

DRAFT SOUTHWELL CONSERVATION AREA APPRAISAL



FEBRUARY
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This document contains the Council's appraisal of the special character and appearance of Southwell Conservation Area, with management proposals for the future preservation and enhancement of the area.

Document details

Title: Draft updated Southwell Conservation Area Appraisal; Consultation document February 2022.

Summary: This document provides service users with information on the special character and appearance of Southwell Conservation Area.

Consultation: A formal period of public consultation will now be undertaken on the proposed revised Conservation Area boundary and updated draft Appraisal (including Management Plan). The public consultation period runs from 11th February – March 25th 2022. The consultation will include publicity on the Council's web site, use of the local library for a public meeting (pandemic providing), site notices within the affected areas, QR code for a consultation questionnaire, and notifications to key stakeholders.

Earlier consultation engagement was undertaken with some key stakeholders in August and September 2021. This included contact with local Ward Members, the Town Council, Southwell Civic Society and the local archaeological community. This informed an initial draft revised boundary for the Conservation Area. This proposed boundary was then the subject of a public engagement exercise from November 2021 to February 2022. This engagement exercise included correspondence with key stakeholders, interested parties, a public meeting and a QR code generated questionnaire. The outcome of this public engagement exercise has informed this latest version of the proposed Conservation Area boundary and Appraisal.

A Consultation Document is also available on the Council's web site, documenting the consultation process and findings to date.

Approval method: In November 2021 the Council's Economic Development Committee approved that a draft Appraisal and Management Plan advance to formal public consultation stage. It is anticipated that, following a period of public consultation, this draft be adopted by Cabinet Spring 2022.

Document availability:

Copies of this document will be made available via Newark & Sherwood District Council's Conservation Team and on the Council's website: <https://www.newark-sherwooddc.gov.uk>

Front cover photographs, left to right: Southwell Minster through the its Gateway, The Burgage, and Easthorpe

Southwell Conservation Area Appraisal

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INTRODUCTION | ONE



Southwell Conservation Area Appraisal

INTRODUCTION | ONE

This Appraisal document is an assessment of Southwell Conservation Area (CA). The aim of the Appraisal is to define the special interest of the CA that merits its designation and describe and evaluate the contribution made by the different features of its character and appearance.

WHAT IS A CONSERVATION AREA?

The first CA was designated in 1967 under the Civic Amenities Act and there are now over 10,000 in England. They are designated for their special architectural and historic interest.

In CAs there are some extra planning controls and considerations in place to protect the historic and architectural elements that make the place special.

The current legal basis for designating CAs is under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). The provisions of the Act also require the local planning authority to review existing CAs from time to time.

SOUTHWELL CONSERVATION AREA

Southwell was first designated as a conservation area in 1968 and extended in 1970, 1993 and at the last Conservation Area review in 2005. Map 1 shows the current boundary. Map 3 [forthcoming] shows how the Conservation Area boundary has changed over time. The boundary has been drawn to include the Minster Church, the historic commercial centre of King Street and Queen Street, the Burgage and the former hamlets of Easthorpe and Westhorpe.

The most important features that contributed to its designation as a Conservation Area were the presence of the Minster, its well-preserved historic layout, the high proportion of listed and unlisted buildings of quality, its strong character and its attractive landscape setting.

Southwell CA was first reviewed in full in 2005 when a character Appraisal was written for the first time, along with a number of boundary changes. The CA has then been reviewed again during 2021 in accordance with a District wide programme of CA reviews agreed via the

Council's Economic Development Committee in 2018.

Early consultation revealed several areas where it could be considered that the boundary could change, primarily relating to Southwell's landscape setting, archaeological interest and C19/early C20 development. This relates to five main areas:

1. Land to north east of Greet Lily Mill, along Station Road and Normanton Road. To consider the millrace, vehicular bridge and fields between Southwell and Normanton.
2. C19 workers' housing development along Dover Street and Chatham Street.
3. Land south of Westhorpe Dumble, area between Cundy Hill and Halloughton Road.
4. Land south of the recreation park off Memorial drive, to include Potwell Dyke Grasslands, cemetery and fields south of Farthingate, up to Crink Lane and Park Lane.
5. Edwardian villas on Halam Road.

In addition there are a number of smaller amendments proposed, primarily where the boundary has crossed through gardens or buildings and requires a small correction.

These areas are outlined in the Boundary Review Document that accompanies this draft Appraisal and which has been considered in an initial round of public engagement.¹

WHAT IS AN APPRAISAL?

This document is an assessment of the character and appearance of Southwell CA. It broadly defines and records the special interest of the area. This will ensure that there is an understanding of what is worthy of conservation. The appraisal process helps inform policies for the preservation and enhancement of the area and will provide decision-makers with a characterisation of the historic environment. This will enable a better understanding of the impact of future development in the CA.

CA Appraisals are based on guidelines set out in the Historic England publication *Conservation Area Designation, Appraisal and Management* (2019). The following themes and sources have been explored in the preparation of this document:

- Archaeological and historical sites/monuments/buildings
- Social, economic and demographic background
- Current and past land use

¹ A consultation report summarising public engagement on this process can be viewed on the Council's web site.

- Geological and topographical mapping
- Building types, groups of buildings, density of buildings
- Place names and historical references (e.g. road and transport evolution)
- Aerial photos
- Important views, vistas and landscapes
- Historic Environment Record (HER) data
- Plot layout/building orientation and the importance of gaps between buildings and any wider open spaces

The Southwell CA is a designated heritage asset in its own right, and contains numerous individual heritage assets. These include both listed and unlisted buildings. The Area has been divided into character areas and section 3 looks at these in turn to give an overall impression of the character and appearance of the CA, identifying some individual or groups of heritage assets and why they are important.

A full list of building heritage assets is included in the building gazetteer tables within each character area. Whilst every effort has been made to create a comprehensive list, it does not provide a assessment of each individually and is limited to what is readily visible from the public realm. It should not, therefore, be

assumed that the omission of any information is intended as an indication that a building or feature is not important. A detailed assessment of significance specific to a building or site within the CA should always be carried out prior to proposing any change.

Furthermore, some buildings identified as unlisted may in fact be regarded as curtilage listed structures to the principal listed building - **the gazetteer tables and maps are not intended to be used to define the extent of a building's Listing.**

Further guidance and advice on CAs, including how to get pre-application advice, can be found on the Council's website.

GEOGRAPHIC CONTEXT – LOCATION, POPULATION AND HERITAGE ASSETS

Southwell is a rural town, remote from any large centres of population. It is 7 miles from Newark, 14 miles from Nottingham and 22 miles from Lincoln. The town lies on the A612, which passes through the CA area and links Nottingham with Newark.

One of Southwell's main importance as a town is derived from the presence of the Minster. It was largely by-passed by the industrial revolution, was never on any established lines of communication and never had a significant market. The centre of the town is mainly Georgian and remained relatively unchanged until recent expansion surrounded the historic core with C20 housing.

The 2011 census records a population of 7297 living within the Parish and today Southwell is predominantly a dormitory town and a tourist destination.

The town is identified within the Council's Local Development Framework Amended Core Strategy (March 2019) as a 'Service Centre' to a large rural area, having a good range of local facilities, and is the third largest settlement in the District.

The existing CA boundary covers an area of 1.0779km².

There are 202 Grade II listed buildings, four Grade II* and two Grade I listed buildings. The CA is also home to two Scheduled Ancient Monuments (SAMs), being the Archbishop's Palace and the Roman Villa.

Southwell is part of the District wide Area of Special Advertisement Control (other town centres are exempt but Southwell is not). Further information on this can be found in the Management Plan at Section 6.

GEOGRAPHIC CONTEXT – LANDSCAPE SETTING

The landscape setting of Southwell makes a significant contribution to its character and appearance. Southwell is set within the heart of the Mid-Nottinghamshire Farmlands. It is set within an undulating landform that is well wooded and mature. The town sits at the bottom of a shallow basin, which gives Southwell an enclosed and intimate atmosphere.

The central area of Nottinghamshire in which Southwell is located is a plateau, fissured by streams. The fissures are known as "dumbles" and it is generally on the south facing slopes of these that settlements are located. Southwell is typical and it sits on the south-facing slope of Westhorpe Dumble/ Potwell Dyke.

Development has extended in an east-west direction to include the once subsidiary settlements of Westhorpe and Easthorpe so that the town now generally occupies the valleys of the dumble and the River Greet and the wooded ridge of higher ground between them. To the north and south there are undeveloped slopes and these form the rural, unspoilt backdrop to Southwell. The change between town and country is well defined.

The town is approached on all sides from higher ground and from the ridges there are panoramic views into Southwell and across the town, with superb long distance glimpses of the spire of Holy Trinity Church and the Minster, which is floodlit at night, as well as the Workhouse (which lies outside the Conservation Area).



Views towards Southwell Minster and Holy Trinity Church across crops in the fields south of the Westhorpe Dumble

These views are so important that the ‘*Southwell Landscape Setting*’ document was produced in 2012 by the District Council and County Council. This document looked specifically at the importance of landscape setting to the town’s landmark heritage assets. This informed a number of protected view cones across Southwell’s principal heritage assets, which have been identified in the Core Strategy (Amended Core Strategy March 2019) and which have their own specific policies. The policies seeks to protect views of and across the principal heritage assets of the Minster, Holy Trinity church, Archbishop’s Palace and Thurgarton Hundred Workhouse (the latter falling outside the Conservation Area).

The landscape setting also contains an extensive network of footpaths and bridleways, which link the countryside with the town and its conservation area, as well

as providing a number of significant vistas from which to appreciate the town and its landmark structure.

The landscape also contains elements of archaeological interest with the physical remains of the medieval open field system surviving in places, along with other earthworks of archaeological potential.

The proposed revised CA boundary shows significant extensions to include much of this important landscape setting.

Landscape Summary:

- New development should not break the strong boundaries between the built up area and the surrounding countryside.
- Vistas of the principal heritage assets of the Minster, Archbishop’s Palace, Holy Trinity Church (as well as the Thurgarton Hundred Workhouse) should be protected.
- The natural corridors formed by the dumble, the river Greet and numerous footpaths and rights of way should be protected.

HISTORICAL DEVELOPMENT | TWO

“...a country town with the overpowering presence of a large medieval church’ N Pevsner, 2003

No one who sees Southwell Forgets it...Here is England epitomised. Here is a cathedral in a country village”

Southwell Minster - a commentary for the visitor, High Heywood, 1960

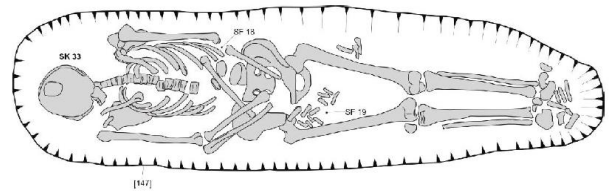
Drawing of the North East view of Southwell Minster, 1791, by Samuel Hieronymous Grimm

HISTORICAL DEVELOPMENT | TWO

Until recently, the earliest certain archaeological evidence of settlement in the town was of a large Roman villa, located to the east of the present Minster, which appears to have been occupied well into the 4th century AD and is thought to be one of the largest such sites in the east Midlands.

Numerous Roman finds have been recorded in this area and around Southwell since the 18th century and archaeological excavations from the 1950s onwards have recorded the presence of a large building dating to the 2nd century AD with significant alterations and extensions in the 3rd and 4th centuries. In addition, over 30 early medieval Christian burials were recorded in the initial excavation and a further 225 during subsequent work. Consequently the site is a scheduled monument (NHLE: 1003528).

More recently the areas to the east and south of the scheduled monument have undergone archaeological investigation, most notably at The Residence, on the former Minster School site on Church Lane and to the north of Church Lane at Platts Orchard. Evaluation has also been undertaken further to the south close to Potwell Dyke. All these sites have produced evidence for further intensive activity dating from 1st century onwards, including an 8th century inhumation cemetery, industrial activity, a large block wall, and other structures where a direct relationship with the adjacent villa may be inferred.



Skeleton found in excavations in 2012 at the former Minster School site, part of a Christian 7th to 9th cemetery here

At the former Minster School site evidence of a possible 'farmyard' associated with the Roman villa was found, along with a stone structure which could have been the villa estate's watermill. A Christian cemetery overlay part of the villa site and then later phases suggested ancillary structures on the site associated with the current Minster. As part of these excavations the Scheduled Ancient Monument entry of the villa was enhanced and the boundary extended in 2013. The true extent of the archaeological resource and potential here is still being understood.

The evidence from Platts Orchard suggests the bodies here may have been part of a small discrete Saxon cemetery, possibly similar to that identified within the former Minster School site over 100m to the south west on the opposite side of Church Street. One of the burials from here has been radiocarbon dated to between 665 AD to 866 AD.

This more recent archaeological investigation, along with known find spots from Southwell, indicates that activity associated with the villa likely extends well beyond the scheduled area, although the precise location, nature and extent of this is not yet fully understood. It is therefore

essential that specialist expertise and approaches to archaeological assessment are in place from the earliest stage of planning proposals so as to ensure the significance of remains affected is sufficiently understood and their importance is afforded proportionate weight in the planning process.

As such, the Council is currently consulting (within the *Amended Allocations and Development Management Policies Development Plan Document (DPD): options report*, July 2021) on a new proposed policy that would relate to mapped evidence to show an area of high archaeological potential, which would then require planning proposals to be supported by site evaluation from the earliest stages. A copy of the initial proposed map is included in the Management Plan, bearing in mind this will be subject to further investigation and refinement.

Historical sources place the Burgage as the site of an Iron Age hillfort and early evidence of earthworks were mapped, but not in a way that accurately placed them on modern maps. The Burgage is also said to have been the home of a medieval Hall or Manor House as well as a medieval chapel. Given these sources and the potential for archaeological interest the Burgage was the focus of archaeological investigations between 2013 and 2014. Non-intrusive survey techniques and test pits were used and these have revealed evidence of previously unknown medieval settlement in the Burgage Area, dating between 11th and 14th centuries. The Iron Age hillfort, medieval manor and chapel were not found, but evidence of yard

surfaces, domestic rubbish, potential building plots and the layout of regular strip plots were found, dating from the 11th to 14th centuries. This suggests that the Burgage Green area may have been an extension to the existing late Saxon town or possibly a development relating to the Burgage as a separate manor and is an area of further archaeological potential.

The first pre-Roman archaeology at Southwell was also discovered during this fieldwork, being a number of flint tools, suggesting there was pre-historic occupation at Southwell, probably more in the area down to the Greet rather than under the current town.



Neck of a Medieval jug found in a test pit on the Burgage (MBA Archaeology (2014) *Burgage Earthworks Project*)

Earthworks (including those possibly described as Iron Age) and road layout today indicate the possible square outline of an Anglo-Saxon Burgh of Southwell, including the Minster, prebendal plots on the north side of Church Street, part of King Street, Queen Street and West Gate.

The known archaeology of Southwell has expanded greatly in the last ten years by a programme of pre-development investigations and proactive investigations by the local archaeological community.

This has served to highlight the wealth and breadth of archaeological interest and potential across the town. The entry for the Roman Villa SAM notes, 'The whole town of Southwell appears to be rich in archaeological deposits including Roman, Saxon and Medieval deposits'. The body of archaeological information is constantly being added to and the Nottinghamshire Historic Environment Record (HER) can be searched for up to date information. Longer-term aspirations may be to produce a wider map to show areas of known archaeological significance and areas of archaeological potential.

Archaeology Summary

- Southwell has a special archaeological record with areas of proven archaeological significance that are either Scheduled or should be treated of schedulable quality.
- There is also significant archaeological potential in the town. Pre-determination evaluation as well as archaeological planning conditions may be required for new development.
- Our body of archaeological knowledge for the town is always expanding and Southwell is a positive example of community archaeology in action. The Nottinghamshire HER should be consulted for up to date information.

The first documentary evidence of Southwell is a charter of 956, albeit in the form of a C14 copy, in which King Eadwig granted Southwell to Archbishop Osketyl, who is believed to have established or reformed the church. This charter refers to

Southwell as 'Sudwelle' meaning 'south spring'. The actual site of the south well has been identified at the junction of Fiskerton Road and Spring Hill. Southwell also appears in the Domesday Book of 1086.

It is likely that the Minster is on the site of this early church but the existing building is thought to have been started between 1109-14, replacing an earlier stone church. At this time the status of the Minster was raised to *Mother Church of all Nottinghamshire*. On the formation of the Southwell Diocese in 1884, the Minster became a Cathedral.

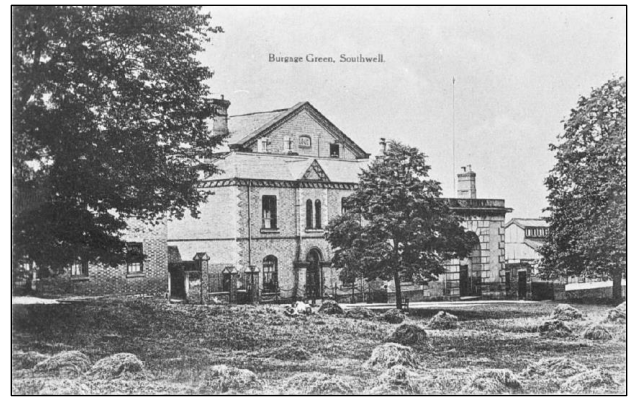
The Minster provided a strong educational history to the town with the current Minster School being one of the oldest continuous educational foundations in England, tracing its origins to the establishment of Southwell Minster and the education of the choristers.

The Church had a unique system of administration in the form of a collegiate body of secular canons that administered the affairs of the Minster Chapter. The canons were supported by income from endowments of property and tithes known as prebends. As a result the canons were known as prebendaries. Each prebendary had a house in Southwell named after the village from which their revenues were derived (except Halloughton Prebendary which had its prebendal house at Manor Farm in Halloughton). These houses were set in large plots in Church Street and Westgate and many of their large gardens are still evident. The collegiate body lasted until 1840 when an Act suspended future appointments to prebends and was extinguished altogether with the death of the last

prebendary in 1873. This collegiate foundation was larger and lasted longer than any other in the country and the prebendal mansions comprise a distinctive group of houses that dominate the historic core of Southwell, combining architecture grandeur with earlier, sometimes more hidden, vernacular features.

To the south of the Minster stands the substantial ruin of a medieval palace of the archbishops of York, rebuilt in the late C14 and C15 but possibly on the site of an C11 archbishop's residence. The palace was severely damaged in the Civil War, when Cromwell's troops were said to be have been stabled in the Minster itself. The medieval archbishops of York had three, possibly four, deer parks in the Southwell area, one was in Southwell itself, adjacent to the Palace.

The core of the town grew up around the central cross roads and was dominated by the Minster and its prebendal houses. To the north east is an open area of land known as the Burgage – this was a separate manor belonging to the Archbishops of York, whilst the rest of the town was held by the Chapter. The Manor covered a larger area than survives as Burgage Green today. It seems likely that part of the open land we see today was once built on but the Green was most recently used for grazing and hay making, along with fairs and markets. Informal pony races were also held on the Burgage and in 1898 the race meeting moved to the modern racetrack site near Rolleston. Today Burgage Green is an important area of open space and still used for public events.



Undated photograph of haymaking on the Burgage Green

To the east and west of the town were the medieval settlements of Easthorpe and Westhorpe. The names of Easthorpe and Westhorpe date from the occupation by the Danes in the C9 and C10, “torp” being the Scandinavian for an outlying hamlet near a large settlement. They were agricultural in character. Each village may have had its own chapel. Trade directories suggest that while Easthorpe developed a more general mix of trades, in keeping with Southwell itself, Westhorpe appeared poorer, with rather more framework knitters, agricultural labourers and paupers. Easthorpe being closer merged with the town of Southwell first. Westhorpe only merged when the straggle of C18 and C19 development along Westgate was consolidated in the C20.

Records from the C16-C18 show the continued development of Southwell around the Burgage, King Street, Queen Street, Westgate and Church Street. The Southwell tithe map of 1841 (see Map 5) shows this historic layout and it is this core

that formed the basis of the existing CA boundary.

The town proved popular with C18 and C19 gentry and professional men and this has resulted in an impressive legacy of large and high status Georgian houses. Additionally, there was a phase of rebuilding and re-facing existing buildings in the C18 and C19, so many Georgian looking buildings now disguise a much earlier core. Recent tree-ring dating projects have been useful in highlighting this trend and in identifying earlier fabric.

While not predominantly an industrial town Southwell does have an industrial heritage. Southwell was an important area for hop growing in the 1700s and 1800s – mainly along the banks of the River Greet. There were many maltings in Southwell and the Maltings and Brewmaster's House on Newark Road, erected 1825, are testimony to this industry, although at one time most of Southwell's inns had their own brewing facilities. Greet Lily Flour Mill, built 1851 but remodelled following two disastrous fires, still survives, while close to Southwell is Maythorne, an industrial hamlet built by the River Greet. The complex comprises a series of mills and cottages, probably first used for cotton spinning but certainly later for silk. Lace also featured in Southwell and once the House of Correction ceased to be used in 1880 the building was used as a lace factory. The making of lace was also carried out on a domestic scale in framework knitters' workshops, as seen in many other Nottinghamshire towns and villages.

A railway line from Rolleston to Southwell was completed in 1847 and the current

station building was rebuilt in 1871 when the line was extended. The line closed in 1965 and a section of the former line was designated a public footpath in 1970.

The levels of post C18 development were low in Southwell and this helps to account for the relatively small size of the town. It was the presence of this collegiate foundation that gave the town its regional importance, as it lay a few miles off the main lines of communication in an area that was agriculturally fertile but which lacked mineral resources. As a result it experienced relatively little industrial development, remaining unchanged until recent expansions surrounded the historic core in the C20. Nevertheless, that core is essentially unspoilt, with a fine legacy of Georgian houses; indeed, 'Southwell is considered by many to be not only an outstanding historic town but also possibly the county's finest small town' (Stroud, (2001) *Extensive Urban Survey*, 2001).

The town has associations with several notable historical figures. The former Palace of the Archbishop of York stands next to the Minster and its most infamous occupant was Cardinal Wolsey. It was in the State Chamber of the Great Hall that he would have held his last frantic meetings in 1530 to extricate himself from failing to secure Henry's VIII first divorce. King Charles I in 1646 is said to have spent his last night of freedom at the Saracen's Head before surrendering to the Scots in the Civil War. The Reverend Becher (1770-1848) was the Vicar General of Southwell Minster and was a prominent Poor Law reformer. Additionally, the regime implemented by local Poor Law reformer George Nicholls at the Southwell

workhouse proved so successful, in terms of money saving, that the Poor Law Reform Act of 1834 was based largely on the Southwell practice. The poet Lord Byron also stayed at Southwell during his Cambridge visits, residing in his mother's residence Burgage Manor, and publishing his first collection of poems during his time in Southwell.

The town is additionally credited as being the home of the Bramley apple, planted from pips by Mary Ann Brailsford in 1809. They were planted in the girl's garden on Easthorpe, where the tree still survives.

There are still many unanswered questions and gaps in our knowledge about the development of Southwell but the breadth and variety of archaeological and historic interest is impressive and significant.

SOUTHWELL CONSERVATION AREA – A SUMMARY OF SPECIAL INTEREST

- Southwell is famous for its Minster church, which is the cathedral church of Nottinghamshire. Although it has a very large church, it is a small town and Southwell has the distinction of being the smallest cathedral town in England. The Minster acts as a waymarker for the town and gives a unique 'village cathedral' character to the town as well as a strong sense of identity.
- The Minster is complemented by a high quality and remarkably unspoilt townscape, which includes a special collection of 'prebendal' houses in large plots and the medieval ruins of the Archbishop's Palace, creating a collection of historic buildings, unique to Southwell. This is complemented by a high number of high status Georgian houses and some fascinating vernacular buildings, including an impressive timber framed heritage dating back to the early C14.
- The town previously received formal recognition by the Council for British Archaeology as being a town of 'outstanding historic quality'. Today Southwell is considered by many to be not only an outstanding historic town but also possibly the county's finest small town.
- The landscape setting of the town contributes strongly to significance providing an attractive rural backdrop to an impressive and often dramatic built townscape. Landscape also spreads into the heart of the Conservation Area in well-used and significant pockets of open land. The attractive composition of landscape and views towards key historic buildings is a defining feature of Southwell Conservation Area.
- More recent archaeological investigations in the Town have added to our knowledge, showing considerable archaeological interest and archaeological potential that merit Policy led protection.
- Southwell's heritage is specifically identified as being key to the District's tourism offer (Amended Core Strategy, March 2019) and the Conservation Area has strong associations with key historical figures and events, adding to the unique identity of Southwell.

CHARACTER AREAS | THREE

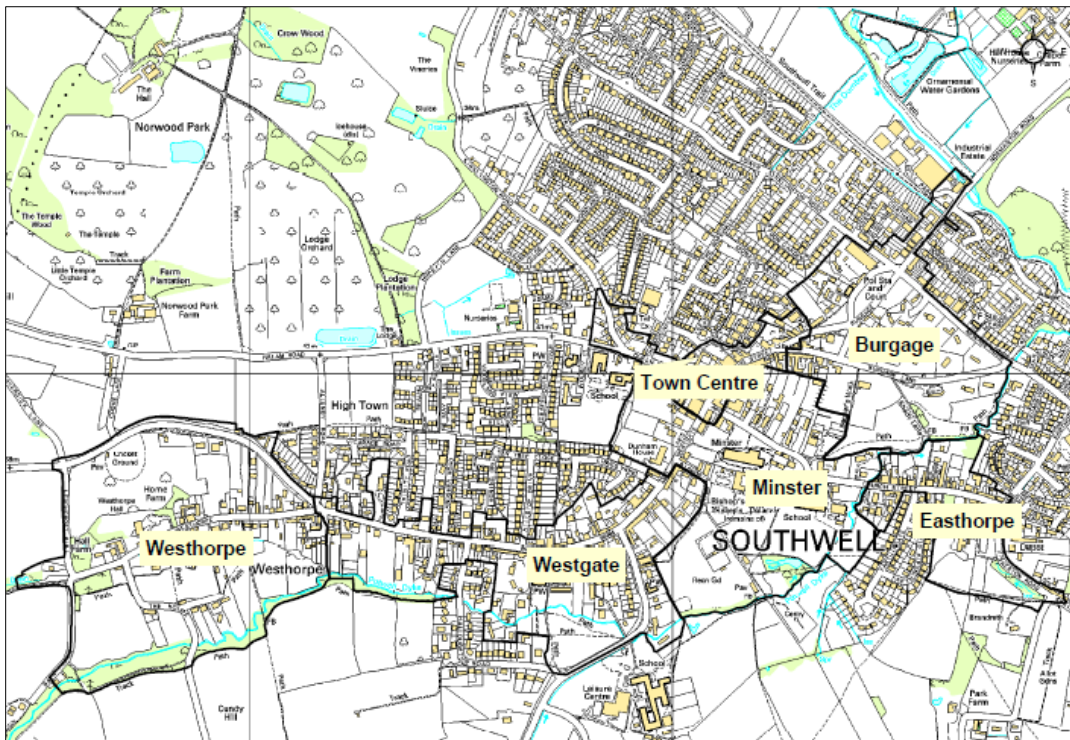


CHARACTER AREAS | THREE

Southwell CA can be split into six character areas and it is a feature of these character areas that they are very distinct, with little blurring of their boundaries. These areas are The Minster and Prebendage, Town Centre, The Burgage, Easthorpe, Westgate, and Westhorpe. The assessment deals with each of these in turn.

Each character area has its own building gazetteers and maps identifying important buildings and topographical features. These have been identified because they contribute *most strongly* to the character and appearance of the conservation area.

The exclusion of any such item from this list does not necessarily indicate that it has no contribution to make to the character of Southwell Conservation Area and all applications will be treated on their own merits.



CHARACTER AREAS. There are six discernible character areas within Southwell CA, reflecting their predominant historic character (map to be updated for final document, dependent on final adopted boundary)

1. MINSTER AND PREBENDAGE CHARACTER AREA

The Minster and Prebendage Character Area primarily covers Church Street, Westgate and Bishops Drive and is shown on maps 6 and 7. A significant potential extension is proposed to cover the landscape setting to the south of the town.

There are, broadly speaking, three main elements within the Minster area;

- The Minster, its churchyard and associated buildings
- The Prebendal plots
- The Medieval Park and landscape to the south.

Southwell Minster, the Churchyard and Associated Buildings

The Minster has always had a dominating influence throughout the history of the town. It is a fine and intact example of a Norman and Early English grand church and is famous for its distinctive ‘pepper pot’ spires and delicate carved leaf decoration in the Chapter House, amongst other delights. The development of the Minster eventually led to it acquiring cathedral status in 1884 when the Southwell Diocese was formed. A great deal of the very special character of Southwell stems from the fact that it has a very large church for a very small town, giving it a unique ‘cathedral village’ character, an imposing and impressive physical presence throughout the town and

giving Southwell its distinctive way-finder and identifier.

The Minster is surrounded by a walled churchyard, which provides an open space at the centre of the town. The buildings on the north west corner including the Crown Inn are assumed to be encroachments into this open space.

The Archbishop of York established a residence at Southwell to the immediate south of the Minster. No evidence of this early building remain, however, there are ruins of a rebuilt palace dating from the late C14 and C15 which was largely destroyed in the Civil War. The present Bishop's Manor, home of the Bishop of Southwell, was built in 1907 within the ruins of the Archbishop's Palace. The remains of the Palace are now a Scheduled Ancient Monument. This is one of two Scheduled Ancient Monuments within the Minster area. The other is the Roman Villa site, located to the east of the Minster.

The Prebendal Plots

There are quite a significant number of large houses in the Minster character area, most of which are prebendal houses, or their replacements, set within their own grounds. These were the residences of the prebendaries (secular canons) who were supported by income from endowments of properties and tithes known as prebends. By the end of the C13, sixteen prebends and prebendal houses had been established. There are now only nine remaining and none is the original building, although parts of the originals

have been incorporated into the fabric of some of the later buildings.

The most remarkable feature of the layout was that the prebendal houses stood detached within their own large grounds rather than in a precinct or defensive walled enclosure. The prebendal plots have similarities with burgage plots found in the layout of medieval towns but whilst the shape and proportions are similar, the prebendal plots are considerably larger. The plots on Church Street would have originally extended to Burgage Lane. Those on Westgate extended to a line marked today by a public footpath. On a similar note it is likely that the churchyard originally occupied the whole block defined by Church Street and Westgate.



Prebendal Houses and plots (traced from Norman Summers – A Prospect of Southwell)

The Medieval Deer Park and Landscape to the South

The Minster has a backdrop of open space to the south, which is formed from the remnants of a former deer park. This was once known as Little Park or New Park and

was in existence in the 1330's. The deer park stretched southwards from the Archbishops Palace to Crink Lane and out to Park Lane. It has been suggested that Park Farm on Crink Lane could have been the parker's house. The area that was covered by the former deer park includes the former Minster School site off Church Street which is now open parkland, the current Minster School on Nottingham Road and also some of the modern development on Farthingate. The area is now predominately open space and used for recreation. The proposed revised Conservation Area boundary would encompass more of this former deer park.

Summary of Interest Minster and Prebendage

- *The established layout of this area of large houses set within their own extensive grounds should be retained.*
- *It is important that the surviving prebendal plots are not sub-divided and not developed. These are important to the historic and unique layout of the town and provide the setting to some of the town's most important and distinctive listed buildings.*
- *The openness of the area that was once the former Medieval Deer Park should be retained and given special consideration in the development process.*

Buildings

The number of listed buildings and positive unlisted buildings in this character area is high. Buildings tend to be large, well proportioned and individually designed. Most have brick boundary walls.

Of the sixteen original prebendal houses, nine survive in the form of a house and plot. Table 1 below highlights their new name, if they survive, and those that no longer exist.

The prebendal house of Oxton II (the Red Prebend) was demolished as recently as the early 1970s to make way for extensions to the Saracen's Head Hotel. The present prebendal buildings are mostly replacements on the same sites, dating from the late C18. Most of the original houses would have been timber framed and fragments of the earlier buildings survive in some of these later buildings. There are some re-used roof timbers at Dunham House and some evidence of an earlier stone building at Norwell Overhall (9-11 Church Street). Unfortunately the roof at South Muskham Prebend was destroyed by fire in September 2001 and was the best example a crown post roof in Nottinghamshire. The roof structure has now been restored.

The contrast between the cramped and congested nature of the commercial area along King and Queen Streets and the spacious layout of the former prebendal mansions in their large gardens spread along Church Street and Westgate is a fundamental component of the town's special character.

A chantry priests' house in the form of a quadrangle with a courtyard garden was built in the churchyard, to the northwest of the Minster, for the chantry priests to live "in common". Its date of construction is uncertain but it is known that the first chantry was endowed in 1241. Chantries were abolished in 1547 and the building

continued in use as a lodging house for the clergy and for a short time, afforded accommodation for the Collegiate Grammar School. The chantry priests' house was demolished in 1819 to provide a site for a new Grammar School building (now used as the Minster Centre). The buildings to the west of the former Grammar School, including the Crown Inn on the corner, are assumed to be encroachments into the northwest corner of the churchyard.

Summary

- *Retain the high quality of buildings and materials in this area.*
- *Retain the distinct character of this area compared to the more high density commercial core*

Spaces, Landscape, Boundaries and Floorscape

There are a number of important open spaces within the Minster area. These include the Minster Churchyard, the Palace Gardens, the prebendal plots and gardens of the large houses in this area, as well as the Memorial Recreation Ground and adjoining open areas.

The gardens at the Archbishops Palace are now landscaped and open to the public, making a valued additional recreation area and a dramatic backdrop for outdoor performances. It also allows for closer appreciation of the ancient ruins and strengthens the visual and historical links between the palace and Minster, giving a better understanding of the special history of Southwell.

The demolition of the former Minster School buildings on Church Street was followed by approval to build 13 new houses. The archaeological investigations carried out in advance of this work have greatly widened our knowledge of the archaeological record of Southwell. In the end the residential development did not transpire and instead the site was bought and gifted to the Chapter of Southwell Minster for the benefit of the town. This forms the Higgons Mead open space and is a significant improvement to the Conservation Area in the last twenty years. The loss of a building of incongruous and ubiquitous design and its replacement instead with open land for use of the town better reveals the open layout of the former deer park, as well as preserving an area of known archaeological interest and potential.

The Memorial Recreation Ground is not only a valued public resource but preserves a vestige of the once larger deer park. While the character today is of suburban park in places, the extent of greenery and landscaping preserves a strong character of this historically significant area. The park also leads out directly into the surrounding countryside around the Town, keeping Southwell well connected with its special landscape setting.

This wider landscape to the south of the town is important for its landscape setting, including the former deer park and the network of paths, tracks and lanes. This is a well-used resource and provides some excellent views across to the key landmark

heritage assets. The area also includes earthworks suggesting archaeological interest and potential.

The Minster is a prominent landmark within the town and can be seen for miles around. The recreation ground and land to the south has good views of both the Minster and of the spire of Holy Trinity Church.

There are many groups of important trees within this area. Those of particular note include an avenue of trees along the footpath to the south west of the war memorial at the end of Bishops Drive and the area around Squire's Pond.

Brick boundary walls are particularly important within this area and many of them are listed. They make a significant contribution to the quality of the public realm.

In terms of floorscape the predominant areas of quality traditional Yorkstone exist in and around the Minster Churchyard, alongside the Trebeck Memorial Hall and certain paths around the Prebendal houses. There are also examples of granite setts and gravel.

Summary

- *It is important to conserve the open nature of the key open spaces and retain the visual links between the Minster, the former Archbishop's Palace and wider former deer park.*
- *Subdivision of the prebendal plots would be harmful and erode their special character as high status houses, set in large grounds, forming part of a special*

group with strong links to the Town's history.

- *Strive to retain important views, trees, walls and gates within the conservation area.*
- *Pay special attention to the setting of the Memorial Park in the properties adjacent, taking care not to urbanise or suburbanise the boundaries.*

- *Any future surfacing schemes in the public realm should be made up of high quality traditional materials, such as Yorkstone and granite setts.*

TABLE 1 PREBENDAL HOUSES AND PLOTS

No.	Old Name	Present Name
1	Oxton II	No longer existing
2	Altera Prebenda de Oxton (Oxton I)	Cranfield House, Church Street
3	Sacrist or Sextons Prebend	Sacrista Prebend, 4 Westgate
4	Woodborough	Woodborough, 31 Church Street
5	Norwell Overhall	9-11 Church Street
6	Palace Hall in Norwell or Norwell Palishall	13 Church Street and adjacent car park
7	3 rd Prebend in Norwell	No longer existing
8	Dunham	Dunham House, 8 Westgate
9	North Muskham	North Muskham Prebend, 23 Church Street
10	South Muskham	South Muskham Prebend, Church Street
11	Halton als Halloughton	No longer existing (was in village of Halloughton)
12	Beckingham	No longer existing
13	Normanton Prebend	Normanton Prebend
14	Eaton	No longer existing
15	Rampton, 6 Westgate	Rampton, 6 Westgate
16	North Leverton	No longer existing

TABLE 2 THE MINSTER AREA - LISTED BUILDINGS

Street	Building	Grade
Church Street	Gateways and boundary wall at Minster Church Yard adjacent to Church Street	II
	9 Church Street (former Natwest Bank)	II
	Minster Lodge, 11 Church Street	II
	13 Church Street and adjacent garden walls	II
	Willoughby House, 21 Church Street	II
	North Muskham Prebend, 23 Church Street and attached boundary wall and Kirkland House	II
	Cranfield House and garden walls (No. 25 Church Street)	II*
	Ashleigh, 31 Church Street and attached garden walls	II
	41 Church Street and garden boundary wall	II
	The Minster	I
	Normanton Prebend and attached garden walls	II
	The Old Grammar School (now Minster Centre)	II
	South Muskham Prebend	II
	Cottage adjoining stable and carriage house 25 metres east of South Muskham Prebend	II
	The Old Rectory	II
	The Residence, Vicars Court and adjoining boundary walls	II*
	Potwell Dyke Bridge	II
Westgate	1 Westgate	II
	2 Westgate	II
	4 Westgate	II
	Boundary Wall at Sacrista Prebend, 4 Westgate	II
	Gateway and flanking walls at Minster Churchyard	II*
	5-7 Westgate	II

Westgate cont.	Rampton Prebend, 6 Westgate	II
	Boundary Wall at Rampton Prebend, 6 Westgate	II
	Westlodge, 9 Westgate and boundary wall and gate piers	II
	Dunham House, 8 Westgate	II
	Boundary Wall to Dunham House, 8 Westgate	II
	Summerhouse to rear of Dunham House	II
	1 Westgate	II
	2 Westgate	II
	4 Westgate	II
	Boundary Wall at Sacrista Prebend, 4 Westgate	II
	Gateway and flanking walls at Minster Churchyard	II*
	5-7 Westgate	II
Bishops Drive	The Bishops Manor and remains of the Bishops Palace, Bishops Drive.	I

TABLE 3 THE MINSTER AREA – POSITIVE UNLISTED BUILDINGS IN THE CHARACTER AREA

Street	Building
Church Street	The Coach House to the rear of 23
	27
	33
	33A
	Minster Shop and Refectory
Crink Lane	Park Farm (subject to proposed expansion of the Conservation Area)
Westgate	3
	Buildings to rear of Rampton Prebend
	Building to rear of Sacrista Prebend
	K6 telephone box in front of Dunham Prebend
Bishops Drive	The War Memorial Gates
	Building in north west corner of recreation ground
	Trebeck Memorial Hall

TOWN CENTRE

The Town Centre character area covers Church Street, Halam Road, King Street, Kirklington Road, Market Place, The Ropewalk, Queen Street and Sheppards Row.

Layout

This area forms the commercial centre of the town and is characterised by a tightly knit urban form. Buildings are densely packed on narrow plots because the extensive use of land for church properties left little space for secular town centre buildings. These narrow plots are evident today, particularly on the north side of King Street where Bull Yard, Waterloo Yard and Portland Arcade are typical. They are characterised by the principal building facing the street, with smaller buildings built behind at right angles. The principal building has an archway to allow access to the ones at the rear. The yards are not evident on the south side of King Street as the space here was even more constrained by the Prebendal plots opposite the Minster Church.

The town suffered transport problems, which are typical of a compact and busy commercial historic core. Its central streets were narrow and frequently congested with a series of pinch points that caused conflict between vehicles and pedestrians. The one way system and paving scheme now in place along King Street and Queen Street strikes a balance between the needs of all road users and has made a more attractive and less traffic dominated environment here.

Southwell never historically developed a thriving market and the area that is assumed to have been the market place on the south side of King Street was built upon, possibly in the Middle Ages. The road called Market Place surrounding the crossroads is not thought to be the original site, although a small market was here in the late C18th and early C19th. The current market is held on a gap site in the King Street frontage.

Queen Street leads from the town centre and is transitional in character. Commercial property stops quite abruptly at the end of Bull Yard, which is dense in layout, thereafter the road is residential with buildings widely dispersed. In this area large houses with large gardens, such as at 32 Queen Street, The Hollies and St Mary's House, are prominent. The large gardens with trees, the houses and the boundary walls are all important to the conservation area character.

The proposed Conservation Area would be extended to capture three significant Edwardian villas on Halam Road.

Summary

- *In any future development proposals a high density form of development is appropriate for the commercial centre.*
- *The distinct change in character along Queen Street should be maintained.*

Buildings

The great majority of the existing buildings date from 1750-1850 and tend to be more vernacular in character than

architecturally outstanding. Most are listed or are considered to make a positive contribution to the conservation area.

Of particular importance is the Saracen's Head which is a rare, high quality, timber framed building dating from circa 1460. The building has interesting wall paintings dating from the late C16 or early C17, which were not discovered until the 1980s and 1990s, hidden under later plaster. The building is one of only three significant examples with domestic wall paintings in the whole of Nottinghamshire (the other examples being in Newark) and such work is rare in the East Midlands region generally. The building was originally jettied at first floor but was under-built in brick in the C18, along with distinctive sash windows. This phase is highly representative of the 'Georgianisation' of the town at this time. The Town's Assembly Rooms, built shortly after 1805, are now part of the public house. This is a landmark building terminating the view from Church Street.

Also of interest in this character area is the former theatre on Queen Street (now deli) which was converted from an earlier building into a theatre in 1816. Also of note is the Methodist Chapel of 1839, built in part over a right of way, the presence of which can be seen in unusual the colonnaded section of the ground floor.

The large and decorative Edwardian villas, set in large grounds, on Halam Road represent the Edwardian expansion of the town in this area and make a positive

contribution to the post-Victorian housing stock of the town.

The buildings exhibit a variety of heights, rooflines and fenestration and a mix of stucco and red brick, slate and pantile and styles range from Georgian to Victorian to Edwardian.

The rear elevations of buildings in this area are sometimes prominent and important. Views from the yards, rear car parks and across the Minster grounds pick up these areas. Chimneys, roof profiles, rear staircases, ventilation units, extensions must all be considered for their impact on these views.

Shop fronts make a major contribution to the character of the town centre and their attraction lies in their traditional appearance. It is important to reinforce this character by attention to detailed design and materials.

In this respect the composition of current Riverside Church Centre may seem unusual here, as this is actually a former grocer's store inserted in the 1920s to the garden of Burgage House. While the shop window has changed the surrounding fluted pilasters date to this period.

The most important elements for shopfronts and advertisements are;

- The framing of the shop front with columns, piers or pilasters
- A vertical emphasis to the windows
- Traditional materials, usually painted timber

- Colour that should harmonise with the street
- Signs that are painted in a traditional style
- Sensitively designed and located internal security shutters, only if necessary
- One hanging sign, of traditional appearance if necessary (illuminated if needed).

Advertisement Consent is often needed to replace signage. Please contact the Council if you considering any works to shopfronts and advertisements.

Summary

- *The visual impact and importance of views of the rear elevations should always be considered in any development proposals.*
- *Reference should be made to the Newark and Sherwood District Council Shopfront Design Guide for detailed guidance on all aspects of shopfront design and signage.*

Spaces, landscape and boundary features

The major open space in this tightly built urban form is the King Street Market Place, which is a gap site in the street frontage. Environmental improvements have given the site definition and character and it makes a positive contribution to the street. While a sense of enclosure to the rear of the site is somewhat lacking the current arrangement balances the different uses here and

maintains the current links the market place has to rest of the town.

The open space created at the junction of Market Place and Queen Street was created in 1920 by the demolition of number 8 Market Place. This has now left, once internal, timber framing exposed to the gable end (probably dating from the late C15 to early C16), making an interesting and attractive backdrop for this space, which is now used for outdoor dining along with public seating. While the loss of the corner building so long ago is regrettable this now makes for a well-used and vibrant space within the core of the town.

The yards next to and behind the street frontages are tightly knit and are attractive spaces. They have an intimate character with shops and houses on either side. Bull Yard has become another small but valuable open space, used as a cut through but also again for outdoor dining.

There are fine examples of traditional materials beneath the arch on Waterloo Yard and in Bull Yard. If further yards are developed the use of traditional materials would positively enhance the areas.

Many spaces are also enclosed by historic walls, as in Queen Street, and it is important that these remain and are properly maintained.

There are several footpaths amongst the buildings that provide good pedestrian routes. They are a valuable resource and lead the pedestrian through the heart of

the historic core. The enclosure to some of these would merit improvement.

Trees and soft landscape are not particular features of this area, which is generally built up. However specimen trees in the King Street Market Place and at the junction of King Street with Queen Street do act as focal points. Also of importance are the trees and gardens in the larger houses along the top of Queen Street and Halam Road, which soften and contrast with the buildings and make a positive contribution to the conservation area. Outside the character area, trees in Dunham, Rampton and Sacrista Prebends form a strong backdrop to the town centre.

Street furniture and road and pavement surfaces have improved considerably through a sensitive public realm scheme and traffic management. This then complements the many pockets of historic paving and contributes to the attractive townscape qualities of this commercial core of the town.

Summary

- *The investment in the public realm and paving works should be protected with sensitive repairs when required.*
- *The rear yards are generally attractive spaces and form some important routes through the town. These connections, as well as their special built form and paving, should be conserved.*
- *The areas of public open space in this character are small but valuable and enhance the commercial offering of the*

town with outdoor dining areas. The use and appearance of these spaces needs careful consideration in any future developments.

Table 4 TOWN CENTRE AREA - LISTED BUILDINGS

Street	Building	Grade
Church street	3 – 7	II
Halam Road	2 The Cottage & attached boundary wall	II
King Street	1	II
	2, 4, 6, Lloyd's Chemists	II
	3	II
	5	II
	7	II
	8	II
	10	II
	12	II
	15 & 15a	II
	20 & 22	II
	24 & 26 Gossips coffee shop	II
	25, 25a, 25b, 27 A – C	II
	29 (including 31)	II
	36 & 38	II
	46 – 52	II
	49 and 51	II
	54	II
	56	II
	58	II
	58a & 60	II
	62	II

	63	II
	64, 64a, 66	II
King Street (cont.)	71 & 73	II
	81 & 83	II
	85 & 85a	II
	Admiral Rodney Hotel	II
	Wheatsheaf Inn	II
Kirklington Road	1 & attached boundary wall	II
	Former Sunday School	II
Market Place	Gascoines	II
	1, 1a, 3	II
	6, Mills the Newsagents	II
	13 & 15	II
	16 & 18	II
	17	II
	Crown Hotel	II
	Saracen's Head Hotel	II*
	Milestone to left of carriage arch at Saracen's Head	II
Prebend Passage	Southwell Methodist Church	II
Queen Street	2 & 4	II
	9 St Margaret's & attached boundary wall and railings	II
	11, 13 & 15 The Post Office & adjoining shop	II
	32 The Hollies	II
	Boundary wall and railings at The Hollies	II
	Gascoines Sale room	II
	Hardwick House	II
	Boundary wall and gate at Hardwick House	II

Sheppard's Row	4	II
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TABLE 5 TOWN CENTRE AREA – POSITIVE UNLISTED BUILDINGS IN THE CHARACTER AREA

Street	Building
Halam Road	4, 6
	Denholme Cottage
	Zennor, Gables, Lindhurst – subject to potential addition to the Conservation Area
King Street	14, 16 & 18
	17 & 19
	Wall behind 21
	28, 30, 32, 34
	40,42,44
	75 & 77
	Building in car park
	Portland Arcade
	Waterloo Yard
	Bull Yard
	Riverside Church Centre
Kirklington Road	2
	5 York Cottage
	6 Vine Cottage
	9 Pinfold Cottage
	12 School Cottage
	15 Appletree Cottage
Prebend Passage	Wall along north side
The Ropewalk	1 and attached wall
Queen Street	5
	6-8

QUEEN STREET (cont.)	13 and building to rear
	10, 12, 14, 16, 18, 20
	17 and building to the rear
	Lavender Yard
	Wall at Maryland
	22 & adjoining wall
Sheppards Row	6-8
	W.I. hall and passage wall

THE BURGAGE

The Burgage character area covers the Burgage Green, Burgage Lane, Lower Kirklington Road, Newark Road and Station Road. A proposed extension would include Dover Street and Chatham Street. Additionally an extension is proposed along Normanton Road to include land either side, including Normanton Hall and its associated outbuildings.

Layout

The Burgage area is the surviving remnant of Burgage Manor, which was a separate Manor within the parish of Southwell. It was agricultural in character in contrast to the urban Prebendage and today the contrast between the tightly built commercial area of King Street and the more open character of the Burgage is very marked.

Burgage Green itself is an attractive area of informal public open space sloping down to Newark Road. The main traffic and pedestrian routes through the town bisect it and some architecturally significant buildings overlook it.

Burgage Lane was formerly called Back Lane and served the backs of the Prebendal houses on Church Street providing access to the fields behind. Fields still remain on the south side of Burgage Lane and it is a feature of the CA that grazing is still continued in the heart of the town.

Although there are some superb listed buildings in The Burgage, it is still the park-like setting that remains the dominant feature. Both the modern and historic development pattern has been

characterised by large houses in large plots and many dwellings are obscured from open view behind attractive green boundaries.

Station Road is quite distinct from The Burgage and is the main approach to the CA from the north. It is a C19 extension to the town leading towards the former railway line and station. The regular rail passenger service ceased in 1959 but retained goods traffic until 1964. The western part of the former railway line is now used as the Southwell Trail. The trail forms the northern boundary of the built area of modern Southwell.

Associated with this C19 development of the town are the terraces of workers' housing on Dover Street and Chatham Street, developed in groups around the end of the C19 and turn of the C20 as land parcels were released, but which together make a distinctive planned and linear addition to the town.

Beyond the former railway line is the river Greet that provided power for Greet Lily Mill, which stands adjacent to it. This former flour mill has now been converted to residential use. Although unlisted, it is a landmark building defining the entrance and exit to the conservation area and appearing in wider views.

Extensions to the Conservation Area boundary are proposed here to capture the mill race and bridge over the Greet, the landscape and riverside setting to the east and north of the town and to capture the C19 workers' housing associated with the flour mill and lace factory here.

Summary

- *The distinct character change between the commercial area of King Street, the Burgage, and then the later suburbs around Station Road should be retained.*
- *The open fields to the south of Burgage Lane should remain undeveloped.*
- *Any proposals to increase density by further development in large plots should be resisted.*

Buildings

The Burgage Area together with the Prebendage has some of the most elegant Georgian buildings in Southwell. Burgage House, The Burgage, Elmfield House, Burgage Manor, Burgage Lodge and Hill House all occupy superb sites around Burgage Green or at the top of Burgage Lane. These buildings are indicative of the popularity of the town for wealthier folk in the Georgian time. They all have classical features and all are listed. Of particular note for its historic association with the poet Byron is Burgage Manor where Lord Byron came to stay frequently with his mother when she rented the house 1803-1808.

The Burgage is also the site of the former House of Correction. The first House of Correction was built as a prison in 1611. The gateway and adjacent house, the former workshop and the enclosing walls represent the second rebuilding in 1807, led by the Rev. Becher to make it, 'the best new prison in the country'. It closed as a House of Correction in 1880 and was then used as a lace factory. The more recent conversion from a distribution depot to residential has greatly improved the site,

conserving the historic buildings and carefully placing new houses to respect the special layout of the former prison. The historic buildings here and boundary wall are landmark structures in the area.

Elsewhere, buildings date from the Victorian era through to the C20 and are varied. There is no style that can be said to be typical but buildings do tend to be grouped by age.

The Victorian era and the early C20 is represented by several buildings around Burgage Green including the former Magistrates Court (now the Town Council offices), the former Governor's House, the Old Police House and the dwellings on Station Road and the corner of Newark Road. They are characterised by decorative brickwork particularly at eaves level and stone dressings around windows and doors.

Station Road includes the Final Whistle public house, being the only surviving public house of four licenced premises once existing in or near to the Burgage, built in the 1860s as the inn for the railway station.

Associated with the C19 industrial development of the town is a distinctive area of town planning in the square development of Dover Street and Chatham Street, with its strong, linear terraces of late C19 workers' housing. Their proposed addition to the Conservation Area makes a more balanced approach to the Conservation Area, representing the later period of development and one more associated with the industry of the town.

Greet Lily Mill at the northern end of the Conservation Area is a monumental and landmark structure, illustrating the use of the small river for industry and showing the modest industrial expansion of the town in this era.

In 1921 the War Memorial at the top of Green was dedicated to remember those fallen in the Great War and then later in WWII.

The post war C20 houses are generally of limited architectural quality but the very low density of development and retention of strong green boundaries has helped to maintain the semi-rural character.

Summary

- *The very high quality of buildings and spaces in this area must be maintained.*
- *Any new development should complement the existing buildings in the area and respect the established character of the site.*
- *Landscape treatment should be an integral element of all new development*

Spaces, Landscape and Boundary Features

In the Burgage area, buildings are set within a mature, park-like setting and so spaces are characterised by grass and trees. The balance between ‘greenscape’ here in relation to the buildings must be maintained. The contrast between this area and the tightly built, urban form of King Street is striking.

The most prominent area of open space is Burgage Green itself. It is an attractive grassed open space with fine mature trees. It has a natural appearance with no formal planted areas and traditionally no boundary fences. Today discrete low wooden bollards protect the edges from damage from parked cars and black street lamp standards suit this historic setting.

A further significant area of open space is between Burgage Lane and Potwell Dyke and is special for being so rural in character and yet in the heart of the town. It is an unexpected area of grazing land that has peaceful rural qualities. Enclosed on all sides by thick hedges and trees, it is hidden from view except from the footpaths that cross it. Some of the best views of the Minster from within the town are here. It is an area that should be protected from any development and care taken if development is proposed in peripheral areas.

The proposed extension of the Conservation Area would include an important element of landscape setting to the north of the Conservation Area, including the riverside setting of the mill and a wedge of open land between Southwell and Normanton. This provides a pleasant and open setting to the town in this direction, and the juxtaposition of the sheer mass of Greet Lily Mill against the open fields makes for an impressive composition. The land on the east side of Normanton Hall has additional significance, being the historic grounds of

Normanton Hall. This also included a small enclosure to the north, which was also the site of an earlier Hall here. The area also contains earthworks of previous agricultural practice and possible earlier occupation.

Footpaths are a major feature of the Burgage area and provide well-used routes between The Burgage and Easthorpe. They offer attractive and peaceful ways through the CA.

Walls in the Burgage area are very prominent and form the boundaries of most of the properties on Burgage Green and Burgage Lane. Traditionally they are usually quite substantial and are constructed of brick with brick copings. They have a distinctly flowing shape as they follow the slope of the ground. The only Victorian letterbox in Southwell is inserted into the wall on the north side of Burgage Green.

Road and footpath surfaces are generally of a standard modern finish, although granite sets help define some of the smaller pockets of greenery. The short stretch of Yorkstone paving in front of the property “The Burgage” and the Grey House assumes greater importance because of the lack of obvious historic paving elsewhere.

Trees are significant in this area for defining boundaries and as specimens on Burgage Green. They are particularly important along Newark Road, Potwell Dyke and Burgage Lane where they form

a strong visual barrier and define the edge of the character area.

Summary

- *Burgage Green should be retained as a public open space, with care taken to avoid vehicular damage to its edges.*
- *The parkland feel must remain dominant to buildings in the Burgage Green/Burgage Lane area.*
- *The area of land between Burgage Lane and Potwell Dyke should not be developed and its setting carefully considered in any adjacent developments.*
- *The landscape setting to the north of the town is an area of archaeological and historic interest and is important in framing views into and out of the CA.*
- *The distinctive detail of boundary walls in the area should be respected. All boundary walls are important in the context of the CA and their maintenance should be encouraged.*
- *The investment in suitable street furniture and paving edges should be protected.*
- *Visually important groups of trees on Newark Road, Potwell Dyke and Burgage Lane should be protected.*
- *Footpaths should be well maintained with those across open fields retaining their more rural character.*

Table 6 BURGAGE AREA - LISTED BUILDINGS

Street	Building	Grade
Burgage Green	Burgage Cottage	II
	Burgage Hill Cottage and Boundary Wall and Gate Piers	II
	Burgage House and boundary walls	II
	Burgage Manor and boundary wall	II
	War memorial	II
	Elmfield house and attached garden walls	II
	Former workshops at former House of Correction	II
	Gateway to former House of Correction and adjoining house to left	II
	Police Station and Courthouse	II
	The Burgage	II
	Brick garden walls to north, east and south of The Burgage	II
	The Burgage Cottage	II
	Water Pump 5m NW of The Burgage	II
	The Grey House	II
	The Old Police House	II
Burgage Lane	Burgage Court	II
	Hill House	II
	Boundary Wall and gate piers at Hill House	II
Lower Kirklington Road	Boundary wall at the former House of Correction	II
	1, The Brewmasters House	II
Normanton Road	Normanton Hall – subject to proposed expansion of the Conservation Area here	
Station Road	Station House	II

TABLE 7 THE BURGAGE – POSITIVE UNLISTED BUILDINGS IN THE CHARACTER AREA

Street	Building
Burgage Green	House SW of former workshops at former House of Correction
	Wall at House of Correction
	The Old Coach House
	Garden Cottage and building to north west
	Outbuilding to rear of police station
Burgage Lane	1
	2 “The Old Forge”
	4-6
	Burgage Mews and Themis Villas and boundary wall
	Wall at Burgage Court
	Hill House Cottage and Hill House Lodge and boundary wall
	Wall at Bechers Walk/Hill House
	Buildings opposite 25 Burgage Lane
Chatham Street	Buildings subject to potential addition to the Conservation Area
Dover Street	Buildings subject to potential addition to the Conservation Area
Lower Kirklington Road	No’s 2,4,8
Newark Road	3-9
Normanton Road	Outbuildings associated with Normanton Hall if/where not classed as curtilage listed – subject to potential addition to the Conservation Area
Station Road	Final Whistle Public House
	Greet Lily Mill
	Mill race and vehicular bridge over river - subject to potential addition to the Conservation Area
	No. 1-23

	2-14
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EASTHORPE

Easthorpe Character Area comprises Church Street, Easthorpe, Fiskerton Road, Palace View and Harvey's Field.

Layout

The once agricultural hamlet of Easthorpe has, on the whole, lost its original rural character and has developed into a tight urban form along the narrow street. A particular characteristic of this area is the development of narrow fronted, three storey former farmhouses. Some of these are sited close together. They contribute, along with their three and two storey neighbours, to the townscape and create a generally enclosed feeling, except in the vicinity of Farthingate where it joins the main street.

In other places properties are set back slightly from the road with a small garden area in front. Although the predominant layout is linear along the road itself, in places there are building ranges set behind those immediately adjacent to the road, as can be seen at 10 Easthorpe. There are also some terraces that extend back from the roadside blocks, for example those at 65 Church Street and at 21/23 Easthorpe.

Complementing the tight urban form along Church Street and Easthorpe there are two large country houses with large gardens. These are Easthorpe House and Easthorpe Court (also known as Easthorpe Lodge). The former is a good stuccoed, Regency House with a shallow hipped roof. Its boundary walls are a prominent and important feature of the conservation area as is the adjacent woodland planting belt. Easthorpe Court is a little earlier but was

altered and extended in the early nineteenth century.

The traditional tight knit character of Easthorpe is unfortunately diluted by the Farthingate estate, a large cul-de-sac of modern houses with a wide splayed junction to Church Street that was built in the 1960s. The proposed extensions to the Minster and Prebendage character area, to include land to the south of the CA associated with the former medieval deer park, will bring Farthingate into the CA. However, it is understood that the buildings themselves are of limited architectural and historic interest. The estate does however fall within the historic outline of the medieval deer park and its proximity to the historic core of the CA makes development here potentially significant.

Summary

- *There are two different types of urban form recognisable in this area. Firstly, the tight urban form of Church Street and Easthorpe, and secondly, the large country houses within their large gardens. This distinction is important to retain.*
- *Wide splayed junctions, as demonstrated by the cul-de-sac Farthingate, should be avoided within and on the edge of the conservation area, as the character and townscape of the conservation area will be affected.*

Buildings

The majority of buildings date from the late eighteenth and early nineteenth century and most are either listed or

positive buildings within the conservation area.

Many of the buildings in this area are constructed of the prevalent building materials, which are brick with either slate or pantile roofs. Some have slate to the front, street-facing, slope and pantiles on the back slope. This is illustrated at 67a, 69 and 71 Church Street. In the past, slate became fashionable and in some cases owners could not afford to cover both slopes of the roof but just had their most prominent one slated. Unfortunately, non-traditional materials such as concrete tiles, have also been used in this area.

Buildings of particular importance are the three storey former farmhouses that can be seen gable end onto the road most of which have a semi-circular window. At 22 Easthorpe the window is a complete original 'Diocletian' (or Thermal) window as it has two vertical divisions.

While this is not the commercial focus of the town any more the area does retain some historic shopfronts, showing how Easthorpe used to act more as a self-contained settlement. One early nineteenth century building, which has a small-paned shop front, is 64 Church Street. Other traditional shop fronts can be seen at 65 and 77 Church Street although these are all now residential.

There are a number of details that are characteristic of the area. These include red brick, red pantiles, hipped roofs, small paned casement windows, vertical sliding sash windows and Yorkshire sliding sash windows, six and four panelled doors with traditional mouldings and ogee boot scrapers.

Easthorpe is built on poor alluvial clays and there are some spectacular examples of subsidence as seen at 28-30 Easthorpe which now add to the idiosyncratic charm of the area.

The erosion of the character of the conservation area can be seen through the use of UPVC windows and the use of new bricks that do not match older bricks in terms of colour, texture etc.

Summary

- *Appropriate natural materials should be used for any new development within this part of the conservation area*

Spaces, Landscape and Boundary Features

There are paddocks and fields to the south that are included within the conservation area to conserve the setting of the area. These are important spaces that show how close to the countryside the former village's buildings are. To the north of Easthorpe, one of these areas extends along the dyke from 53 Church Street to Shady Lane. Another extends to the east of Inglenook along the Dyke to the conservation area boundary and south into gardens of properties along Easthorpe. The gardens of 37 and 39 Easthorpe represent the vestiges of long thin burgage plots, although these already been partly developed and truncated by and later developments. To the south of the road important areas of open space include those to the south and south east of Easthorpe Court (also known as Easthorpe Lodge).

There are a number of important views within this part of the conservation area of the Minster, Easthorpe Court and other large houses.

There are a number of important areas of trees in the area. These include those that line the banks of Potwell Dyke, those that run along Fiskerton Road and those located within the grounds of Easthorpe Court, Easthorpe House and the Old Coach House. There are also many trees within garden areas including a particularly important one, being the original Bramley apple tree, which is located in the back garden of number 75 Easthorpe (NB. The tree was originally in the garden of 73 which calls itself "Bramley Tree Cottage" but a boundary change included it in the garden of no. 75). There is also a magnificent beech tree at "Greyfriars" visible from the street.

Brick and stone boundary walls within this area are important. Of particular note within the townscape are those around Easthorpe House and to the south along Fiskerton Road, the wall at Easthorpe Court and those fronting the highway along Church Street and Easthorpe.

It can be noted that there are a number of boundary walls along Easthorpe and Church Street that are constructed of non traditional materials, e.g. concrete and timber, which have replaced brick walls with, in some cases, railing tops. The loss of these elements has led to the erosion of the character of the area.

Generally there are few different types of traditional surfacing. Granite setts can be seen at the entrance of Easthorpe House

and gravel surfacing has been used for in many driveways of this area.

Summary

- *The open areas that provide the setting of historic Easthorpe should remain open to preserve this important character.*
- *Important open spaces within the conservation area and important areas of trees should be protected from harmful development.*
- *Retain and encourage use of traditional surface treatments that are typical of the area.*
- *Church Street and Easthorpe has a narrow carriageway in places that cause a traffic bottleneck.*
- *Wide visibility splays sit at odds to the tight urban grain of Easthorpe and should be avoided where possible.*
- *In some cases poorly matching bricks have been used on new buildings that are not in keeping with the character of the area.*

Table 8 EASTHORPE AREA - LISTED BUILDINGS

Street	Building	Grade
Church Street	43 Bridge House	II
	45	II
	47	II
	49	II
	56	II
	58	II
	62	II
	64	II
	65	II
	69 and adjoining wall	II
	Apiary House (No. 71) and attached boundary wall	II
Easthorpe	2	II
	9 and 11	II
	Boundary Wall and gates at Easthorpe Lodge	II
	Stable and Potting Sheds 5m north of Easthorpe Lodge	II
	Well head 70m northeast of Easthorpe Lodge	II
	Easthorpe Lodge and Easthorpe Court, 20	II
	23A	II
	24	II
	25	II
	26 and 28	II
	27 and 29	II
	31	II
	32	II
	34	II

	35	II
	39 and adjoining boundary wall	II
	41	II
	43	II
	45	II
	47 and 47A	II
	67	II
	Easthorpe House	II
	Boundary Wall and Gate Piers at Easthorpe House	II

TABLE 9 EASTHORPE – POSITIVE UNLISTED BUILDINGS IN THE CHARACTER AREA

Street	Building
Church Street	Bramley Apple Public House
	53
	55, 57, 59, 61 And 63
	67
	67a
	73
	75
	77
	79
	81 Hearty Goodfellow Public House and cartshed to rear
	Beechdale
	Telephone box opposite 81
Palace View	1, 4, 5
Easthorpe	1, 3, 5, 7
	10
	23b, 19, 17, 15, 13
	22
	Badgers
	30
	Buildings to rear of 34
	Building To The Rear Of 39
	49
	53, 55
	57, 59, 61
	69

Fiskerton Road	Cart Shed Adjacent To Road Opposite Cottams Close
	49-75

WESTGATE

The Westgate character area is comprised of Nottingham Road, Westgate and part of Westhorpe.

Layout

Westgate is the road that links Southwell with the former hamlet of Westhorpe and is essentially a ribbon of residential development. The CA boundary is drawn relatively tightly along the road, particularly on the north side, to exclude the swathe of C20 suburban housing immediately behind it. There are two small proposed areas of boundary amendment within this character area. One is where the garden of 10 Westgate, on the corner of Lowes Wong and Westgate, has been partially truncated by the existing boundary, the other includes the proposed addition of 126-128 Westgate, which are C19 or older buildings in origin and are part of the historic ribbon development along Westgate.

In terms of historic character, Westgate's character changes around the Holy Trinity Church. The Southwell side is of high quality with a very large number of listed and unlisted buildings of architectural quality. The street has long runs of continuous frontages and where gaps occur, they are only small. Buildings are mostly at the back edge of the pavement with the more imposing houses set slightly back in marginally larger breaks.

On the Westhorpe side of Holy Trinity, the pattern changes with a more dispersed layout and fewer buildings of any significant merit. Here there is a mix of C20 century development with no particular architectural unity. Modern developments at Handford Court and

West Lawns have tried to reflect the local material and style pallet and while there are elements that respect the historic grain the overall density creates a more C20 cul de sac layout. However, the buildings at Handford Court in particular address the street front and the overall impact of this modern housing is relatively limited. Given the importance of the street frontage and of the wedge of land that leads down to the Westhorpe Dumble the area warrants retention within the Conservation Area.

Nottingham Road joins Westgate on the south side. It was historically known as Moor Lane and was developed with C18 and C19 properties on its east side. In contrast, the west side has only been developed in the C20.

A new workhouse was built on Nottingham Road in 1808 on the site of an earlier one. Southwell formed the centre of a new Union in 1836 and took over the existing workhouse at Upton. The workhouse on Nottingham Road went on to become the Baptist Church in 1838, following on from the use of a barn on Westhorpe as their meeting house prior to this.

Beckett's Field off Nottingham Road was a housing allocation that is now built out, infilling a wedge of open land on the edge of the Town. The development has been specifically oriented to preserve key views back to Holy Trinity Church, which helps root the new development within its historic setting and preserves the landmark quality of this building. The development was designed to reflect the local vernacular in terms of materials, colours and details. The development has also preserved a footpath which links Nottingham Road to West Gate via the dumble, retaining the experience of this special landscape

feature as one moves through this character area.

Buildings

Westgate displays the most eclectic mix of buildings in the CA, ranging from prestigious listed buildings near the Minster to plainer C20 buildings towards Westhorpe. It would be appropriate to continue this mix but with high quality modern buildings that would make a positive contribution. A notable example of such a building is 2 Nottingham Road which is an environmentally friendly house incorporating energy efficient technologies but which also sits well in the street scene.

Building materials as well as styles are variable in this area. Buildings are predominantly brick but there are also several rendered or painted buildings and roofing materials include slate, pantile and plain tiles. All could potentially be appropriate for any new buildings.

The most outstanding building in Westgate is Holy Trinity Church, built by public subscription for the district of Westhorpe and consecrated in 1846. Together with the Minster it is prominent in views into the area.

There is an important group of unlisted buildings surrounding the Nottingham Road junction, which frames the junction and provides a strong urban form. This group has a cohesive appearance and makes a positive contribution to the conservation area on an important corner.

Generally Westgate has several examples of inappropriate “improvements” to old buildings such as

replacement windows, unsympathetic extensions and the use of concrete roof tiles. This can be damaging not just to the character and appearance of the individual building but the cumulative effect is to detract from the quality of the conservation area.

A common feature of many of the houses is the boot scraper. Some are in better condition than others. They are generally made of stone.

Summary

- *Any new building should be of high design quality and make a positive contribution to the area’s character.*
- *Building styles and materials can reflect the variety found in this character area*
- *The inherent character of buildings should be retained when improvements or extensions are undertaken.*
- *Views of Holy Trinity Church as a landmark feature in the wider landscape should be maintained when considering any development proposals within or around the town.*

Spaces, Landscape and Boundary Features

Formal open space is not generally a feature of the Westgate area where the layout is one of ribbon development along the road. Within this general pattern, there is a small enclave of open space and trees around Holy Trinity Church.

Otherwise it is the Westhorpe Dumble/Potwell Dyke (it changes its name along Westgate) that provides an important green corridor through the area. A combination of water, trees and bushes

provides the natural character of the dumble. The water course is very deep though the volume of water is usually quite low. Buildings are mostly at some distance away and a footpath along its length allows this feature to be experienced as part of this character area. It is important to maintain this natural feature and its setting and not allow building too close to it.

There are few significant trees along Westgate and the loss of any of them could be detrimental to the appearance of the CA. There is a particularly good group of mature trees around the Old Vicarage.

Walls and buildings frame Westgate from Holy Trinity Church into Southwell and provide a strong built form. From Holy Trinity to Westhorpe there are a variety of boundary treatments. Greater definition of boundaries either built or natural would enhance the conservation area.

Summary

- *Natural features should be protected and where appropriate, enhanced.*
- *The natural corridor of Westhorpe Dumble/Potwell Dyke should be protected from encroachment by development and development close by should be sensitively designed to protect its historic landscape value and its flora and fauna.*
- *Greater attention to the definition of boundaries particularly from Holy Trinity*

Church to Westhorpe would enhance the streetscene.

Table 10 WESTGATE AREA - LISTED BUILDINGS

Street	Building	Grade
Nottingham Road	9	II
	11,13	II
	15	II
	Park House	II
	Boundary Wall & Railings At Southwell Baptist Chapel	II
	Southwell Baptist Chapel And Adjoining House	II
	Wesley Manse	II
Westgate	10	II
	11	II
	13, Cromwell House	II
	14	II
	15	II
	16, Pathway House	II
	17, Kelham House	II
	18	II
	19	II
	20	II
	21 Stenton House	II
	23 Clyde House	II
	23 Ornamental Garden Arch	II
	23a	II
	25 Westgate House	II
	26 The Reindeer Public House	II
	27 – 29	II
	28 Park View House	II

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	Boundary Wall At 28 & 32	II
	31 Regency House	II
	31a Norwell House	II
	32	II
	33 Norwell Cottage	II
	40	II
	42	II
	44	II
	50 Westby House & boundary wall	II
	Orangery 10m north of 50a	II
	55	II
	57 Trinity House	II
	60, 62 & 66	II
	69 & 71	II
	75	II
	81 & 81a	II
	84	II
	102 Honing House	II
	Boundary wall and gatepiers at Honing House	II
	1 – 4 Archway Cottages	II
	Church of Holy Trinity and attached boundary wall	II
Westhorpe	1 Westhorpe Lodge	II

TABLE 11 WESTGATE AREA – POSITIVE UNLISTED BUILDINGS IN THE CHARACTER AREA

Street	Building
Nottingham Road	1, 3 ,5, 7
	2
	17
	The Old School House
	1-8 Park Terrace and associated buildings
	Wall at the Gables
	Wall at Park House
	Outbuildings at Park House
	Park Cottage
Westgate (north side)	Buildings west of 10
	20a
	22,24
	Buildings to rear of 26
	30
	34, 36, 38
	48
	52 and 52a
	Buildings to west of 52
	68, 70
	72
	74
	76
	78 Bromley House and railings
	86, 90

	96, 98
	100 Centenary House and wall
	108 St Mary's House
	110
	114, 116, 118, 124 and wall
	126-128 - subject to potential addition to the Conservation Area
	142
	144,146 and wall
	The Old Vicarage
	K6 telephone box on the corner of West Gate and Holy Trinity Road
Westgate (south side)	35
	41 and adjoining wall & outbuildings
	45, 47 & 49
	51-53
	1-5 Trinity Place
	Holy Trinity School
	77
	83-101
	103-115
	Wall at 111/113
	123 and railing
	139 Orchard Cottage, adjoining wall and buildings to the north west
Westhorpe	22 and attached shop
	5
	The Dumbles Public House
	The Cottage and adjoining walls and outbuildings

WESTHORPE

The Westhorpe Character Area comprises Bath Lane, Leachcroft Hill, The Holme, Oxton Road and Westhorpe.

Westhorpe has a distinctly village like and semi-rural character, in contrast to the dominant urban form of the majority of Southwell. Buildings are generally of a more informal and vernacular character than the rest of the CA. It presents a pleasant combination of mellow brick buildings and roadside walls, large specimen trees and smaller areas of casual woodland, open fields, hedgerows and pleasant gardens. Westhorpe remains the western edge of Southwell and the rural setting complements this village character. These qualities are very special in a town that has otherwise seen significant C20 growth and Westhorpe was once one of the District's earliest Conservation Areas, being separately designated in 1970.

Layout

The character area begins at the junction of Westhorpe with Oxton Road and the row of houses called Sunnyside. This is not the geographical extent of Westhorpe, which continues for a short distance towards Southwell and is included in the Westgate character area.

Westhorpe is typical of many of the villages and hamlets of central Nottinghamshire in that it is located on the south facing slope of a dumble, in this case Westhorpe Dumble, which forms its southern boundary.

The layout is a simple one. Westhorpe is essentially a single road along which the majority of buildings are located with a

further small grouping around the area called The Holme, which feels almost like a satellite hamlet. The road serves only Westhorpe and so, unlike the rest of the CA, there is no through traffic. This contributes significantly to its quiet and peaceful character.

Oxton Road essentially formed the 'back lane' for Westhorpe and while there is limited development along Oxton Road this frontage is essentially the rear of the plots from Westhorpe. The long narrow medieval land parcels are still clearly legible from 58 Westhorpe eastwards and, with the exception of number 52, have remained undeveloped, lending historic significance to the plan form here as well as reinforcing the low density and semi-rural character.

A similar cluster of narrow historic plots is still preserved to the south of the row of houses off The Holme.

Behind the buildings in this character area there is an undulating backdrop of farmland with small fields and paddocks surrounded by hedges. These greatly contribute to the rural quality of Westhorpe and set it apart from the rest of Southwell. An extension to the Conservation Area here is proposed to include the former medieval open fields leading up to Crink Lane. This also encompasses the southern slopes surrounding the town, the dumble landscape feature here and some of the most attractive views of the Minster and Holy Trinity Church across rolling countryside.

Buildings are dispersed at low density but are nevertheless prominent in the street because the majority of them are sited at

the back edge of pavement and many are positioned at 90° to the road. Despite buildings being well dispersed along Westhorpe, there is little open space perceived in the street scene, mainly because buildings are sited on the road frontage and are linked by boundary walls. The only exception is the paddock to the east of Home Farmhouse and as an open break this is very important.

At the western end of Westhorpe, Bath Lane leads to St Catherine's well, which was a pilgrimage site until the mid C16. The view when walking up Bath Lane with open fields to either side is unaltered over many centuries and is historically important.

There is no central focus to Westhorpe such as a church or any other local facilities, although the eastern end forms something of village green at the junction with Oxton Road and Allenby Road and has a parish notice board and seating area.

Summary

- *Westhorpe forms the western edge of the town of Southwell and it is important not to sprawl the town here, which has preserved its historic limits well here.*
- *The simple linear form of Westhorpe should be respected, with buildings primarily being focussed on the street front of Westhorpe itself.*
- *The medieval land parcels which survive on Westhorpe and off The Holme should be preserved in their overall shape as well as open nature to the rear.*
- *The informal and village like character of Westhorpe is an important part of its character and appearance and should be protected.*

- *The open fields to the south of the dumble are historically important and provides valuable landscape setting to the town and its heritage assets.*

Buildings

Westhorpe has a high proportion of traditional buildings, most of which are listed or have an important contribution to make towards the character and appearance of the CA. They are characterised by their generally modest scale and their use of consistent building materials, which are normally brick and pantile but also includes hidden timber framing. Number 40 Westhorpe has been tree ring dated to 1514-27, while Home Farm Cottage has been dated to 1332-57, making this the oldest known timber frame building in Southwell.



Yorkshire slider windows here, some with the pintels for former shutters, typify this more vernacular area.

There are no buildings of higher listing than Grade II and few with any formal architectural pretensions. While Westhorpe Hall is the only building on a grand scale it is set



within its own grounds and does not address the street, retaining the overall sense of informality.

The Elms is a more modest formal building and acts as a local landmark building, with attractive glimpses from Westhorpe, but being more visible in the landscape from The Holme.



There are several former farms and cottages but there are no longer any working farms. There have been several conversions of barns to residential use where the key has been to retain the barn-like appearance. This obvious agricultural heritage again contributes to the village like character of Westhorpe.

A number of modern buildings of suburban character, designed with no particular respect for the character area, were developed in paddocks and orchards in the twenty years prior to the designation of the CA. Fortunately these have been few in number and with natural growth and mature planting schemes, especially along the street edge, they have been assimilated into the older part of the village. The real damage has been done to the CA where new buildings have been clustered in a modern suburban format such as at Warrands Close.

Summary

- *Any proposed alterations or extensions to existing buildings should reflect the scale, form and massing of the building and respect design detail of the original building.*
- *Building character here is generally modest, vernacular and informal in character and scale.*

Spaces, Landscape and Boundary Features

An important feature of Westhorpe is its landscape setting and the fact that open space encloses Westhorpe so that it is not widely visible in the wider landscape. The effect can best be seen from the Oxton Road where there are only very limited views of the buildings along Westhorpe, although the distinctive Cedar tree at Westhorpe Hall can be seen.

All around the built form of Westhorpe are fields and hedgerows and the pattern has changed very little from that shown on the Southwell tithe map of 1841 (see Map 5). This is a significant feature of Westhorpe. There is evidence of ridge and furrow and medieval croft layouts running up to the Oxton road that are significant as a historic reference. The field east of Dumble House also shows ridge and furrow.

All areas of open space including small paddocks, casual woodland and gardens contribute to the special rural character of Westhorpe and should be protected from inappropriate changes.

The contribution of trees and greenery to Westhorpe cannot be underestimated and aerial photography shows just how much

green space and tree cover there is in this area.

The most distinctive landscape feature is Westhorpe Dumble. The dumble is a stream which has formed a deep wide channel in the clay that is quite out of proportion to the amount of water normally carried. It is also heavily wooded and makes a strong landscape feature.

Beyond the dumble the land rises to the south and further encloses the character area and Southwell generally. A network of paths and tracks lead out into this land, connecting the landscape setting to the town and also providing the opportunity for stunning views back to the town, with Holy Trinity Church and the Minster distinctive and prominent in these views. The land was formerly part of the medieval open field system for the town and evidence of this can be seen in remnant field patterns and ridge and furrow earthworks. The proposed expansion of the CA here would capture this significance.

Elsewhere boundaries are formed by Oxton Road and Bath Lane and all are heavily wooded. The road at the junction with Bath Lane becomes a holloway, giving a very enclosed and intimate feel at this transition to the countryside. An informal roadside drainage ditch here plus wildflower grass verges also contribute to the rural feeling of Westhorpe.

Boundary walls in Westhorpe present striking features and contribute significantly to the conservation area with long stretches linking the buildings along the roadside. The wall at Westhorpe Hall is listed in its own right. Boundaries in

Westhorpe include elements of Blue Lias, which is a local building material but is not widely seen in the more formal areas of town.

Also notable are small elements of estate fencing, which



convey the more agricultural character of this area. Modern houses are generally softened by now mature hedging, which also contributes to the character and appearance of the Conservation Area. The loss of any of these walls and important boundaries would be detrimental to the CA.

There is a pair of unlisted stone gate piers at the junction of Oxton Road and Leachcroft Hill at the entrance to a field. They mark the original entrance to Westhorpe Hall and they should ideally be repaired and retained in their original position. From here views into a well maintained and landscaped field are given, with pockets of trees which may appear casual but which seem to be part of the historic designed landscaped grounds around Westhorpe Hall.

Lighting columns are a mixture of traditional and modern and are well spaced to respect the semi-rural character here. Traditional detailing throughout would be welcomed if replacements are ever considered. Pavement edges are often informal or simple grass verges and this informality is important to the character.

Summary

- Retain the slope between Westhorpe and Oxtan Road as an undeveloped area.
- Protect all areas of open space including paddocks, casual woodland and gardens from inappropriate changes and loss.
- Retain the historic field boundaries shown on the Tithe map
- Avoid alien suburban residential development that does not respect the plan form, or 'grain', of the village character.
- Respect the semi-rural village character in terms of street works and street furniture
- Preserve the strong boundary treatments, especially how they identify the

area as a semi-rural and agricultural in origin.

- Protect the landscape setting to the south of the Conservation Area here, noting how the slope of the land encloses Westhorpe and provides stunning views back to the town and its principal heritage assets.
- Respect the distinctive landscape feature of holloways and the dumbles and the important network of paths and tracks along and beside them.

Table 12 WESTHORPE AREA - LISTED BUILDINGS

Street	Building	Grade
Bath Lane	Bath Cottage	II
	Barns 50m NE of Bath Cottage	II
Westhorpe	Westhorpe Lodge, 1 Westhorpe	II
	Westhorpe Hall	II
	Gatepiers and walls to Westhorpe Hall	II
	Sunnyside, 4/8 Westhorpe	II
	24 & 28 Westhorpe	II
	27/29 Westhorpe	II
	31 Westhorpe	II
	33 Westhorpe	II
	Calverts Farmhouse, 34 Westhorpe	II
	35 Westhorpe	II
	36/38 Westhorpe	II
	40/42 Westhorpe	II
	40/42 Outbuildings and Pump	II
	46, 48, 50 Westhorpe	II
	54 Westhorpe, Westhorpe House	II
	56 Westhorpe	II
	58 Westhorpe	II
	Barn & adjoining Stable opposite 78 (Elms Barn)	II
	80 Westhorpe, Hall Farmhouse	II
	82/84 Westhorpe	II
	Home Farm Cottage	II
	Home Farmhouse	II
	The Elms	II

TABLE 13 WESTHORPE AREA – POSITIVE UNLISTED BUILDINGS IN THE CHARACTER AREA

Street	Building
Leachcroft Hill	The Pinfold and building to the rear
	Stone piers at Farm Gates
The Holme	41
	Dumble Cottage
	45 & 47
	25
	Dumble House
	Holly Cottage and outbuilding
Oxton Road	Back Lane Cottage
	Buckland Cottage
	Sunbury Cottage
	Lilac Cottage
Westhorpe (south side)	21 & 23 Westhorpe
	49 Manton Cottages and adjoining wall
	61 Westhorpe & outbuildings
	Yew Tree Cottage, adjoining wall and outbuilding
	97 Westhorpe
	Elms Barn wall and pigeoncote (listed building)
	Woodvale Cairns
Westhorpe (north side)	Wall at Calverts House (listed building)
	Wall between 42 and 48 (listed buildings)
	44
	Wall at 54 and 56 (listed buildings)

	Wall between 58 and Home Farm House (listed buildings)
	66
	Home Farm barn conversions
	Garden House
	78 Westhorpe
	Barns to rear of 82/84 (listed buildings)

CONCLUSIONS | FOUR

Southwell is a superb historic town with a unique history. It contains a wealth of historic buildings of all architectural periods and is one of the most attractive towns in Nottinghamshire.

This report outlines the history of Southwell and describes the built heritage in terms of its historical development, design and architecture. It also looks at the natural and landscaped environment. The following management plan focuses on the case for enhancement and suggests how improvements could be made and should be used as a guide to any future development proposals.

Most of the historical and architectural character of Southwell is well preserved, but significant development pressures and the cumulative effect of misguided improvements make the CA vulnerable to damage.

Throughout the report a number of overall themes have emerged and suggestions have been made here to show where sensitivity is needed in guiding change:

- Southwell Conservation Area has several character areas. These are quite distinct and care must be taken to preserve their intrinsic character and avoid any blurring between adjacent areas.
- A contextual approach that demonstrates a good understanding of the townscape qualities of the

area will be essential in any new development proposals and design statements will almost always be needed to explain the approach to development proposals in the conservation area.

- The commercial element of Southwell needs to be complemented by attractive and characterful shopfronts and signage schemes.
- Southwell is essentially a rural town and its extensive setting is vital to its character. This setting is especially important when considering development proposals that could harm the views of landmark buildings or obscure the setting itself.
- This rural character extends right into the heart of the conservation area in places and is a vital element of the character of several parts of the conservation area. A good network of footpaths leads through the town, linking the open land to the more built up areas.
- The natural landscape contributes significantly towards the character of the conservation area in Southwell. Its retention should be the consideration of any development proposal. Trees, the ditches and tracks form natural corridors, these and other natural boundaries and should be preserved.
- Whilst the landscape plays such a significant role it is inevitable that

views become a key part of the character and appearance of the conservation area. Every care should be taken to protect important views within the area.

- Traditional boundary walls and fences (both unlisted and listed) play a crucial part in the quality of the public realm within the Southwell Conservation Area. Their retention and repair is of utmost importance in the character and appearance of the Southwell Conservation Area and it is important that their character is not affected by changes that can occur when, for example, vehicular accesses are formed.
- The quality of the street surfacing and street furniture is equally important within the public realm and is of varying standards throughout the conservation area. Where traditional surfacing survives it should be conserved and regard should be had for the potential of hidden traditional surfacing. A conservation friendly approach should be taken to new highways works.
- In considering the public realm it is important to also include the network of important footpaths that are a characteristic feature of the Southwell Conservation Area, providing valuable access to some

of the more rural elements or area and those not accessible by vehicles.

- The built environment within the conservation area is generally of a very high quality but it is vulnerable to minor alterations to architectural features like windows, chimneys and roof coverings for example. These changes are starting to have a cumulative damaging effect on the appearance of the built environment within the conservation area.
- Southwell has a unique history and heritage giving it a strong sense of identity.
- Southwell is very special for being a Minster town and the associated Prebendal houses are a valuable legacy. It is very important that the setting of these large, high status properties is not undermined by subdivision and development of the plots.
- Southwell is a historic town with a long heritage and is rich in archaeology. Archaeological implications should be a consideration in most development proposals.

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MANAGEMENT PLAN | SIX

In accordance with S71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities are required to review their conservation areas “from time to time and formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas”. This element of the process is known as the Management Plan and is an opportunity to provide proposals for conserving and enhancing the CA.

The Management Plan will be reviewed every five to ten years and updated or modified where appropriate. Details of the Council’s review schedule will be kept up-to-date online via the Council’s web pages.

There are several mechanisms through which the Council can sustain and/or enhance the significance of the CA:

- Application of heritage policies and objectives in the planning process
- Policy and design guidance for specific issues, including shopfront design
- Monitoring change
- Stricter controls, including Article 4 Directions
- Boundary changes
- Development briefs for specific sites
- Enforcement proceedings, including application of s.215 Notices

In relation to Southwell Conservation Area specific consideration is given to:

- The potential for change
- Condition
- Detracting features
- Shopfronts and signage
- New development
- New Development and Archaeology
- Flood Alleviation

APPLICATION OF HERITAGE POLICIES AND OBJECTIVES IN THE PLANNING PROCESS

CAs are classified as designated heritage assets and are afforded a high level of protection, notably in the control of demolition and the requirement to ensure that new development conserves or enhances the character and appearance of the area².

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise³. The Newark and Sherwood Local Development Framework (LDF) Core Strategy Development Plan Document (DPD) was revised and updated in 2019. This now forms part of the Development Plan for the area. The Council's strategic aim to conserve the District's historic environment is set out within this document:

"To protect and enhance the built and natural environment, heritage, biodiversity and landscape, giving additional protection to those areas and buildings of recognised importance."

Core Policy 14 of the Core Strategy refers specifically to Appraisals:

"Newark & Sherwood has a rich and distinctive historic environment and the District Council will work with partners and developers in order to secure... The preservation and enhancement of the special character of Conservation Areas including that character identified through Conservation Area Character Appraisals which will form the basis for their management. Important open spaces and features identified through the Conservation Area Appraisal process will be protected through subsequent allocation in the Allocations & Development Management DPD".

The Council's LDF Site Allocations and Development Management (A&DM) DPD contains advice on dealing with proposals affecting the historic environment within Policy DM9:

"Development proposals should take account of the distinctive character and setting of individual conservation areas including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. Impact on the character and appearance of Conservation Areas will require justification in accordance with the aims of Core Policy 14."

² In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

³ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

There are a number of Southwell specific policies (Amended Core Strategy 2019) which are relevant to the management of the Conservation Area and which place heritage at the centre of the policy.

Policy SoAp1 *Role and Setting of Southwell* seeks to promote Southwell's role as a Service Centre and protect and enhance the existing historic environment, which makes the town attractive to residents and visitors. As part of this Policy it seeks to, '*Protect and enhance the historic character of Southwell Conservation Area, ensuring that new development respects the form and function of the town and addresses the findings of the Southwell Conservation Area Character Appraisal...*' as well as to, '*Identify, protect and enhance the setting of Southwell, including the views of Southwell Minster, the ruins of the Archbishop's Palace and the Workhouse in line with Policy So/PV Southwell Protected Views and So/WH Thurgarton Hundred Workhouse;*'

The importance of landscape setting to Southwell is now well understood and in 2012 the '*Southwell Landscape Setting*' document was produced by the District Council and County Council. This identified a number of important view points, often provided from a large vantage point and offering wide vistas, over the town and its principal heritage assets of the Minster, Holy Trinity Church, Archbishop's Palace and Thurgarton Hundred Workhouse (the latter falling outside the Conservation Area). This then informed a number of protected view cones across these assets which have been brought together within two specific policies of the Allocations and Development Management Development Plan Document (DPD) July 2013, being So/PV and So/Wh.

Under So/PV the District Council will seek to protect views of and across the principal heritage assets of the Minster, Holy Trinity church, Archbishop's Palace and Thurgarton Hundred Workhouse including those within the view cones identified on the accompanying Policies Map. The policy states that development proposals within the view cones, as defined on the Policies Map, will be required to demonstrate that they do not negatively impact on the views of these heritage assets. Those proposals which do detrimentally impact on the views of these heritage assets will not be acceptable; and that beyond the areas defined within the view cones, as defined on the Policies Map, development proposals 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, location and the scope for mitigation. A similar policy wording applies under Policy So/Wh relating to the Workhouse specifically.

The Allocations and Development Management DPD also includes a number of other Southwell specific allocations and policies which are not specifically heritage based but

which would inevitably influence the use and development of Southwell generally and which referenced the need to appropriately protect and conserve heritage and archaeology.

Southwell also has an adopted Neighbourhood Plan (2016) which now forms part of the development plan for the district and will be used in conjunction with the rest of the local plan to determine planning applications and appeals in Southwell. While the Neighbourhood Plan is parish wide it also focusses on the historic core of Southwell and includes policies relevant to the Conservation Area, which help strengthen the special interest and protection of the town's heritage.

Support is typically given to proposals that protect and enhance the historic environment, including where better revealing the significance of heritage assets. There is, however, a presumption against development, alteration, advertising or demolition that will be detrimental to the significance of a designated heritage asset⁴. In addition, proposals affecting heritage assets that are of an inappropriate scale, design/material, or which lead to the loss of significant spaces will not be supported.

National policy guidance within the both the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance, as well as Historic England Advice Notes, set out the importance of considering development proposals within the setting of heritage assets, including scale, design, materials, siting and views away from and towards the heritage asset.

Once approved by the Council, this Appraisal document becomes a material consideration in any planning decision relating to development in Southwell CA, including within in its setting. Policy DM9 of the LDF A&DM DPD explains that development proposals will be expected to be in line with CA appraisals. It is anticipated, therefore, that the Southwell Appraisal document will help inform decision-making and will be one of the most direct and effective means of managing the CA in the long term. The Appraisal, for example, helps define the plan form of the area, the typical type and materials of buildings, traditional detailing, important views, significant trees, etc.

LISTED BUILDINGS

Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are designated for their special architectural or historic interest. All listed buildings in England are designated at the recommendation of Historic England and details

⁴ Significance refers to the value of a heritage asset to this and future generations because of its heritage interest. Significance is also derived from the setting of a heritage asset.

are recorded on the National Heritage List for England. Listed buildings come in three categories of 'significance':

- Grade I buildings are of exceptional interest (only 2.5% of all listed buildings are Grade I)
- Grade II* buildings are particularly important buildings of more than special interest (5.8% of listed building are Grade II*)
- Grade II buildings are of special interest. Most listed building owners are likely to live in a Grade II listed building as these make up 92% of all listed buildings.

Alterations to listed buildings typically require listed building consent (LBC). Decisions on LBC applications require the local authority to consider what impact alterations might have on the building or site's significance and special interest. Importantly, national and local planning policies recognise that change to listed buildings or through development within their setting can affect significance.

BUILDINGS AND FEATURES WHICH MAKE A POSITIVE CONTRIBUTION

A positive contributor is a building, structure or feature which beneficially adds to the overall character of its local area. This is true of many buildings and features within a CA. The extent to which a building or feature will positively contribute will largely depend on the integrity of its historic or architectural form and is not necessarily limited to front elevations or what can be seen from the public realm. For example, roofscapes and side/rear elevations can make a positive contribution. Conversely, modern buildings can avoid a negative contribution, or even make a positive one where they have been sensitively designed to suit their setting.

Criteria for identifying positive contributors include:

- Group value
- Associations with notable architects or other historical figures
- Position and presence within the streetscape
- Use of characteristic materials, architectural motifs or detailing
- Physical or historical relationship with neighbouring buildings
- Historical use

The exclusion of any particular building, wall, tree, archaeological feature etc. from the maps within this Appraisal does not necessarily mean it has no contribution to make. Surveying is limited to areas of public access so some structures will be hard to locate or

identify. Additionally, new evidence or site visits during the planning process may allow a building or feature to then be identified as making a positive contribution to the Conservation Area.

There should be a presumption against demolition or loss of any building or feature identified as meeting these criteria where the asset contributes to the significance of the CA.

The Government recognises that the historic environment is an asset of enormous cultural, social, economic and environmental value, and makes a very important contribution to our quality of life and the quality of our places. The NPPF sets out how the Government intends to deliver sustainable development by specifying how decision-makers should manage change in the historic environment, notably within section 16.

POLICY AND DESIGN GUIDANCE

The Council has produced several relevant guidance documents on development within the historic environment, including shopfronts and advertisements, and the conversion of barns. However, the Conservation Team is intending to produce further guidance documents on all aspects of heritage and will be made available on the Council's website.

It is hoped that this advice will help stakeholders of the historic environment make informed decisions and, therefore, contribute positively to the management of CAs.

MONITORING CHANGE

Monitoring change, both positive and negative, is very important for the long-term management of a CA. Regular surveys can, for example, help highlight problems that can be best tackled through enforcement or additional controls.

Similarly, the effectiveness of planning policies can be measured by appraising new development.

Monitoring change can also assist in identifying where more resources are required and in modifying Council priorities.

A CA boundary is first surveyed prior to designation. Although Southwell was originally designated in 1968, there is limited information on any formal review processes during that time. A small pamphlet was produced for Southwell CA, setting out the implications for designation and a description of the historic core but it is the 2005 Appraisal document that

currently provides a good position from which to monitor change within the CA since that time. Once adopted the 2022 revised Appraisal will form a new benchmark.

The Council's Conservation Team will continue to monitor the area, including periodic photographic surveys.

Additionally, monitoring the condition of the conservation area and of the buildings within it is vital to the long-term conservation of the District and of Southwell Conservation Area (see Condition below).

STRICTER CONTROLS, INCLUDING ARTICLE 4 DIRECTIONS

The historic environment regularly suffers from the cumulative effect of piecemeal erosion and unsympathetic alterations to the architectural features of properties that contribute positively to a CA. Some of these alterations do not require planning permission and are regarded as permitted development. Good examples of this include the replacement of traditional timber windows on non-listed dwellings with uPVC of a different style and profile, or when historic chimney stacks are demolished. Alterations like this can be very harmful to the character and appearance of a CA.

It is possible to bring such alterations into planning control through the implementation of an Article 4 Direction. An Article 4 Direction can provide a positive framework for helping manage the character and appearance of a CA. The implementation of an Article 4 Direction, however, requires a strong justification for proposing the Direction as well as appropriate community support and the staffing resources to manage to the applications must be a consideration.

The consultation survey to the Southwell CA review in 2021/22 will consider whether there is public support for restricting Permitted Development rights within Southwell CA. This issue will be monitored and reviewed during the next substantive appraisal of the CA.

Additionally, Southwell is part of the District wide Area of Special Advertisement Control (other town centres are exempt but Southwell is not). Areas of Special Advertisement Control are areas specifically designated because their scenic, historical, architectural or cultural qualities are so significant that a stricter degree of advertisement control is justified in order to conserve visual amenity within the area.

The Secretary of State approves areas of Special Advertisement Control. An area of special control order places additional restrictions on the display of advertisements. For example, some deemed consents classes are subject to reduced size limits if they are located in an area of special control. This does not mean that every advertisement will then need consent,

but the area of control does extend the reach of advertisement control. Further guidance and advice on advertisements within CAs, including how to get pre-application advice, can be found on the Council's website, including the Council's Supplementary Planning Document on 'Shopfronts and Advertisements Design Guide', November 2014.

BOUNDARY CHANGES

Southwell CA was originally designated in 1968 and has been extended several times up to 2005 when the area was last reviewed. The current boundary is shown on the Map 1.

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and best-practice guidance, the boundary of a CA should be periodically reviewed and suitably revised. The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have diluted the character of the area over time; the boundary may have been drawn too tightly or too loosely originally; or the special interest of a feature may not have been realised originally. Although it is principally built structures that are often the focus when amending the boundary, their accompanying plots and wider landscape setting which provide an important historical context which should be incorporated together with the buildings.

In the case of Southwell a better understanding of the significance of landscape setting to the town and archaeological investigations have provided evidence that has been used to put forward a number of possible extensions to the Conservation Area, shown in Map 2. Additionally the review has found a number of minor errors with regards to property boundaries which this reviews seeks to amend.

Local planning authorities should seek to update Appraisals, and where relevant, amend the boundary. The Council will review all CAs on a rolling basis, ideally within five-ten year cycles. Resources permitting, the next Southwell CA review should take place before 2032.

DEVELOPMENT BRIEFS

The Management Plan can be used to identify any sites that would benefit from a development brief. A development brief is an outline of what might be expected or acceptable in principle on an identified development site prior to a formal development proposal. This might be a gap site, for example, or a site under pressure for demolition and re-development, or perhaps areas that have a neutral impact on the CA where redevelopment can be demonstrated to lead to potential enhancement of the historic environment. The definition and characterisation of the CA can be expanded to form a

detailed design brief in order to help promote an appropriate form of development on the site.

There are currently no sites identified that would benefit from a development brief in Southwell CA. However pockets of open land within the town are valuable and with archaeological potential, while much of the landscape setting to Southwell is very sensitive. If any new development sites came forward that the Council felt were capable of sensitive redevelopment the Council may take the opportunity to produce development briefs to inform developers or applicants as to what may be appropriate in terms of design and layout for the site. The need for development briefs will additionally be considered during future CA reviews.

ENFORCEMENT PROCEEDINGS, INCLUDING APPLICATION OF S.215 NOTICES

Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a CA.

An obvious example of this sort of damage could be unauthorised works to a listed building. A listed building is a building of special architectural or historic interest and is protected in law under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works to a listed building considered to affect its special interest. It is a criminal offence to carry out unauthorised works. The removal of traditional timber windows and doors, for example, and their replacement with uPVC or poor modern imitations, can be detrimental to the building's intrinsic special interest.

It is not only alterations to listed buildings that can damage the character and appearance of CAs. The unauthorised demolition of buildings, or detrimental alterations to unlisted buildings, can all erode the special character of a CA. The use of non-approved materials, for example, can be particularly harmful (e.g. modern cladding).

In a town like Southwell unauthorised signage and advertisements can also erode the special quality of the historic core and commercial offering.

It is important, therefore, that the Council investigates breaches of planning law within CAs, as this can help preserve the quality of the historic environment. The survey process utilised in the production of an Appraisal may highlight planning breaches and unlawful alterations to listed buildings. In response to this survey, the Council will take appropriate action with owners on an individual basis.

Anyone can report a suspected planning breach by contacting the Council's Enforcement Team. The District Council regularly follows up reports of unauthorised work and may take enforcement action.

In addition, the local planning authority may use its general planning powers to serve a Section 215 Notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the CA⁵. Such a notice requires the person responsible to clean up the site or building, or the authority can carry out the work itself and reclaim the cost from the owner. Section 215 is a relatively straightforward power that can deliver important, tangible and lasting improvements to amenity.

POTENTIAL FOR ENHANCEMENT

A proportion of buildings within the CA or its immediate setting might meet some of the criteria for positive contributors but might also possess a characteristic feature or element which reduces its contribution to the character and appearance of the CA. This might include insensitive modern interventions or the relatively poor condition of a building, perhaps through neglect. There is potential to enhance or remedy these issues through well-considered proposals. This might be as modest as replacing modern uPVC windows with more traditional units, reinstating traditional roofing materials and chimneys, or by removing modern external render. These types of proposal should be given material weight in planning decisions where it can be clearly justified.

Opportunities to improve or redevelop sites which possess negative aspects might also be justified.

In this context, a priority for enhancement in Southwell CA is the repair and conservation of historic structures and the restoration/reinstatement of architectural features and materials. The following ideas would form a good basis for an enhancement strategy:

- The retention and enhancement of historic buildings and their historic architectural features, including brick detailing, traditional timber windows/doors, cast iron rainwater goods, chimney stacks etc.
- The reintroduction of appropriate historic or architectural features to the CA's historic buildings and public realm, such as timber sash windows, natural slate or clay pantile roofs, chimney stacks with oversailing courses, cast iron street lamps etc.
- The retention of significant trees/hedges and where necessary their replacement with appropriate species

⁵ S.215 of the Town and Country Planning Act 1990.

- The rationalisation of street furniture, including signage
- Improvements to the highway, including surfacing
- Sympathetic redevelopment of sites that currently detract from the character or appearance of the area.

There are currently no plans to provide a specific grant scheme for Southwell CA. Should the opportunity arise and resources become available, the Southwell CA Appraisal will be used as a basis for developing an appropriate strategy for a grant scheme.

Enhancements to streets in the CA should be informed by a detailed audit of the public realm and aim to minimise physical obstruction and visual clutter. Road signs and markings can also have a significant effect on the appearance of a CA. A proliferation of signs and posts should be avoided and essential signs should be of a character and quality appropriate to their context. A degree of flexibility in the size, siting and colour of signs is provided for in The Traffic Signs Regulations and the Department for Transport's Traffic Signs Manual. Local authorities should take advantage of this within CAs.

In any schemes for improved parking provision and the alleviation of traffic congestion the need to preserve or enhance the significance of the Conservation Area must be considered.

CONDITION

The buildings within Southwell CA are generally in good condition. However, there are some relatively minor issues that detract from the special interest of the conservation area and have the potential to cause damage in the future. These relate primarily to poor maintenance and inappropriate alterations. For example, vegetation growth within soft boundary walls can cause decay to their masonry, while vegetation can block downpipes causing greening or more significant damp and rot. There are also several instances where masonry has been repaired using modern cement or ribbon pointing, where mortar is applied in thick, raised bands. This affects the ability of the masonry to expel moisture and causes issues with staining and algal growth. It can ultimately lead to the masonry crumbling away. There are many instances where cement-based renders and non-breathable paints have been applied over brickwork or masonry that was originally intended to remain exposed. Lime-based washes and renders are historically accurate and allow the building fabric to 'breathe'. However, cement-based products and impermeable paints have the opposite effect and can cause issues with moisture control.

The condition of listed buildings is monitored through the Buildings at Survey.

The district has 1,387 buildings, structures and monuments that are regarded to be of national significance and designated as listed buildings. Whilst the great majority are in good condition, there are a number of buildings that have fallen into disuse and disrepair. These structures are commonly referred to as buildings at risk.

The purpose of identification of being at risk is to raise awareness of the deteriorating condition of listed buildings and to generate interest among the local community and potential investors. Listed buildings and buildings within Conservation Areas that are not being maintained in a reasonable condition can be subject to legal action by the Council to enforce repairs. In the most extreme cases, neglect may lead to compulsory purchase proceedings by the Council.

Further information can be found from the national [heritage at risk programme](#) and [heritage at risk register](#) on the Historic England website to find out more.

A [local heritage at risk survey of buildings not included in the national methodology](#) has also been undertaken by Nottinghamshire County Council across the district.

The numbers of Buildings at Risk within Southwell Conservation Area are generally low. However, a key priority would be the high grade outbuildings at the Saracen's Head, which remain in a vacant and concerning condition.

Whilst vacancies generally in the town are currently below the national average it remains important that suitable proposals for re-use are supported.

DETRACTING FEATURES

The replacement of traditional timber windows with uPVC units is common across the CA. These detract from the aesthetic value of both the streetscapes and individual buildings. The thicker frames, false glazing bars and different opening mechanisms are visually discordant with the traditional character of the CA. Although these are perceived to offer benefits, the lifespan of uPVC windows is considerably shorter than is often supposed, and the units cannot be easily recycled. The replacement of any windows in a Listed Building would need Listed Building Consent and traditional and historic windows should always be conserved as a first priority.

Domestic additions or alterations to the town's historic barn conversions should also be avoided and any alterations should be sensitive to the special character of a former barn and follow the guidance of our Supplementary Planning Document on *The Conversion of Traditional Rural Buildings*.

Rooflights in particular can radically alter the roofscape of a traditional barn or of a modest house and cottage and should be used sensitively and with moderation. Where approved or appropriate the rooflight should be well designed to sit low profile within the roof, have a lead dressing and usually follow with traditional design and detailing.

The fashion for dark or brightly coloured renders can sometimes be out of character and visually imposing. Traditionally render was coloured with the local sand, so does tend to be buff in colour in this District, giving a more muted traditional colour palette.

Loss of other historic detailing and traditional materials is an issue. Replacement of traditional roofing materials, for example with modern concrete or artificial equivalents.

The town has an attractive commercial core with many buildings with historic or well detailed shopfronts. These should be conserved and complemented with suitable advertisements. Advertisement illumination should be limited and brash or bulky advertisements avoided. Guidance on shopfronts and advertisements can be found on the Council's web site and we would encourage seeking advice early to avoid installing inappropriate signage and advertisements that detract from the Conservation Area.

Other minor detracting features include:

- Insensitively positioned satellite dishes and trailing wires;
- Flat roofed or overly bulky extensions;
- Poorly designed porches;
- uPVC rainwater goods.

There is scope to enhance the CA by addressing the generally minor detracting elements noted above, especially where these are evident on buildings identified as having potential for enhancement.

There is modern development around the edges of the CA and the CA has successfully absorbed much modern development that generally makes a neutral contribution to its character and appearance. However, there are also a few examples of modern development within the CA that have been harmful, primarily due to an insensitive plan form or road layouts that jars with the historic grain of the area.

Modern design is not incompatible within CAs provided that it is contextual and of an appropriate quality. Considered place-making, such as curtilage landscaping, also has the potential to improve the relationship of new design with the CA.

SHOPFRONTS AND COMMERCIAL SIGNAGE

Commercial pressures frequently instigate changes to shopfronts along with changes of tenants and rebranding, etc. Unmanaged, this often results in the gradual dilution of the historic commercial streetscape and an overall shift towards a non-descript high street that does not reflect the traditional charm of the area. It is therefore important that any change proposed to a commercial building respects the parameters of the affected historic building and, where they exist, shopfront. The following principles should inform any change involving shopfronts and signage:

- Fascias should be proportioned to fit the existing features of a shopfront (e.g. the width between and depth of the end corbels).
- Layering up new fascia signs should be avoided, with the original fascia sign re-sign written where appropriate.
- Hand painted signage should be used for Listed Building and will be encouraged throughout the Conservation Area
- Traditional design features such as fonts, muted colour palette and hand-painted or raised lettering should be explored.
- Where applied lettering is proposed these should fit flush to the backboard and avoid the use of visible locators.
- All historic features should be retained or, where discovered beneath modern additions, reinstated.
- Traditional materials such as painted timber will best enhance the historic character of the commercial streetscapes.
- Floor to ceiling glazing with sheet glass is a modern feature and does not reflect the character of historic buildings. Smaller windows with stallrisers (i.e. a plinth under the window), transoms and mullions are typical traditional features.
- Lighting should be modest, including that used in the window display. Illuminated signage should not intrude upon the streetscape or be overly dominant. On listed buildings and in Conservation Areas fascia illumination is not desirable and will normally be resisted. In exceptional circumstances illumination of fascias may be permitted for premises which have a late night use and should be restricted normally to a discrete strip light.
- Internally illuminated signage is inappropriate and would not be allowed. Bulky spotlights and swan neck lights should also be avoided.
- Where used, window stickers and banners should be a temporary addition in place for a limited period.

- Consider traditional swing-signs as an alternative to A-boards or other separate signage.
- Where there is no fascia or shopfront, individual letters fixed directly onto the elevation in a suitable location is the least obtrusive means of displaying a company name. This will be dictated on a case-by-case basis and individual to each building.
- Shopfront security should be considered early on in a scheme. The addition of bulky or solid security can severely impact the amenity of the street and will be resisted.

The Council encourages early engagement with the Authority to establish if Advertisement Consent or Planning Permission is required. Specific guidance regarding the sensitive design and alteration of shopfronts within a traditional and historic setting is provided in the *Shopfronts and Advertisements Design Guide* and can be sought through a pre-application enquiry to the Council's Conservation Team.

NEW DEVELOPMENT

It is not the intention of CA designation to prevent new development. Instead, it puts in place a process whereby any proposals are more thoroughly studied to ensure that the special interest of the CA is protected and opportunities to improve its character are identified. New development can range from entire new buildings to the introduction of new features, however small, on existing buildings.

Southwell is generally designated as a sustainable location for suitable new development. New development within the setting of the CA should also be carefully managed as it has the potential to detract from its character and special interest, and particular note should be taken of the special landscape setting of Southwell and the impact new development could have on key views and vistas.

Brackenhurst University campus is located just outside Southwell and an area specific policy (SoAP 2) exists in the Local Plan to ensure that the District Council will work with Nottingham Trent University and partners to support the development of the campus whilst ensuring that new development does not detrimentally affect the setting of the town.

The potential for substantial new development inside the conservation area boundary is generally limited to the replacement of those buildings, generally from the mid to late-20th century, which do not positively contribute to its character. Any proposals will need to be considered on a case-by-case basis and take account of:

- The significance of any existing building to be removed;
- The impact on the setting of neighbouring listed buildings and/or positive contributors;
- How local features and materials can be incorporated into the design;
- Whether or not any historical plot boundaries survive or could be recoverable;
- The impact of the overall scale, massing and design on the wider streetscape;
- The loss of any important rear/side elevations or views of these;
- Characteristic boundary treatments and planting;
- The potential for below-ground or built archaeology; and
- Any other heritage or conservation restraints identified.

Southwell neighbourhood Plan has a Design Guide that seeks to create a place with locally inspired or distinctive identity, signposting locally used materials and detailing and noting the benefit of using contemporary interpretations of traditional forms for new development.

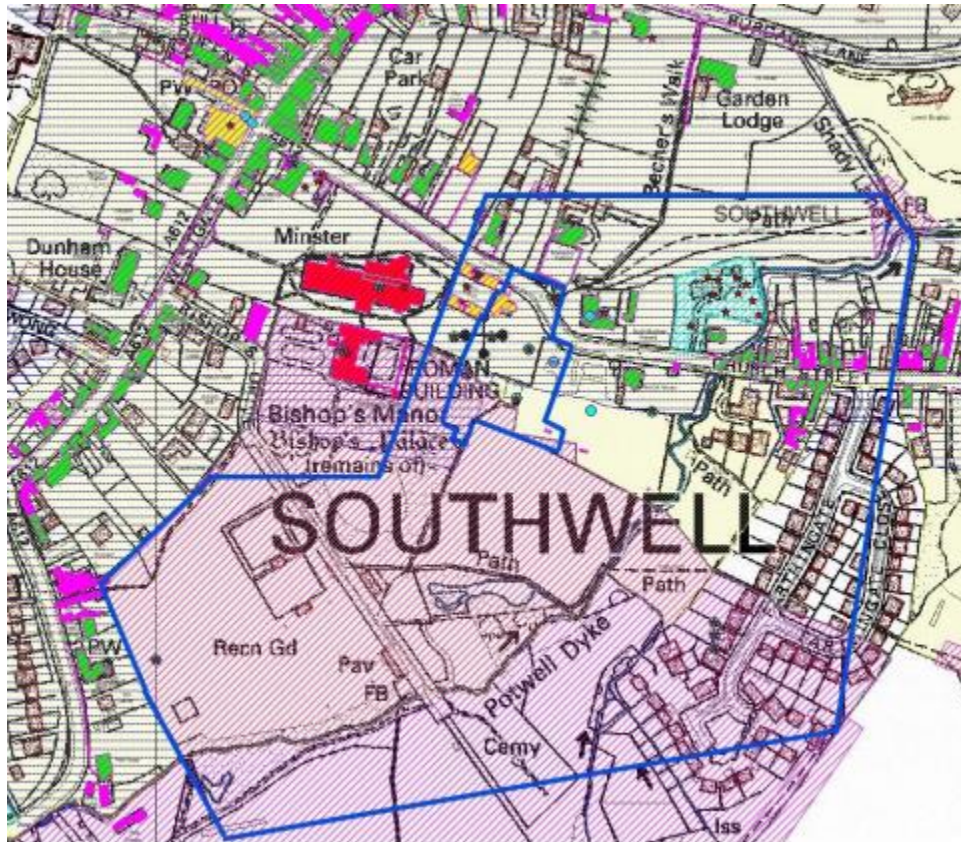
The addition of new features on existing buildings can be detrimental to the individual buildings as well as the overall character of their wider setting if unmanaged. Specifically:

- Television aerials and satellite dishes should not be fixed to principal elevations or chimneystacks.
- Features such as external lighting and security cameras should be as discreet as possible.
- Solar panels should be restricted to rear or secondary elevations, especially where a building forms one of a group and may need planning permission.
- Internal alterations can have an external impact, including for example, staircases cutting across windows or the removal of chimneybreasts necessitating the removal of the associated chimneystack.

NEW DEVELOPMENT AND ARCHAEOLOGY

Southwell is already identified as having significant archaeological remains and archaeological potential and our understanding of the town's archaeology is constantly changing. There are several sites of significant archaeological potential in the town and one area in particular, associated with the Roman villa site, is of known archaeological interest. It is therefore essential that specialist expertise and approaches to archaeological assessment are in place from the earliest stage of planning proposals so as to ensure the significance of remains affected is sufficiently understood and their importance is afforded proportionate weight in the planning process.

The Council is currently reviewing (within the *Amended Allocations and Development Management Policies Development Plan Document (DPD): Options Report*, July 2021) a potential new policy that relates to mapped archaeological potential in relation to the villa site in Southwell, which would then require planning proposals to be supported by site evaluation from the earliest stages. The mapped area of archaeological potential is the result of detailed local investigations and is shown below:



Extract of the Local Plan map showing an area of archaeological potential within the blue outline - the inner blue line denotes the existing scheduled monument outline

The outline, which should be read in conjunction with the *Options Report*, may evolve along with new archaeological findings, and may yet change as a result of the *Options Report* review process. Any potential accompanying policy is still under review as part of this process.

Southwell neighbourhood Plan also includes specific policies on archaeology requiring, where appropriate, desktop assessments of a planning proposal's impact against known heritage assets and engagement with the County Archaeologist and Historic Environment Record (HER). The Plan specifically relates back to the any special features and buildings identified in the Conservation Areas Appraisal.

FLOOD ALLEVIATION

The Amended Core Strategy (2019) states that that in terms of the potential impacts of climate change, the District, with the Trent, Greet and Maun Rivers within the area, is particularly vulnerable to flooding and saw significant District-wide flooding in 2007, and at a number of locations, including Southwell, from extreme rainfall in 2013. This affected many elements of the historic core of the town and poses a real and potentially increasing risk to the historic building stock of Southwell.

The Council has altered the way in which drainage impact is addressed and has been working with key partners to improve flood alleviation for the town.

Core Policy 10A of the Local Plan relates specifically to local drainage designations for Southwell. Southwell Neighbourhood plan also has a policy on flood risk, encouraging adequate assessment and that flood mitigation must be designed to meet the requirements of other relevant policies, in particular those relating to the built and natural environment.

It is imperative that flood risk is mitigated in a way that will best serve the buildings and wider area. Proprietary products which aim to 'waterproof' historic fabric can be very damaging for softer more permeable historic fabric and are likely to cause more harm than good. A building by building approach may be necessary, as well as looking towards wider more strategic solutions.

RECOMMENDATIONS AND NEXT STEPS

The long-term aspiration for the CA is to protect and enhance what is special and unique to Southwell, referring particularly to the Summary of Special Interest.

As a thriving town and a sustainable location for new development the impact of new development on the Conservation Area is of paramount importance and sensitivity.

Additionally, it is important to strive to phase out misguided modern additions and encourage their replacement with high-quality alternatives that respond to the character of their setting. This will reveal Southwell's special interest more clearly and protect it for the future. Homeowners, landowners, developers and any other parties should approach Newark and Sherwood District Council for further advice regarding changes they wish to make within the CA where this is not clarified in the Appraisal and Management Plan.

The following aims and objectives respond to the identified issues and opportunities within the CA and will be given material consideration against any proposals put forward that may affect its special interest and character:

Recommendation 1: Any proposal for change should comply with all relevant local and national planning policies.

Recommendation 2: This guidance should be consulted from the earliest feasibility stages of any new development that might affect the area directly or through its setting, to ensure that the design evolves with the special interest of Southwell Conservation Area in mind and does not need to be retrospectively altered.

Recommendation 3: Any new design, intervention or repair should be high quality, regardless of scale.

Recommendation 4: Buildings, features and spaces identified as making a positive contribution to the Conservation Area should be afforded protection against harmful change.

Recommendation 5: The removal and prevention of vegetation growth from buildings and walls would be supported.

Recommendation 6: Traditional shopfronts would be encouraged along with appropriate signage and illumination, in accordance with the Council's 'Shopfronts and Advertisements Design Guide'.

Recommendation 7: Due consideration should be given to the archaeological potential wherever below-ground intervention is proposed.

Recommendation 8: Development within the setting of the Conservation Area that harms its character or appearance should be resisted. Development which positively contributes to the setting of the Conservation Area would be encouraged.

Recommendation 9: Southwell's distinctive and historic configuration of roads and areas of positive or historic paving should be protected. Highway improvements should not be over-engineered or distract from the special and varied character seen throughout the town.

Recommendation 10: Large-scale new development in the few open spaces surviving within the CA should be resisted.

Recommendation 11: Proposals which address potential for enhancement should be supported where these better reveal significance of heritage assets.

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