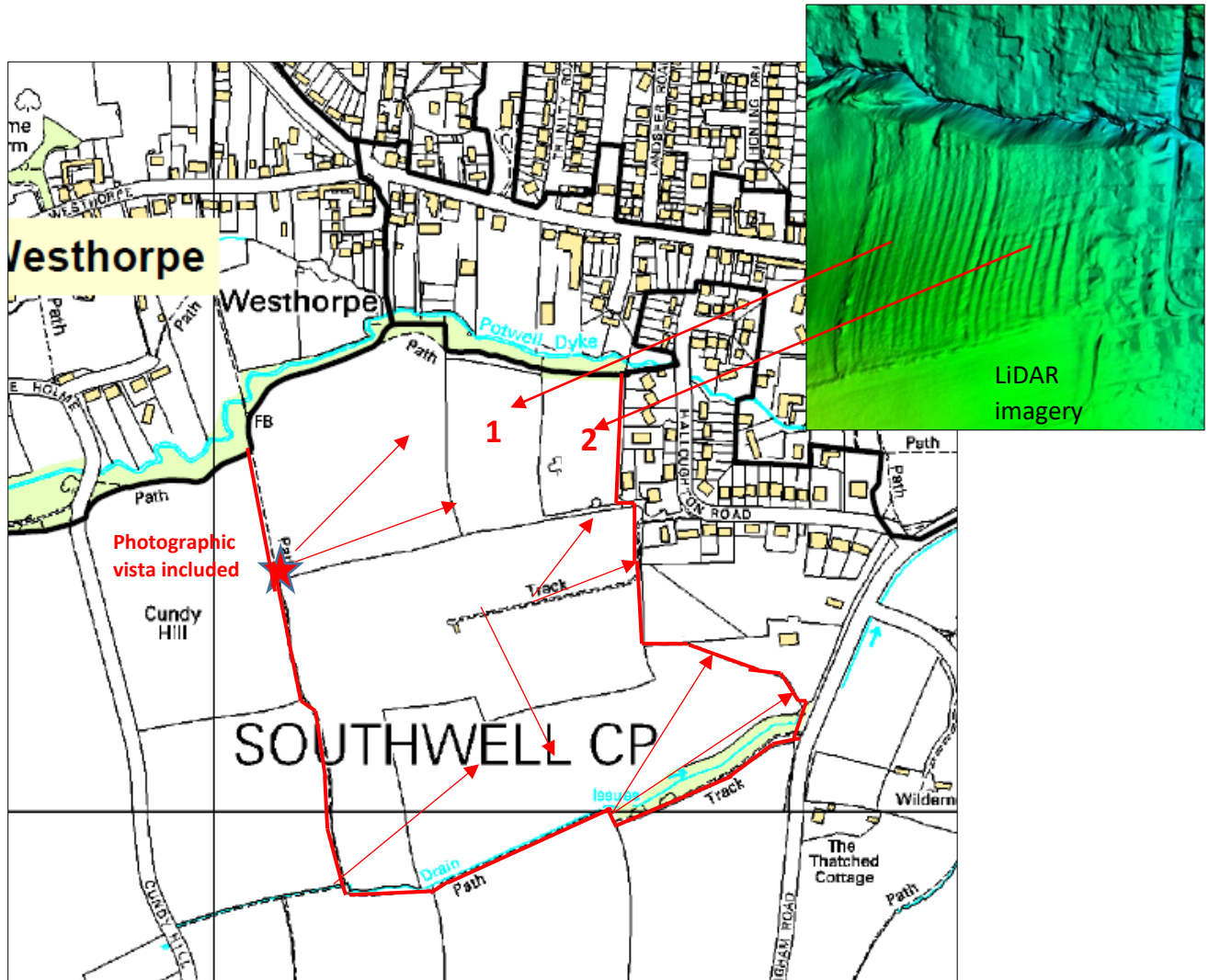
If the C19 workers' housing was included a new boundary could look like the following:



Consultation Question

2a. Do you agree with the inclusion of Dover Street and Chattam Street within Southwell Conservation Area?

3. Land South of Westthorpe 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 Westthorpe and Westgate Character areas of the existing Conservation Area. This represents the slope of land to the south of Southwell leading up from the Westthorpe Dumble to the first ridge to the south. The land encloses the Conservation Area here and provides a green backdrop to views out from Westthorpe. 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 Cundy Hill suggests a natural boundary for any Conservation Area extension here it is the footpath to the east that actually provides wide vistas across this landscape setting in a way that Cundy Hill does not. 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.

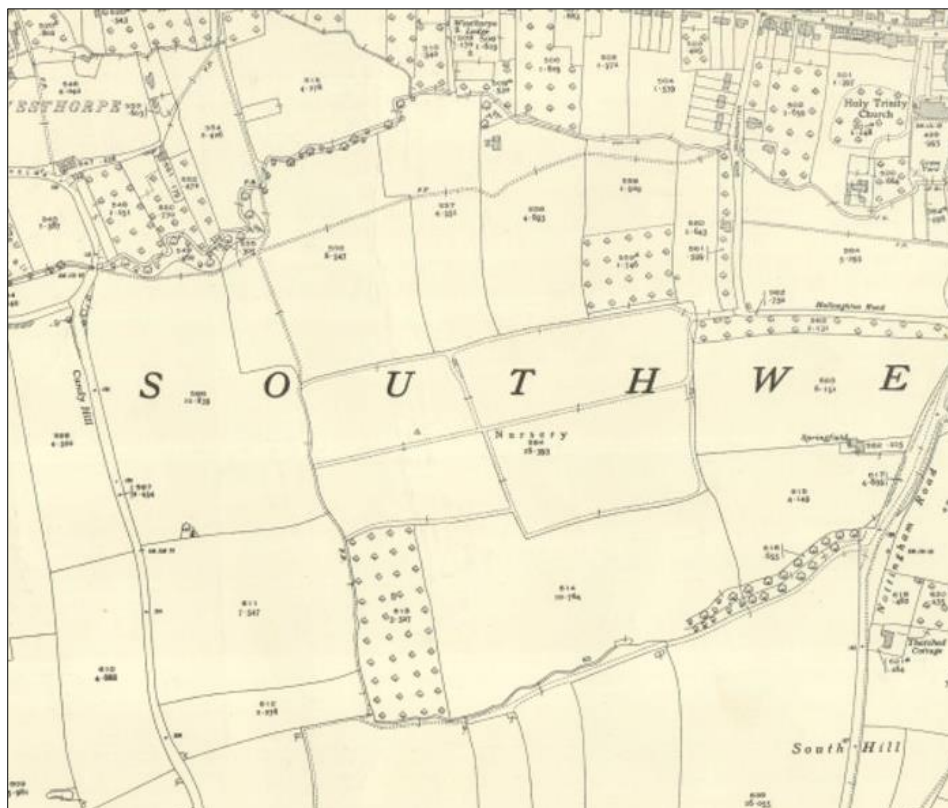
The area includes a well-used network of paths, which provide access into the landscape setting of Southwell and which provides repeated opportunity for important views back across the Conservation Area. The area also provides views out to Brackenhurst Hall, visually connecting the town to this important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



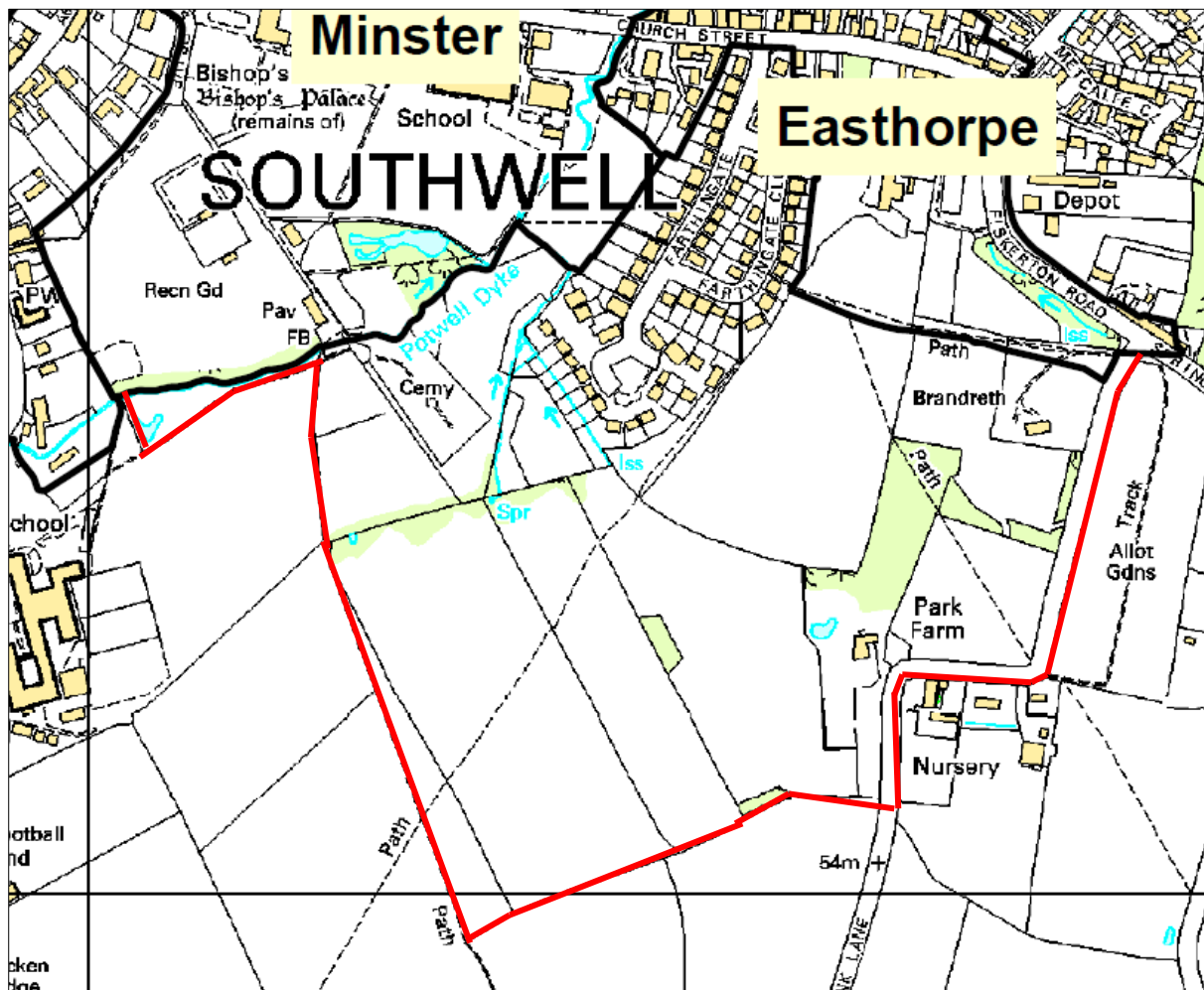
Consultation Questions

3a. Should the boundary be extended to include just the footpath along the Westhorpe Dumble, which in places has been excluded from the current CA boundary?

3b. Fields 1 and 2 have historical significance as being remnants of Southwell's medieval field system, having the length and gentle curve associated with medieval strip farming and preserve ridge and furrow of this practice still. Do these areas merit inclusion in the CA boundary?

3c. The whole area of land as identified in the red outline represents part of the southern landscaping setting to this area of Westhorpe and West Gate and includes a valuable network of paths which lead people directly into the heart of the conservation Area and back out into its landscape setting. These routes also provide striking views back to the Conservation Area and towards its principal heritage assets, as well as out to Brackenhurst Hall. Should all (or some) of this area be included within the Conservation Area outline?

4. Land South of the Recreation Park off Memorial Drive, to include Potwell Dyke Grasslands, cemetery and land to South of Brandreth

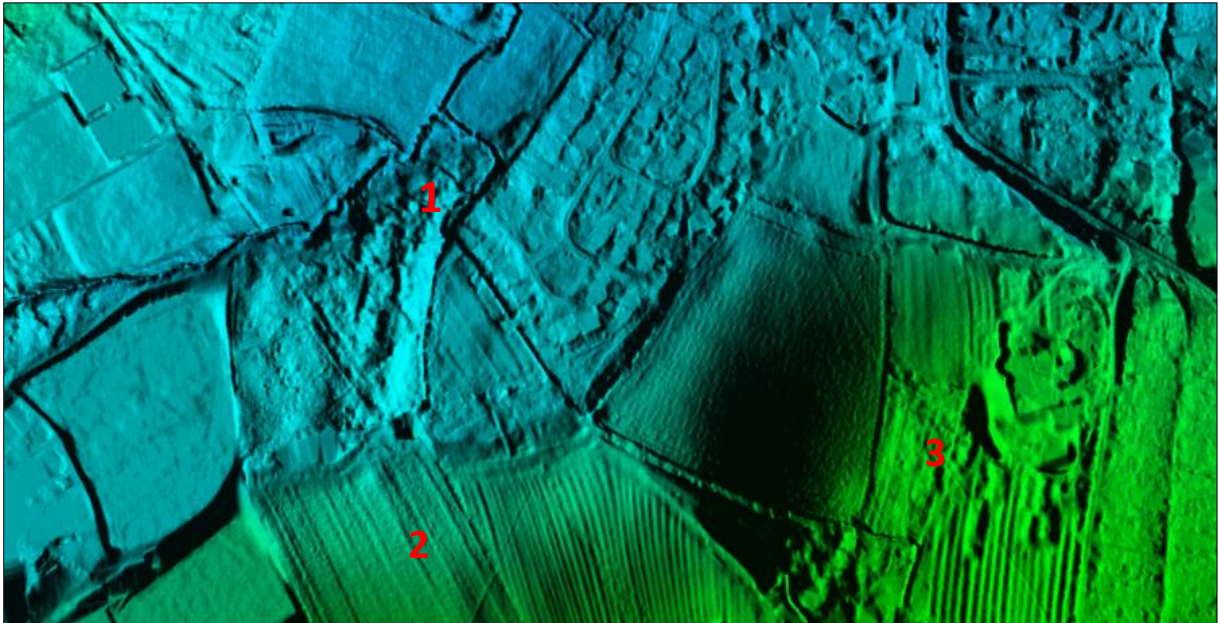


This possible extension includes the Potwell Dyke and pond by the recreation ground, the Potwell Dyke Grasslands SINC (Site of Importance for Nature Conservation), the cemetery, ridge and furrow fields to the south of the cemetery, ridge and furrow and earthworks south of Brandreth.

The cemetery is a pleasant area of open land and has communal significance for the Town.

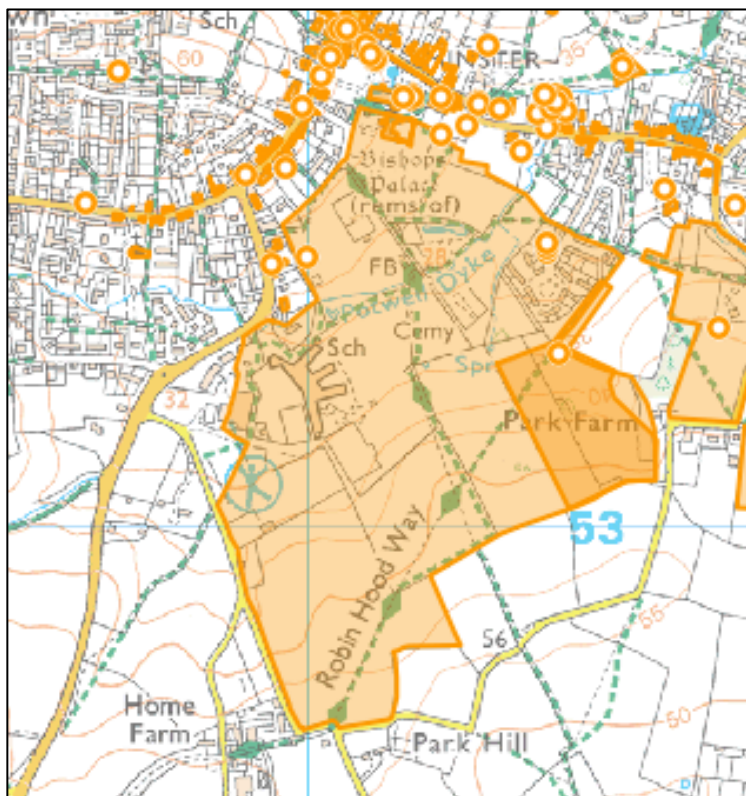
The LiDAR extract below shows earthworks in the Potwell Dyke Grasslands (1), these may be a natural feature but could be man-made. The ridge and furrow to the south is clearly visible (2). The area around Brandreth (3) shows ridge and furrow and a variety of earthworks, some seem to be part of modern 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 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 eastern part of the medieval deer park once associated with the Archbishop's Palace, known as New Park. The following is an extract from the Nottinghamshire 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.

It is not now proposed to include the full extent of the medieval deer park as the land here rises and then falls beyond the most significant views and the modernity of the leisure centre and school site alter the setting of the town here in a way that views from further east do not. The significance of the deer park remains across its entirety, and the views across the town and its heritage assets remain important at all points, but the areas as identified above contribute *most strongly* to the setting of the built heritage assets of the town and so make a stronger case to expand the Conservation Area.

Consultation Questions

4a. Do you agree that Potwell Dyke Grasslands and nearby pond be included within the Conservation Area?

4b. Do you agree that the cemetery be included in the Conservation Area?

4c. Do you agree that the ridge and furrow fields south of the cemetery be included in the Conservation Area?

4d. Do you agree that the earthworks around Brandreth and field to the west be included within the Conservation Area?

4e. Should the whole outline of the 'New Park' be included in the Conservation Area, despite the altered nature of the areas around the leisure centre and school?

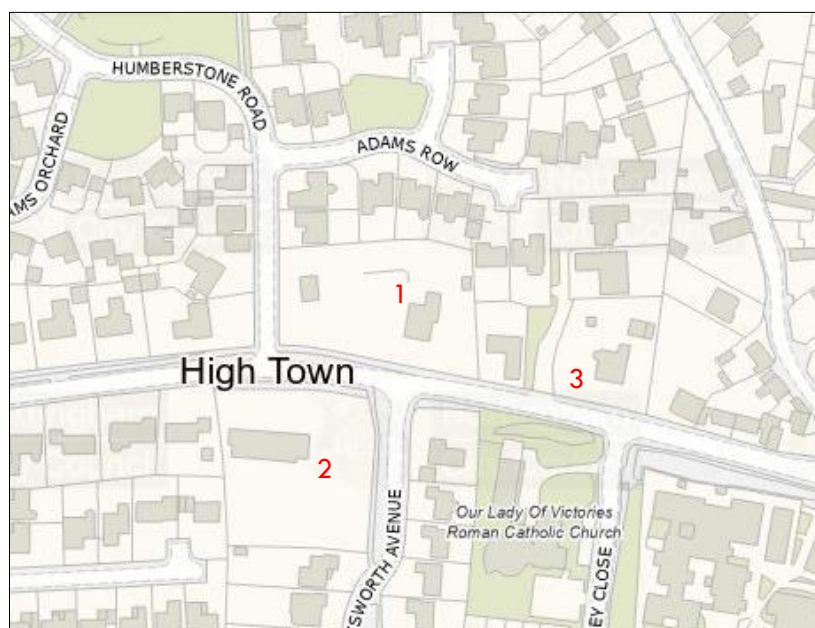
5. Halam Road Edwardian Villas

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).



OS Map Extract 6" 1912-19

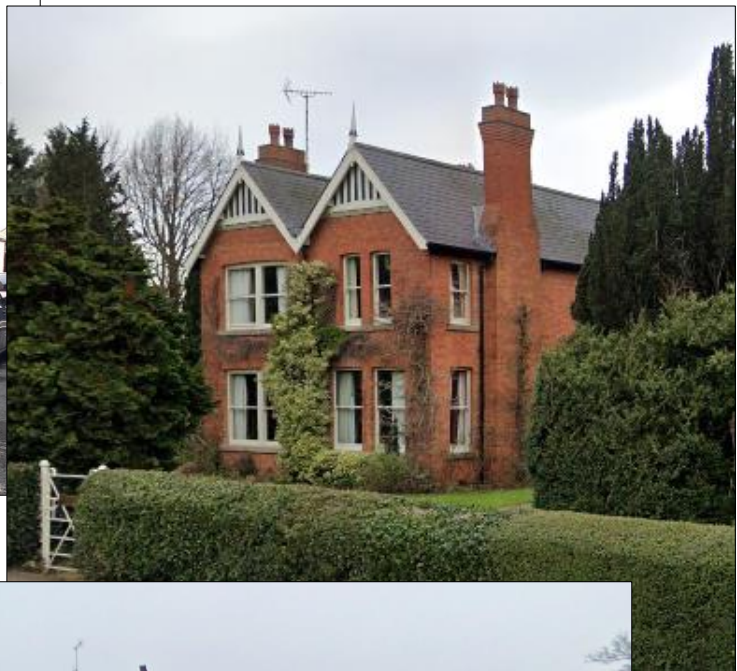
Today the area has seen extensive modern suburban development between the villas and partly within their large grounds, as seen on the map extract below:



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'. 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, which unfortunately has been partly removed from Limehurst since this image, but which remains in part elsewhere.



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



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



Consultation Questions

- 5a. Do you agree the boundary should be extended to include Zennor?
- 5b. Do you agree the boundary should be extended to include Gables?
- 5c. Do you agree the boundary should be extended to include Limehurst?

6. Other minor alterations to the boundary

6a. 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:

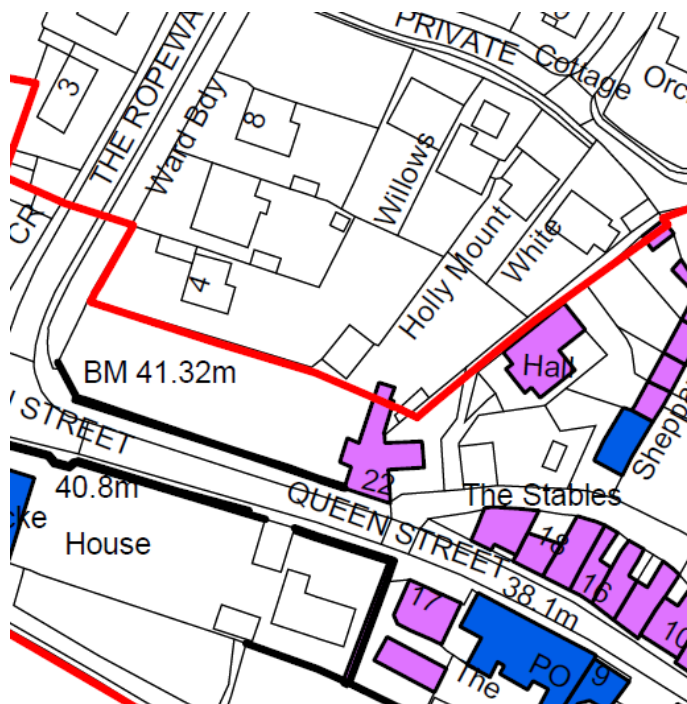


Existing boundary on left, current OS map to right

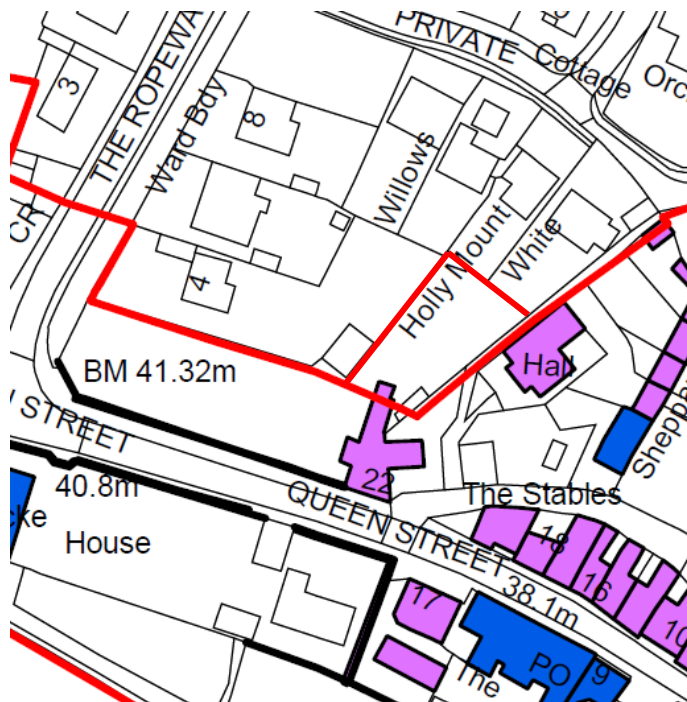
Suggest minor extension:



6b. There is a small error where the garden of 22 Queen Street has been truncated by the current Conservation Area boundary and a minor extension is suggested to amend this:



Current boundary



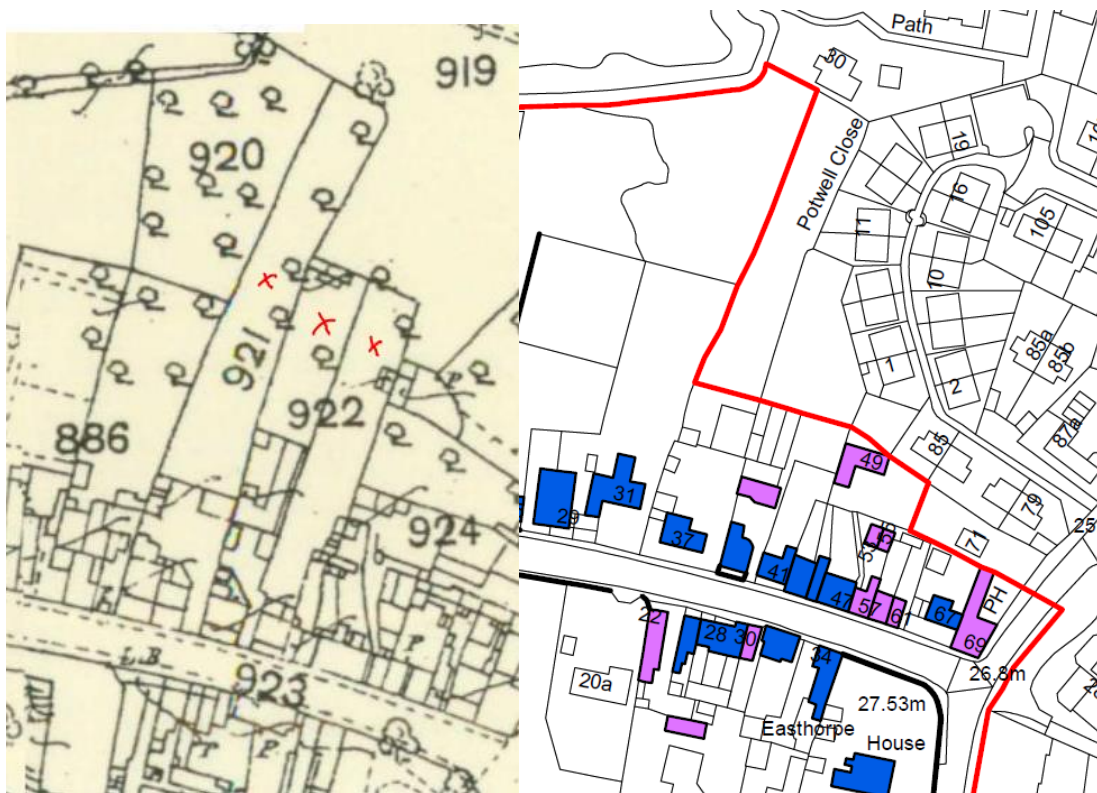
Suggest minor expansion

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.

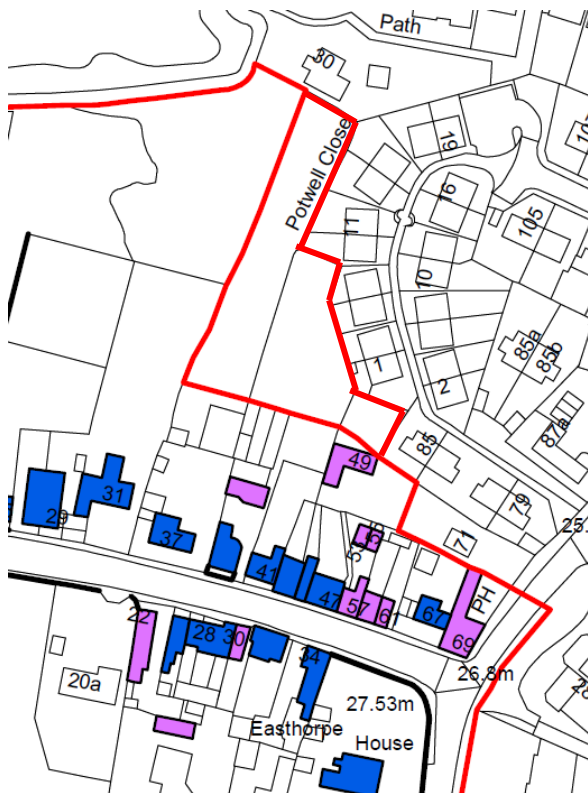
However, a comparison to historic maps shows that these include the historic burgage plots, particularly noticeable at number 37, but still surviving in part to the rear of number 39 and 41.

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:



Consultation Questions

6a. Do you agree with the minor amendment at the corner of Lowes Wong and Westgate?

6b. Do you agree with minor amendment at 22 Queen Street?

6c. Do you agree with including the gardens and burgage plots of 37-49 Easthorpe?

The Council invites you to enter your feedback via our online questionnaire available from:

