



Farnsfield

An Appraisal of the
Character & Appearance of the Conservation Area



NEWARK &
SHERWOOD
DISTRICT COUNCIL
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Introduction

Reasons for Designation

1. Farnsfield is a medium-sized mid-Nottinghamshire village located in the eastern fringe of Sherwood Forest, approximately half way between Mansfield and Southwell. The village has more than doubled in size in the second half of the 20th Century, but most of the expansion has taken place on the north of the settlement. The original village layout is still clearly identifiable and this is reflected in the boundary of the Farnsfield Conservation Area which was designated by Newark and Sherwood District Council in 1977.
2. Despite the large housing development to the north, the village is basically linear in form located within an undulating farmland landscape. The tightly packed buildings line the east-west aligned road through the settlement and these together with the small country houses set in landscaped grounds and the central and prominent Parish Church create an interesting and attractive historic settlement.
3. The quality and interest of the townscape in Farnsfield justify its designation as a conservation area.

The Meaning of Designation

4. Designation of a conservation area draws public attention to its architectural and historic interest and emphasises the need for any changes or new development, either within or adjoining the area, to be sympathetic to and respect its character. Local Planning Authorities have certain additional powers of control in conservation areas. The Local Planning Authority's consent is required for the demolition of most buildings and structures, and at least six weeks written notice must be given to the Authority of intent to lop, top or fell trees with certain exceptions.

Future Action

5. Initial designation of a conservation area, defining and describing its special architectural and/or historic interest, may be followed up by specific proposals for the preservation and enhancement of the area. Local residents, Parish Councils and amenity bodies are invited to come forward with suggestions for schemes that might be carried out for the benefit of the conservation area and its setting.

The Farnsfield Conservation Area

A. An Historical Note

6. The earliest evidence of occupation at Farnsfield is Roman with two earthworks a little under a mile, south west from the present village at Combs Farm and south of Carr Banks Farm (both of these sites are Scheduled Ancient Monuments). However, the first reference to a settlement was in AD 956 when the Saxon King Eadwig granted Southwell to the Archbishop of York, together with a number of surrounding places which included Farnsfield. It is later recorded in the Domesday Book (1086) when the principal landowner was Walter D'Aincourt.
7. The name Farnsfield means "fern clad field" and relates to the bracken that would have grown in the infertile soils of Sherwood Forest. However, another interpretation of the name is that the 'Farn' element may have been brought by the early Danish settlers in the area. Farn being their word for sheep. The poor soils of the bunter sandstones possibly suited sheep rather than cattle.
8. Farnsfield developed as a farming community and in the period 1500-1660 the population of the village was predominantly agricultural. Evidence of this is shown by the probate inventories which were drawn up at that time. Inventories were drawn in connection with the probate of wills and they indicated how people furnished their houses and often also indicated their occupation. Between 1500-1600 there were 17 inventories drawn up in Farnsfield, of these 10 were farmers and at least 5 others were connected with agriculture.
9. The open farming land of Farnsfield was divided into fields and new farms were created at the time of the Parliamentary Enclosure of the Parish in 1777. The pattern of the roads and settlements existing at that time forms the basis of the original village of Farnsfield.
10. Prior to the Enclosure Act in 1777, the village had many small farms known as croft farmhouses. The croft was a narrow strip of land with the farmhouse placed along one side of the farmyard so that its gable end faced the street, while the other farm buildings would have been arranged to the rear and around the croft. The croft also contained a vegetable garden and orchard. Examples of croft farmhouses can still be seen on Main Street and Quaker Lane, they can be identified by their gables facing the street. These buildings are evidence of Farnsfield's early agricultural led economy.
11. Farnsfield never developed any major industries and the railway was never a significant transport link mainly because of the limited provision of lines and service and the poor links with Nottingham. Today it is principally a commuter village with a population large enough to support a primary school and a reasonable range of shops and community facilities.
12. There is a population of 2,544 (1990) living within the Parish. This compares with a population of 886 in 1901. The greatest expansion took place in the decade 1961-1971 when the village nearly doubled in size from 1,624 to 2,500. Most of this expansion has been accommodated to the north of the original settlement in large housing estates outside the conservation area.

B. Topographical Characteristics

13. Farnsfield sits in a shallow valley within an undulating farmland landscape and is not visible in the wider scene. The village is located on a spring line, created by the junction of the bunter sandstones with the keuper waterstones and is one of a line of such settlements extending from Bothamsall to Oxton.
14. The village is surrounded by fields to the south and west and modern new housing development has encroached on the original village to the north. The village was originally linear in form following the west/east alignment of the Southwell to Mansfield road, now called Main Street. Parallel to Main Street, on the northern side is Chapel Lane, formerly called Back Lane, which would have given access to the open fields. As the village grew this was superseded by Far Back Lane. To the south of Main Street and again more or less parallel to it, but following a tributary of the river Greet, is Beck Lane. Long narrow plots of land belonging to the old farms which stretched between the two roads are still evident. In particular to the east of the church behind Church House. This layout of streets is typically medieval in origin and forms the basis of the original village. New Hill running north from Main Street in a mechanically straight alignment is probably a later insertion to the medieval street pattern.
15. Approaching Farnsfield from the east there are brief glimpses of the church spire, and the eastern edge of the village is well defined by mature hedgerows and trees. The road into the village is straight and a prominent building on the left is The Grange which is a handsome early 19th century country house.
16. Further along Main Street the tight layout of the buildings gives a sense of enclosure as most of the buildings are in the street frontage, either facing it or set at right angles to it. The mixture of uses on Main Street gives the street scene a vitality and interest.
17. As the road reaches the Parish church it widens slightly and there is a more open feel as the buildings are set further back from the street frontage. The view along Main Street is closed by a small triangular shaped island and tree with small cottages behind as the road divides, north to Mansfield and south on the Blidworth Road.
18. The Mansfield Road curves gently with small cottages tightly packed along its southern edge. The large car park of the Red Lion disrupts the enclosed feel of the road. The road then has a more open feel as it passes Bells Fields where there are open views back across the village. The road leaves the conservation area at Merrins Farm. An unusual feature on the north of the road is a small sandstone cliff. This narrow strip of land reveals excavations in the cliff which were used as the cellars of former cottages built in to the rock face. Houses now built here have elevated views over the village.



19. Returning to the small triangle by Hall Farm the road goes south past the Hall and Lodge where mature trees are prominent. The Blidworth road climbs slightly and is enclosed to the south by a bank and shrubs and a brick wall to the north. As the road turns sharp left there are glimpses of open fields over Bells Fields and the stallion paddocks. The road then goes alongside Longlands, a large late 18th century red brick house and leaves the conservation area into open countryside.

20. Approaching the village from the west, the church spire is prominent from both the Mansfield Road and Blidworth Road. When approaching via Mansfield Road the road is very narrow at Elford Cottage (building No 51 in appendix 2) as the gables of the buildings are close to the road frontage. The church spire is visible over the roofs. The road then bends slightly and once past Elford Cottage, the church and Hall Farm fill the view.
21. Quaker Lane has a similar feel to Main Street where the buildings are close to the street frontage giving a sense of enclosure. The view down Quaker Lane at the junction with Main Street is of small scale, closely knit domestic buildings lining the road with distant views of open countryside. A number of buildings are built with their gables facing the road including Greengate Cottage, Ivy Cottage, Jasmine Cottage and Straws Cottage. Brick boundary walls are also an important townscape feature. Modern development at the southern end of Quaker Lane has eroded the quality of the village scene. The view up Quaker Lane towards Main Street is stopped by Wheatsheaf Cottage.
22. New Hill rises gently from Main Street and the former maltings (library and youth club) are prominent making a significant contribution to the townscape due to their scale and elevated position. New Hill has a more open feel as the buildings are not very close together and consistent boundary walls do not link the buildings. At the top of New Hill with the junction of Chapel Lane the high brick boundary wall at St Edmunds Cottage is a strong feature. The bowling green on the opposite side of the road is bounded by a slightly broken hedge which makes little contribution to the townscape.
23. There are a number of key features which contribute significantly to the topography of the conservation area, these are described below (also see appendix 1 & Plan 1a):
24. The principal landmark in the village is the Parish Church of St Michael. Only part of the tower remains of the early 15th century buildings as it was restored/rebuilt in 1859-60 by the architects Hine and Evans. The cost of re-building the church was £2,762 this is recorded in a "Notebook Recording Events in Farnsfield between 1794 and 1946". Also there are a number of fine swithland slate gravestones within the graveyard
25. Farnsfield Hall is located by a short drive off the Blidworth road, the building itself is not obvious in the street scene, but the large mature trees in the grounds are an important feature. The Hall as it stands today was built between 1810-1820 by the Houldsworth family but it replaced an older 17th century building of which traces remain internally. The Hall overlooks a modestly landscaped garden and lake, a typical fashionable improvement of the period in which the Hall was built. The Lodge to Farnsfield Hall is more prominent, built at the drive entrance to the Hall. The building is early 19th century, built in the Regency style with deep overhanging eaves and a shallow pitched roof. The Lodge and boundary walls are an important feature as the Blidworth road curves out of the village centre.
26. The Grange at the eastern entrance to the village is a handsome and prominent building built in the early 19th century. The boundary walls, former outbuildings and mature trees in front of The Grange are of particular importance in the street scene. The Grange stands in its own grounds with a ha ha forming the boundary of the conservation area (a ha ha is a sunken ditch enabling parkland beyond the formal gardens to be viewed uninterrupted, whilst denying grazing animals the opportunity to approach close to the dwelling). The free standing parkland beyond the ha ha, whilst not within the conservation area, was obviously originally created as parkland for The Grange (part of this land is a new housing development).

27. Burgess House on Main Street is another substantial property in the conservation area built in the late 18th century. The red brick house is set well back from the road but the magnificent Beech tree and boundary wall area a prominent feature in Main Street. It is believed that Burgess House was a grace and favour residence provided for Sarah Burgess by a 'royal personage' in return for various favours bestowed by the lady. Sarah Burgess died in 1823 and her grave is in the village churchyard.
28. Church Farm is the main farm group within the village centre itself. The farmhouse is a late 18th century building of formal architectural elegance. The front elevation facing the road is symmetrical with a central door. The red brick outbuildings behind the house form a prominent building group on Main Street and form part of the farm complex. They include a threshing barn, stables, cow shelters and storage barn. Whilst not used for their original purpose they are a reminder of the past agricultural economy of the village.
29. Bells Fields are located at the western end of the village and form a significant open area allowing fine views in and out of the conservation area. Bells Fields are part of a pattern of post enclosure rectangular fields and are one of a row of six which extend to the west of Farnsfield between Mansfield Road and Vicarage Lane. Part of the eastern boundary of Bells Fields is made up of a high brick boundary wall which is part of a pair of walled stallion paddocks built in the first half of the 19th century by the then owners of Farnsfield Hall. These brick enclosures have also been used as bull pens and are an attractive, interesting and rare feature in their own right.
30. The landscape setting to the south of Farnsfield is worth a mention. The farmland landscape has been well managed and has retained many of the historic hedgerows and parkland trees. In particular the historic parkland setting of the Hall, including large mature trees are of special note. There are some fine views of open landscape from the southern boundary of the Hall. The importance of the landscape is recognized by its designation in the Newark and Sherwood Local Plan (1999) as "Mature Landscape Area". Mature Landscape areas (MLAs) represent those areas of the countryside least affected by intensive arable production, mineral extraction, commercial forestry, housing and industry. These areas share a number of common features which impart a sense of unity to the landscape, including intact field patterns, species rich hedgerows, permanent grassland/heathland, mature woodlands and river/stream courses. The District council will seek to ensure that MLAs are protected from development that would result in their damage or destruction.
31. The network of footpaths in the village provide shortcut pedestrian links in both north south and east west directions. Many of the paths are lined with hedges where views are limited. In particular the footpath running in a southerly direction from the western boundary of The Grange, where occasional distant glimpses of the countryside can be seen through gaps in the hedges. The footpath from Chapel Lane on the eastern boundary of "Beauna Vista" towards Main Street is also partially lined with hedges but because of its elevated position there are glimpses of the church spire.

C. Architectural Characteristics *(See also Appendix 3)*

32. Farnsfield village has a great variety of buildings, mainly dating from the 18th and 19th centuries. Most of the buildings are plain, well proportioned and of a modest domestic scale - namely vernacular buildings built of local materials and largely the work of local builders and craftsmen rather than architects. The non-vernacular buildings or architectural set pieces which contribute significantly to the richness of the townscape in Farnsfield are: the Parish Church, Farnsfield Hall and Lodge, The Grange and some of the larger town houses.
33. The predominant building materials are red/orange brick and clay pantiles. Plain tiles and Welsh slate occurs occasionally. Painted render is also quite common in particular at the east and west end of the village, generally painted white making a significant impact on the street scene. Rendering was generally carried out as a repair to poor quality or under-fired bricks carried out this century.
34. Stone is less common but is used significantly at The Grange, Farnsfield Hall and The Parish Church including the boundary walls. It is also used for boundary walls in other parts of the village as copings and there are examples of plain stone gate-piers at Farnsfield Lodge and Burgess House.
35. Timber framing was probably common before the 18th century but surviving examples are fragmented often only identifiable from inside the building. It is understood there are examples at Hall Farm and The Plough Public House both on Main Street and Croft View on Mansfield Road .
36. The larger town houses in Farnsfield which have a more formal architectural elegance than the cottages were a design of house appearing all over the country by the late 18th century. 'Renaissance designs' in domestic building developed from the growth of the classical buildings of Inigo Jones and Sir Christopher Wren among other architects. Text books on the principles of design and buildings were printed and by the 18th century plans and styles were being displayed to prospective customers in the form of pattern books. Pattern book houses tended to be symmetrical with the door in the centre of a long side which was usually set facing the road. Houses in Farnsfield showing this pattern book design include Church House, Church Farm, Burgess House, Tehidy House, Longlands, Charnwood House and Thornbeck Cottage (refer to appendix 2 and plan 2 for locations of the above buildings).
37. The tight layout of the buildings on Main Street and Quaker Lane gives a strong sense of enclosure to the townscape and is a contributory feature to the character of the conservation area. The buildings are built onto the street frontage, many are orientated/aligned with their gables facing the street and the boundary walls enclosing the gardens also contributes to this sense of enclosure.
38. There are a mixture of building types in Farnsfield, but predominantly they are small cottages. These vernacular buildings are simple in form, usually rectangular, the roofs are gabled and the domestic properties often have chimney stacks on one or both gables. Windows are usually arranged symmetrically in the front elevation either sliding sashes or casements. Other building types include the larger Georgian town houses and some later Victorian buildings. This mixture of styles adds character and vitality to the townscape, especially along the length of Main Street.

D. Planning Issues - The Potential for Enhancement

39. Shopfronts

Many of the shopfronts in Farnsfield are unsympathetic to the buildings of which they form a part. They have large windows, untraditional signs and wide clumsy fascias which do not relate to the building or the shopfront. Such shopfronts are particularly prominent on Main Street and detract from the character of the conservation area.

New shopfronts using traditional design detailing and materials would greatly improve the appearance of Main Street.

40. Lighting Columns and Surfacing

The views along streets, particularly Main Street are spoilt by tall modern lighting columns and overhead wires. An improvement would be to replace the lighting columns with a more traditional design which are not the tallest features in the street. The roads and pavements in Farnsfield present a shabby and un-sympathetic backdrop to the interesting buildings. Main Street is particularly poor. Re-surfacing in more appropriate materials would be a significant improvement.

41. New Development

The large new residential development to the north of the original village has had a limited impact on the character and appearance of the conservation area. However some of the modern infill plots have eroded the character of the village, in particular plots on Quaker Lane and Main Street. The modern design of the houses set in a large garden inserted into a tightly built street creates an uncharacteristic space in the townscape which is disruptive.

42. The large car parks at the Red Lion and the Warwick Arms are also intrusive creating large areas of tarmac which detracts from the tight-knit character of the conservation area.

43. New development should respect the historic framework and character of the village including plot size, scale and alignment of building, boundary treatment, materials and detailing. In particular, attention to detail is important on sites near to listed buildings and other important unlisted buildings. See Appendices 2 and 3.

44. Poorly Maintained Buildings

The majority of buildings in Farnsfield are well maintained with two exceptions on Main Street:

(i) Building to the rear of No 53 Main Street, (The former Apple Craft Shop).

This building is at right angles to the road and is single storey with a pitched slate roof with large planked doors. The building is in poor condition and is vacant.

(ii) W Emmons Newsagent and Central Stores has a slightly unkempt appearance but the building to the rear is vacant and in very poor condition including holes in the roof and rotten joinery.

Both these buildings contribute to the conservation area and their demolition would have an adverse effect on the character and appearance of the area.

Sources

Bunkle, A. 1992.	Farnsfield Local Collection Newark Library
Department of the Environment. 1986.	List of Buildings of Special Architectural or Historic Interest
English Heritage. 1995.	Conservation Area Appraisals
Farnsfield Residents Association. 1977.	Farnsfield Village Directory Local Collection, Newark Library
Newark District Council. 1979	Farnsfield Village Plan
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Pevsner, N. 1979	The Buildings of Nottingham Butler & Tanner
An Outline History of Farnsfield	Local Collection, Newark Library
Enclosure Plan 1977.	Nottinghamshire Archives

Appendix 1. Landscape & Topographical Features.

(see attached plan)



Existing conservation area boundary
The boundary encloses the original village of Farnsfield



Significant Views

1. View from outside the conservation area over fields, the Church Tower is prominent in the distance
2. View over Bells Fields - backdrop of mature trees at Longlands and The Vicarage
3. View of the stallion paddocks with the roofs of the cottages in Mansfield Road beyond. Mature trees in the grounds of The Limes close the distant views
4. Open view of farmland landscape and mature trees
5. Enclosed vista of buildings lining Main Street



Key Topographical Features

1. Parish Church
2. Farnsfield Hall
3. The Grange
4. Burgess House
5. Church Farm
6. Bells Fields
7. The Landscape Setting



Public Footpaths and Bridleways



Significant Open Spaces

1. The Churchyard
2. Bowling Green and Playing Fields
3. Bells Fields
4. Grounds of Farnsfield Hall



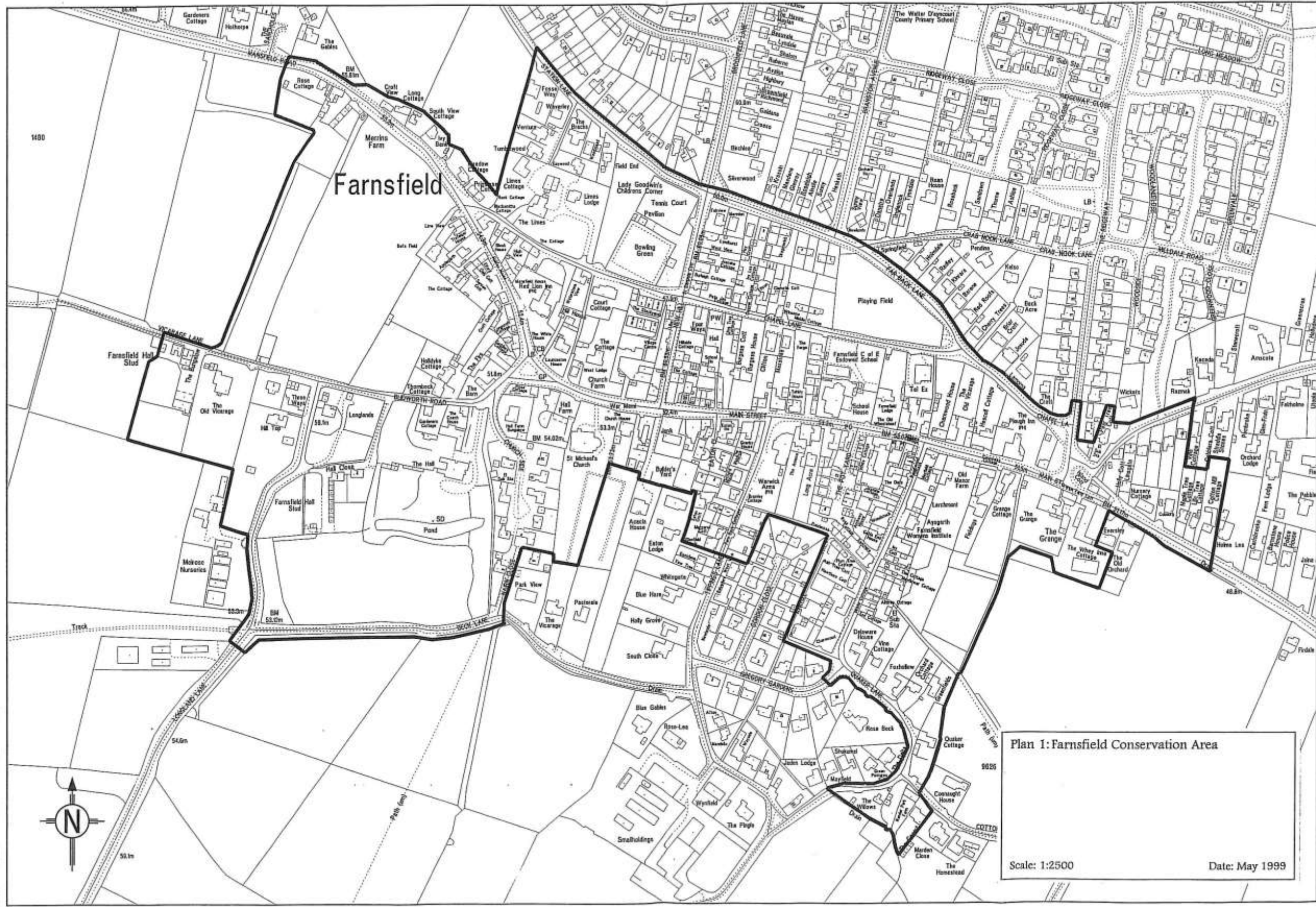
Significant Boundaries

Walls
Hedges



Significant and Important Tree Cover

Note the symbol does not indicate exact number or position of trees



Farnsfield

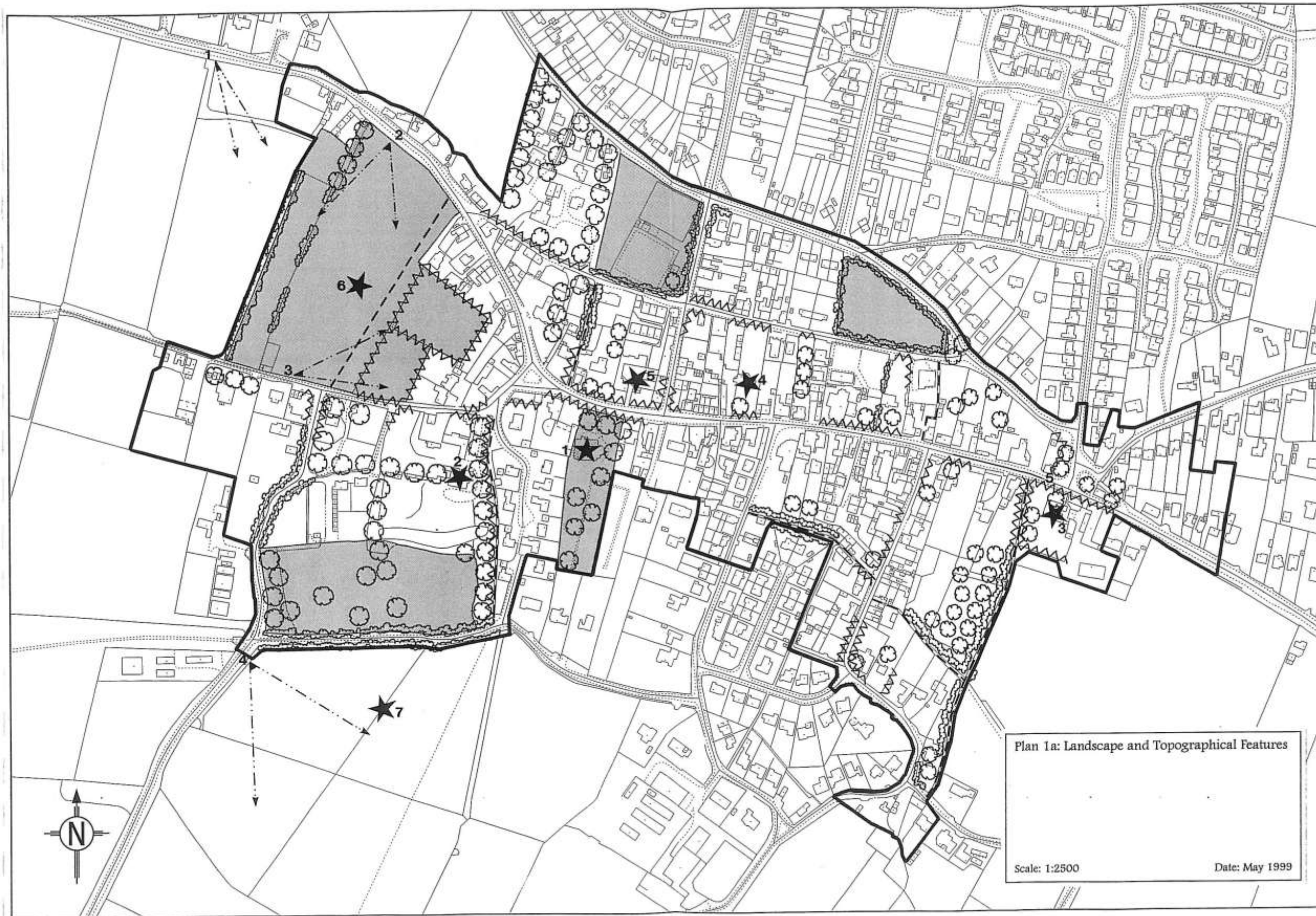
Plan 1: Farnsfield Conservation Area

Scale: 1:2500

Date: May 1999

1400





Plan 1a: Landscape and Topographical Features

Scale: 1:2500

Date: May 1999

Appendix 2 - Listed Buildings and Significant Unlisted Buildings *(see plan 2)*

There are currently 27 listed buildings (Sept 1998) in the Farnsfield Conservation Area which are outlined below, the descriptions are simple and brief and refer usually to the front elevations. The numbers of the buildings refer to their location on plan 2.

Blidworth Road

1. *Farnsfield Hall Lodge & Attached Wall & Gateway* Early 19th century grade II listed building. One and a half storeys, ashlar and cement render with a hipped slate roof. Single central rendered ridge stack. Small paned side hung casements. Open porch with hipped slate roof supported on two piers.
 2. *Farnsfield Hall* Mid 18th century grade II listed small country house. Render over brick with a hipped slate roof. Two lateral rendered stacks. Two storeys. Mixture of casement and sliding sash windows, all with painted wedge lintels and keystones.
 3. *The Coach House* Dated 1818 grade II listed building. One and a half storeys, cement render over brick. Hipped slate roof with wide eaves overhang. Two rendered ridge stacks. Sliding sash windows.
 4. *Holdyke Cottage* Late 18th century grade II listed. Two storeys rendered with a plain tile roof and three rendered gable stacks. Yorkshire sliding sash windows Longland Lane.
 5. *Longlands* Late 18th century with 19th century alterations grade II listed building. Two storeys red brick with blue slate roof. Two brick gable stacks and dogtooth eaves. Central doorway with Gothick glazing bar fanlight. Small paned sliding sash windows with painted flush wedge lintels and keystones. Two bay windows on ground floor.
- Main Street
6. *Church of St. Michael* Early 15th century grade II listed building. Rebuilt with the exception of part of the tower 1859-60 by Hine and Evans. Ashlar and rock faced ashlar with ashlar dressings. Slate roofs to all by the spire which is of plain tiles.
 7. *Sundial in Church of St Michael* Late 18th century grade II listed building. Octagonal ashlar column 1 metre high.
 8. *Church House* Early 19th century grade II listed building. Two storeys red brick with a pantile roof. Two gable stacks. Brick coped gables with kneelers and dogtooth eaves. Small paned sliding sash windows with painted wedge lintels and keystones.

9. *The Bus Stop Pot Shop* Late 18th century grade II listed building. Two storeys painted brick with a pantile roof. Two brick gable stacks. 19th century shop window with three mullions similar 20th century shop window to left. Yorkshire sliding sashes on the first floor.
10. *Smith's Cottage* Early 19th century grade II listed building. Two storeys red brick with a pantile roof. Single ridge red brick stack and right gable stack. Yorkshire sliding sashes and rendered wedge lintels to ground floor openings.
11. *Barn at Old Manor Farm* Early 19th century grade II listed building. Two storeys red brick with hipped pantile roof. Moulded brick eaves band. Central large doorway with double planked door.
12. *The Grange* Early 19th century grade II listed building. Two storeys ashlar with a hipped slate roof. Three rendered stacks. Central painted porch, late 19th century. Small paned sliding sash windows. Arched stairlight with arched glazing bars.
13. *Church Farmhouse* Late 18th century grade II listed building. Two storeys brick with a pantile roof. Two red brick gable stacks. Small paned sliding sash windows, all openings with flush wedge painted lintels and keystones.
14. *Barn & Attached Out-Buildings at Church Farm* Early 19th century grade II listed building. Two-storey red brick with a pantile roof. Central doorway with large plank double door under a segmental arch. Seven small slit ventilators under the eaves. Two single-storey extensions to the left and right.
15. *Barn & Attached Cattle Shelter & Wall at Church Farm* Late 18th century grade II listed building. Two storeys red brick with a pantile roof. Three openings in ground floor with two openings above with wooden shutters. Single-storey cattle shelter to right.
16. *Burgess House & Burgess Cottage* Late 18th century grade II listed building. Two storeys red brick with a hipped slate roof. Two lateral and single ridge red brick stacks. House has central door with panelled door and decorative overlight. Small paned sliding sashes all with painted flush wedge lintels and keystones. To the left and slightly set back is the cottage.
17. *Wall & Gate at Burgess House & Burgess Cottage* Late 18th century grade II listed building. Red brick wall with ashlar copings one and a half metres high extending for 22 metres in front of Burgess House and Cottage. Gate piers with single ashlar orbs and arched iron gate

18. *Tehidy House* Early 19th century grade II listed building. Two storeys, red brick with a pantile roof. Two red brick gable stacks. Central door with rectangular fanlight. Small paned sliding sash windows with rendered lintels.
19. *The Old School House* Early 18th century grade II listed building. Two storeys, red brick with a concrete pantile roof. Two red brick gable stacks. Yorkshire sliding sashes with with segmental arches over all windows.
20. *The Old Wheatsheaf & Drayman's Cottage* Mid 18th century grade II listed building. Two and a half storeys, render over brick, plain tile leading to pantile roof. Two gable and one single brick stack. Dentil and dog tooth eaves. Small paned sliding sash windows and casements on second floor.
21. *Wheatsheaf Cottage* Late 18th century grade II listed building. Two storeys render over brick, hipped pantile roof with single red brick stack to right. Central doorway under segmental arch, to the right 19th century shop window with four arched lights. Small paned sliding sash windows.
22. *Charnwood House* Early 19th century grade II listed building. Two storeys, red brick, pantile roof with two red brick gable stacks. Dentil eaves. Central doorway with a decorative glazed fanlight. Small paned single glazed sliding sash windows with rusticated painted wedge lintels and keystones. To the left single-storey brick extension.
- Mansfield Road
23. *Eastcot* Early 19th century grade II listed building. Two and a half storeys, red brick, pantile roof with red brick gable stack to the left. Flemish bond brickwork to front elevation. Yorkshire sliding sashes and a panelled door, all openings have segmental arches.
24. *Lockup* Early 19th century grade II listed building. Single-storey red brick with brick and ashlar dressings and slate roof. Gable end to road with doorway with chamfered ashlar surround and heavy wooden plank door.
- Quaker Lane
25. *Straws Cottage* Late 18th century with 20th century alterations, grade II listed building. Two storeys red brick with pantile roof. Two red brick gable stacks. Dogtooth eaves. Mixture of Yorkshire sliding sashes and casements.
26. *Jasmine Cottage* Mid 18th century grade II listed building. Two storeys red brick with a pantile roof. Right gable and single ridge chimney stack. Raised brick coped gables dogtooth eaves. Raised brick first floor band. Small paned casements under segmental arches.

Vicarage Lane

27. The Old Vicarage

Mid 19th century grade II listed building. Red and blue brick with ashlar dressings. Blue slate roof with ashlar coped gables. Two storeys plus garret, south front with two gabled bays. Five external brick chimney stacks. Sliding sash windows.

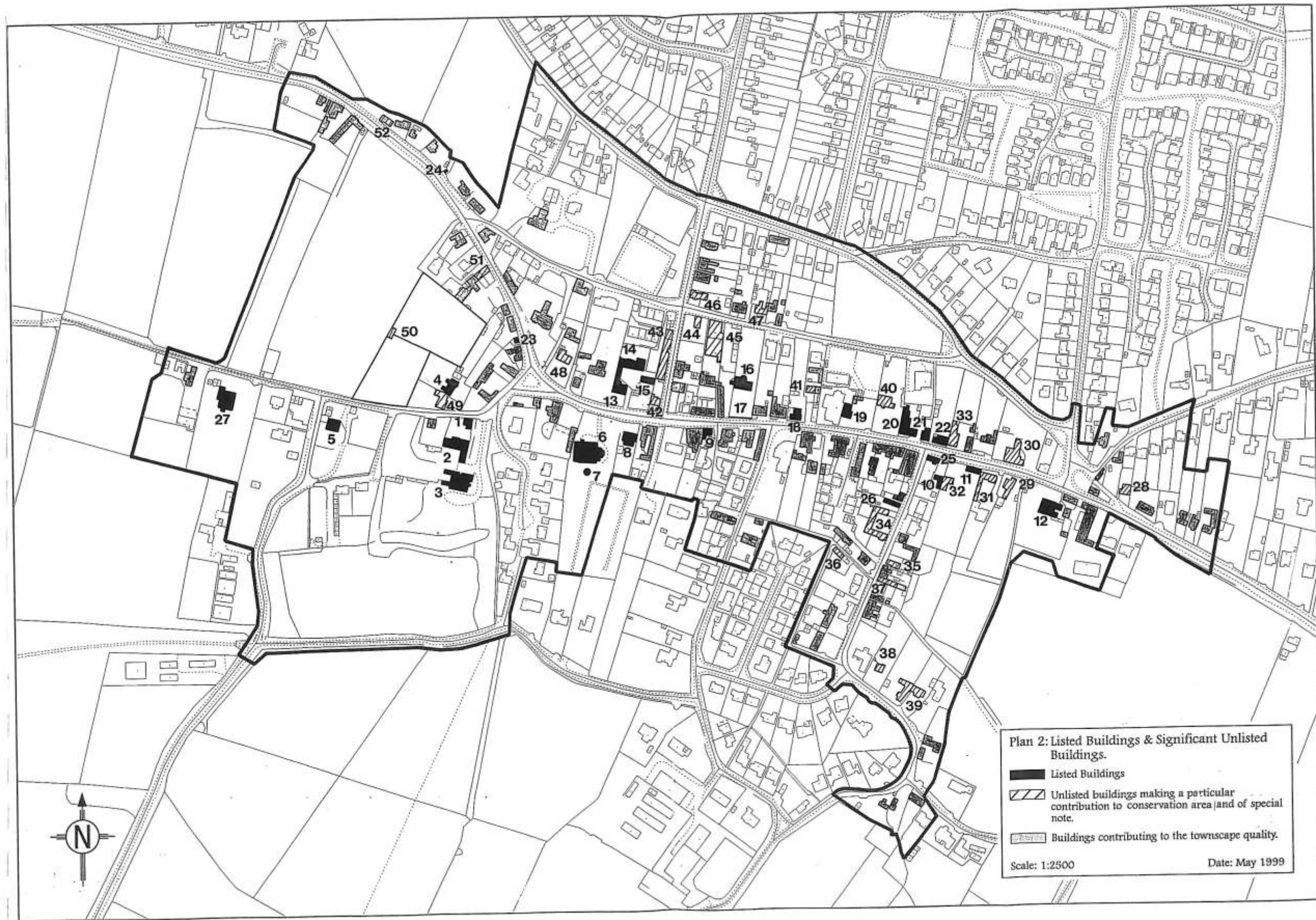
Of the unlisted buildings which make a positive contribution to the character and appearance of the conservation area, the following are of particular note (the numbers of the buildings refer to their location on plan 2):

28. Two-storey brick, pantile roof, gable chimney stacks. Top hung casements sliding sash look-a-likes. Door with fanlight.
29. *Grange Cottage* Two-storey painted brick, pantile roof, gable, chimney stacks. Central door, sliding sash windows. Added bays to ground floor.
30. *The Plough* Two-storey T-shaped building. Painted brick, part gable to road. Pantile roof, gable chimney stacks. Top opening casements.
31. *Causeway Cottage* Two-storey brick, pantile roof, one gable and one central chimney stack. Three ranges of windows. Stained joinery.
32. *Old Manor Farm* Two-storey painted brick, tile roof with gable chimney stacks. Central door. Two-over-two sliding sash windows.
33. *The Old Vicarage* Two-storey brick, with a blue slate roof. Front and side elevations, Flemish bond brickwork. Four two-over-two sliding sashes to the road, with stone heads and cills with decorated keystones. Door in the side elevation. Gable chimney stacks.
34. *Gable End Almshouses* Two-storey, tile roof, white painted render, gable dormers at eaves. Casement windows. Five tall decorative brick chimney stacks.
35. *Ivy Cottage* Two-storey, brick with a slate roof. Gable chimney stacks and a central stack. Casement windows with brick arched window heads. Six panelled door. Flemish bond to front and side.
36. *Sunnyside* Two-storey brick. Flemish bond to front elevation. Pantile roof, gable chimney stacks. Two-over-two sliding sashes with a central door. Pebbledash to side and rear.
37. *Greengate Cottage & Attached Cottages* Two-storey brick with a pantile roof, gable and central chimney stack. Decorative verge detail - tumbling in gable facing Quaker Lane. Modern casement windows.

38. *Vine Cottage* Two-storey brick pantile roof, gable, chimney stacks. Central door arched brickwork. Top hung small paned sliding sash look-alikes.
39. *White Gables & Orchard Cottage* L-shaped group of cottages. Brick with pantile roof. Gable stacks and two central chimney stacks. Mixture of windows, some Yorkshire sliding sash. Both cottages have modern porches.
40. *Farnsfield Lodge* Two-storey, pantile roof with gable and central chimney stacks. Painted render. Modern joinery. Four ranges of mullioned casements.
- Flemish bond garden wall to front boundary wall on Main Street with stone gate piers and copings.
41. *Forge House* Two-storey brick with pantile roof. Gable and central chimney stack. Central door. Four six-over-six sliding sash windows.
42. Two-storey, pantile roof with gable, chimney stacks. Painted render. Small paned windows with interlaced gothic style glazing bars.
43. *Former Maltings
Now Youth Club* Brick with pantile roof. Small Yorkshire slid sashes. Stands large and prominent due to its scale and elevated position.
44. *Fourways* Two-storey. Painted blocks to look like stone. Four sliding sashes with margin lights. Blue slate roof with gable chimney stacks.
45. *Methodist Church* Brick with hipped tiled roof. Single-storey extension to front with stone parapet and string course. Two side gates within boundary wall.
46. *St Edmunds Cottage* Two-storey brick with a pantile roof. Gable and central chimney stack. Flemish bond to front elevation. Four ranges Yorkshire sliding sashes. Sawtooth eaves.
47. *Elhron* Two-storey painted brick. Pantile roof. Two gable and one central chimney stacks. Sawtooth eaves detail. Three ranges of windows. Yorkshire sliding sashes and casements.
48. *The Old Cottage* Two-storey, brick with a pantile roof. Gable chimney stacks and modern dormers. Flemish bond brickwork to front elevation. Coped gables, stone bay windows at ground floor. Two-over-two sliding sashes. Painted flat wedge lintels and stone cills.

49. *Thornbeck Cottage* Two-storey, brick with Flemish bond to front elevation. Central door with fanlight. Two-over-two sliding sashes with painted wedge lintels. Rosemary tile roof, hipped with brick gable chimney stacks. Extension to rear with pantile roof and sliding sashes with margin lights.
50. *Stallion Paddocks* Significant boundary walls prominent in the townscape. See section Topographical Features, paragraph Bells Fields.
51. *Elford Cottage & Attached Cottage* Two-storey brick with a pantile roof. Flemish bond to part of front and east elevations. Gable and two central chimney stacks. Mixture of windows including vertical sliding sashes and Yorkshire sliding sashes. Painted stone lintels and cills to front of Elford Cottage.
52. *Croft View* Two-storey brick with a blue slate roof. Decorated gable chimney stacks in brick with a castellated top, string course and slit opening over apex of roof. Decorative eaves course of bricks. Flemish bond brick to front elevation. Arched window over central door with Victorian timber porch. Window heads with keystones sliding sash windows with margin lights. Projecting extension in left gable-rendered.

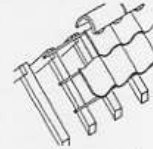
The buildings shaded grey on plan 2 are buildings which contribute to the townscape quality but are not of significant interest to be worthy of particular note. They are usually altered buildings where the original character and appearance has been changed.



Appendix 3 - Typical Architectural Details of the Conservation Area

There is a great variety in the architectural details of the Farnfield conservation area. This Appendix is intended to provide a general understanding and explanation of these architectural details. It may also be used in conjunction with the rest of the appraisal to assist with the sympathetic design of new houses in cases where a traditional appearance is desirable.

1. Clay pantiles to roof.



2. Welsh slate became a common alternative to pantiles from the early 19th century onwards. At first, it tended to be used for better class buildings.

3. Gable parapets, coped with brick.

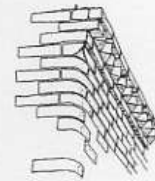
4. Wrought iron gutter brackets with cast iron gutters and downpipes.



5. Dentilled eaves cornices.



6. Sawtooth eaves cornices.



7. Moulded eaves cornices.

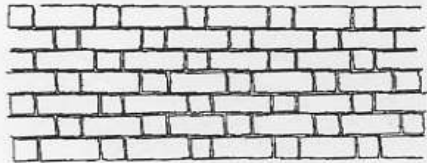
These are the most types of cornice in the district, but there are many variations. Heavy cornices with a combination of both types are sometimes found in the District, particularly on buildings erected before C1800. Roof verges were usually plain. Eaves cornices were seldom used on verges before the Victorian period, and the current trend for elaborate brick work on roof verges can look overbearing on modest housing schemes.

8. Brick wedge lintels. Arched to the lower edge and flat on top, and usually about nine inches or fourteen inches deep. The pointing of the lintels is sometimes exceptionally fine and white, deliberately intended to stand out.

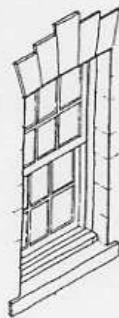
9. Segmental brick arch. These are a segment of a circle, usually half a brick or a full brick deep. Where they are a full brick deep, and formed of brick on end, each alternate brick was sometimes grooved down the middle and pointed to resemble a pair of header. This gave the impression of a more attractive and superior bonding pattern.



10. Painted wedge lintels. These are a common feature on the larger Georgian town houses. They are either painted stone or painted stucco marked to look like stone. The lintel consists of small blocks called voussoirs (usually in the shape of a truncated wedge) and a large central block called a keystone which can be decorated.
11. Flemish bond brickwork. Flemish bond brickwork, with alternate longways ("stretchers") and endways ("headers") bricks in each course, was often used for house fronts, often in conjunction with a pale superior quality mortar. The mortar joints were sometimes "penny struck", i.e. grooved down the middle to give a sharper and crisper appearance. Flemish bond brickwork was expensive to lay, so cheaper bonding patterns with less headers were usual on side and rear elevations. The bricks and mortar would often be less fine than on the front, and the pointing might be less carefully finished.



12. Tumbling. A decorative verge detail consisting of sloping courses of brickwork at right angles to the slope of the gable.
13. Flat band or Storey band. A slightly projecting horizontal band of brickwork, often three courses deep. They usually occur at first and second floor levels. Originally, their purpose was to form an internal ledge for support of the floor joists, but they were sometimes used purely as a decorative device. They were little used in ordinary buildings after about 1800.
14. Sash windows. These were introduced to England in the second half of the 17th century and began to be used in the fronts of middle class rural housing by the later 19th century. Small cottages tended not to have sash windows until about 1840 or so. Sash windows were commonly specified for houses of all classes until the 1920's, but casement windows with side opening lights, and "Yorkshire" sashes with horizontally sliding lights, were often used in conjunction with sash windows, for side and rear elevations. Multi-paned vertical double hung sliding sashes are a common feature on the front elevations in larger town houses, either with six or eight panes in each sash.



15. Panelled doors. From the Georgian period onwards, almost all houses of quality had panelled front doors, although cheaper planked doors might be used elsewhere in the house. As a general rule, the more panels a door had, the better its quality. On external doors, it was common practice to make the bottom panels thicker and less decorative than the upper ones, for greater weather resistance and strength. This detail was sometimes copied on the external shutters too.

16. Fanlights. These are decorative windows often semi-circular over a door, which first began to appear at the beginning of the 18th century. The name derives from the radiating glazing bars in the window which suggest the shape of an opened fan. Fanlights provided the designer with great scope for individuality and were thus highly popular with architects like Robert Adam and his followers. By the early 1800's however plainer fan lights based in simple circular motifs had begun to replace the more fanciful Adam examples. Early glazing bars in fanlights were usually timber but from about the middle of the 18th century metal, usually brass and wrought iron was used to enable the creation of more elaborate designs.
17. Casement windows. Casement windows are the earliest and simplest form of window, and are still in common use today. Until about 1830, the glazing in them commonly consisted of leaded lights with small rectangular panes, and the opening lights were made of wrought or cast iron. Many of the old timber frames which housed these leaded lights still survive today, but the leaded lights have usually been removed from them and replaced with glazing of a different pattern, with timber glazing bars. Today, there is a prevalent opinion that leaded lights are inappropriate in Georgian houses, but this is not accurate. Unfortunately, modern leaded windows are seldom detailed in a traditional manner. 18th century casement window frames can often be identified by the distinctive mouldings (often "cyma" or "ovolo") on the jambs and mullions, the heavy sections of the timber used, and by marks in the jambs showing where the original saddle bars have been taken out.
18. Yorkshire sash windows. So-called "Yorkshire" sash windows are very common in Nottinghamshire. They have horizontally sliding opening lights, and the constructional details and appearance are more varied than most of the vertically sliding sash window. Panes of glass in the non-opening parts of a Yorkshire sash window may be in a frame similar to the sliding frame and nailed into the outer wooden frame, or the panes may sometimes be rebated directly into the outer frame itself.
19. Stone sills. Georgian windows, particularly in rural buildings, often have no sills at all. In these cases, small plain lead flashings may be added if necessary to protect the exposed brickwork edge in an unobtrusive manner. Where stone sills are used they are usually one or two courses of brick work deep. They are often painted, which gives protection from the weather.
20. Walls and gateposts. Most boundary walls in Farnsfield are of brick, often with brick copings of half-round section or "saddleback" section. Some are built of stone usually with half-round copings. There are examples of brick walls with stone copings and gatepiers.

