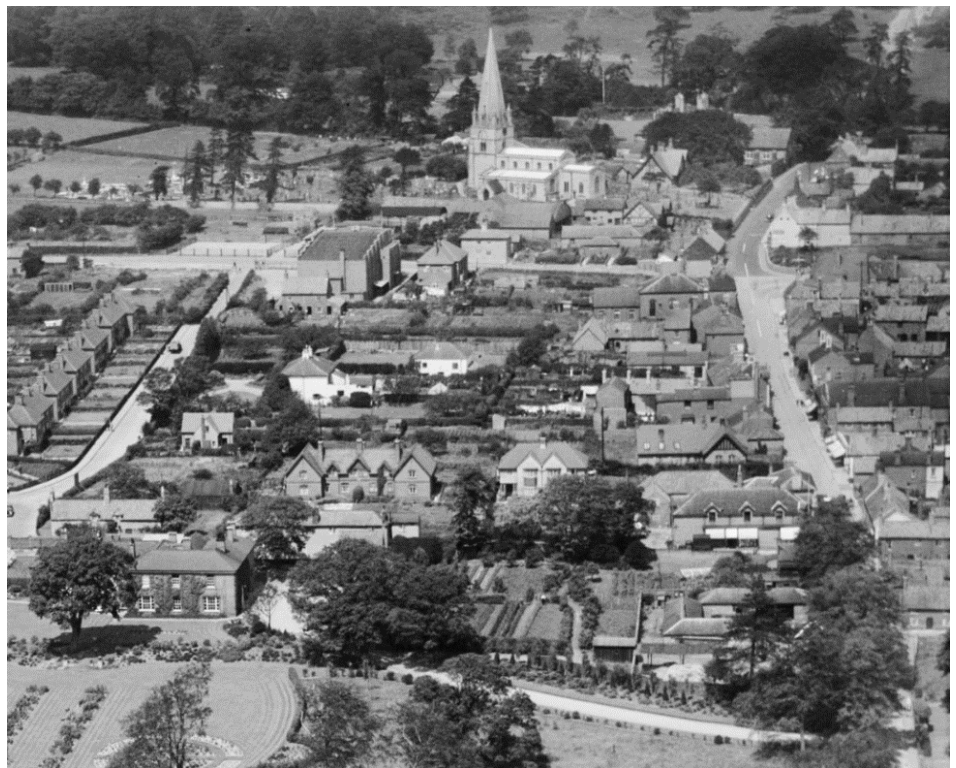


EDWINSTOWE CONSERVATION AREA APPRAISAL



NOVEMBER
2019

CONTENTS

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

Document details

Title: Edwinstowe Conservation Area Appraisal; November 2019

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

Consultation: Public engagement with the local community was undertaken in July 2018, and between August 12th and September 23rd 2019. Edwinstowe Parish Council was also consulted prior to the publication of this document. A public meeting was held at Edwinstowe Library on the 7th September 2019.

Approved: This document was approved by Newark & Sherwood District Council's Economic Development Committee on November 20th 2019.

Document availability:

Copies of this document are available via Newark & Sherwood District Council's Conservation Team and on the Council's website:

<https://www.newark-sherwooddc.gov.uk>

Front cover photograph: Aerial photograph dated 1938 looking north over the village towards St Mary's Church. The planned colliery village can be seen on the left hand side, with Edwinstowe House in the foreground. High Street is on the right hand side.

Source: <https://www.britainfromabove.org.uk/>

Edwinstowe Conservation Area Appraisal

CONTENTS

1. INTRODUCTION	4
2. HISTORICAL DEVELOPMENT	8
3. CHARACTER AREAS	22
4. MANAGEMENT PLAN	39
APPENDIX 1: CONSERVATION AREA BOUNDARY MAP	52
APPENDIX 2: AERIAL PHOTOGRAPH OVERLAY	53
APPENDIX 3: PREVIOUS BOUNDARY EXTENT	54
APPENDIX 4: CHARACTER AREAS	55
APPENDIX 5: HISTORIC MAP OVERLAY	58
APPENDIX 6: BUILDINGS AND FEATURES CONTRIBUTING TO THE CONSERVATION AREA	59
APPENDIX 7: HISTORIC BUILDING GAZETTEER	60

INTRODUCTION | ONE



Edwinstowe Conservation Area Appraisal

INTRODUCTION | ONE

This Appraisal document is an assessment of Edwinstowe Conservation Area (CA). The aim of the Appraisal is to define the special interest of the CA that merits its designation and describes and evaluates 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 which 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.

EDWINSTOWE CONSERVATION AREA

Edwinstowe CA was first designated in 1970 and focussed on the historic core of the village around St Mary's Church and buildings along Church Street.

The area was subsequently reviewed in 1989, and was extended so as to include the main commercial area along High Street, as well as land to the east and west of Church Street.

The CA was reviewed during 2019 in accordance with a District wide programme of CA reviews agreed via the Council's Economic Development Committee in 2018¹. The revised boundary includes further land along High Street to the south, including the remnants of the railway station, ducal meadows, the Dukeries Hotel and part of Mill Lane.

¹ A consultation report summarising public engagement on this process can viewed as part of the background papers for the relevant Economic Development Committee report or

on request from the Council (contact details are available at the back of this document).

WHAT IS AN APPRAISAL?

This document is an assessment of the character and appearance of Edwinstowe 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:

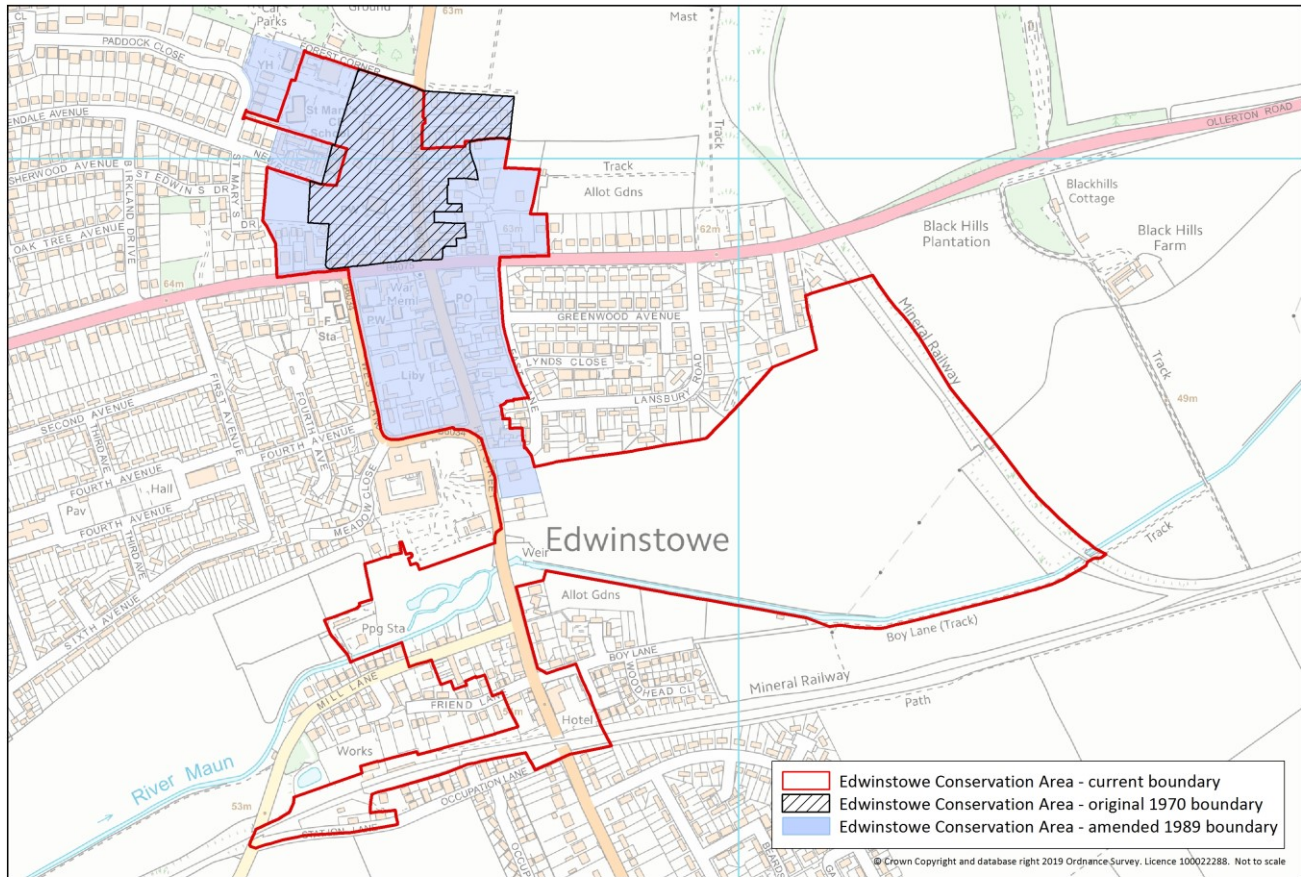
- Archaeological and historical sites/monuments/buildings
- Social, economic and demographic background
- Current and past land use
- Geological and topographical mapping
- Building types, groups of buildings, density of buildings
- Place names and historical references (e.g. road and transport evolution)
- 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 Edwinstowe CA is a designated heritage asset in its own right, and contains numerous individual heritage assets. These include both listed and unlisted buildings. The Character Areas in Section 3 within this document gives 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 heritage assets is included in Appendix 6 and 7.

Whilst every effort has been made to create a comprehensive list, it does not necessarily provide a detailed assessment of each individually. 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.

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



THE EVOLUTION OF EDWINSTOWE CONSERVATION AREA BOUNDARY SINCE 1970

GEOGRAPHIC CONTEXT

Edwinstowe is an important medieval settlement associated with Sherwood Forest.

Edwinstowe is located in the northwest corner of the District, approximately 2 miles west of Ollerton and 7 miles northeast of Mansfield.

The landscape is synonymous with Sherwood Forest, and the River Maun runs through the heart of the settlement.

The village is identified as a Service Centre within the Council’s Local

Development Framework Core Strategy (March 2019) owing to its range of shops and facilities supporting the Sherwood area, and regeneration objectives for the former Thoresby Colliery. Edwinstowe has a population of over 5,000 people.

The CA boundary perimeter is 6.2 kilometres long, and covers an area of 372,000 square metres.

There are approximately 200 buildings within the CA, including a mix of residential and commercial uses. The Church of St Mary is a landmark at the northern end of the CA.

HISTORICAL DEVELOPMENT | TWO

"In the Middle Ages, Edwinstowe was the central and most important settlement in Sherwood Forest." N. Pevsner, 1951.

HISTORICAL DEVELOPMENT | TWO

Edwinstowe is popularly associated with the medieval outlaw Robin Hood. In the context of impressive ducal estate woodland and the mythology of Sherwood encouraged during the romantic movement of the nineteenth century, there is no doubt that Edwinstowe is an important tourist destination.



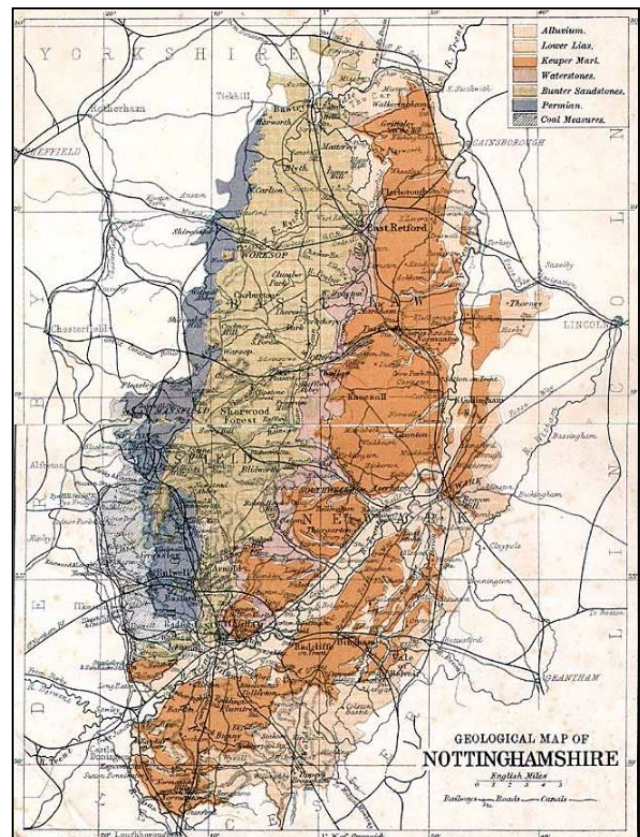
THE MYTHOLOGY OF ROBIN HOOD IS CELEBRATED ON HIGH STREET

How did Edwinstowe develop? The CA encompasses the historic core of the village, but where does it sit in this complex landscape which has been much affected by coal mining? The physical form and layout of the place reveals how these lands were settled, cultivated and developed.

HISTORIC CONTEXT

Edwinstowe sits approximately central to the Sherwood Sandstone region; a dry sandy soil which gives rise to an undulating

heathland of gorse, heather, bracken, birch and oak. In such a porous environment, river courses are few and narrow but were enough to encourage the direction of early medieval cultivation. Compared to the neighbouring clay soils of the Trent Valley, the Sherwood Sandstone region included uplands with scattered farmsteads and sparse settlements.



GEOLOGICAL MAP OF NOTTINGHAMSHIRE. Extract from Swinnerton's County Geographies (1910). Sherwood is associated with Bunter sandstone, predominantly comprising sandstone and pebbly sandstone deposited over 230 million years ago in the late Permian and Triassic periods. Source: <http://www.nottshistory.org.uk/swinnerton1910/geologicalmap.htm>.



WILLIAM SENIOR’S MAP OF EDWINSTOWE, 1638. Edwinstowe was cultivated on the breck system, with an east field, west field and south field, then beyond those a series of brecks – ‘short break’, ‘burnes break’, ‘billey breaks’, ‘long landes breaks’, ‘birklandes breaks’, ‘east carr breaks’ and ‘west carr breaks’.

Long before the reign of William the Conqueror, Edwinstowe originated as an Anglo-Saxon settlement.

The form of Edwinstowe’s parish boundary indicates that it was a large parish centred upon the River Maun and bounded by wood and heathland.

Cutting through the parish was an east-west route following the course of the flood plain on the southern side of the river. Crossing through this was a south-north route connecting a ford over the River Maun with a forked pathway into the woods of Birkland and Bilhaugh. It is here, on the high ground above the meadows,

where the principal Anglo-Saxon settlement was concentrated.

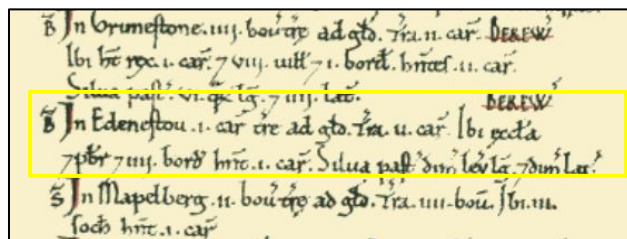


EXTRACT FROM CHAPMAN'S 1774 MAP OF NOTTINGHAMSHIRE. The 18th century landscape near to Edwinstowe included Clipstone Park, and the woodlands of Bilhaugh and Birklands.

Place-name evidence suggests that Edwinstowe may have been one of the oldest place-names within the Sherwood Sandstone region. Here, most place-names suggest either secondary settlements of the eighth century (with elements such as field, ford, wood, ley), or Danish Viking names (by, thorpe, kirk), which can only post-date the migrations of the ninth century. There are few Anglo-Saxon *ton* names, which may have originated around the same time as Edwinstowe in the seventh century.

What is also unique about Edwinstowe's place-name is that it might be possible to date the foundation of the settlement with the death of an early Anglo-Saxon king, noting that some assert that the battle of Hatfield between Edwin and Penda took

place in Hatfield, Nottinghamshire (possibly connected with mass burial pits nearby at Cuckney). These heathlands therefore might have marked an important victory for Mercia over Northumbria, in what was probably a borderland territory between the two kingdoms. The place-name Edwinstowe means 'King Edwin's Holy Place', denoting where his body lay after the battle of Hatfield. Could this have been at St Mary's Church, which sits on a raised earthen bank, typical of Anglo-Saxon sites?

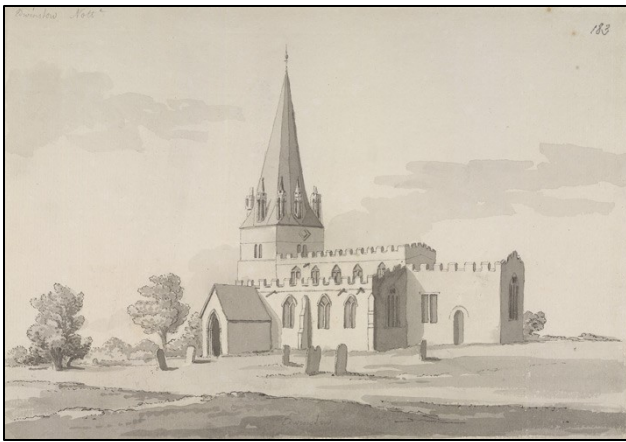


EXTRACT FROM DOMESDAY. Translates as: "In Edenstow is a Berewick of one Caricute of land to be taxed, land to two ploughs, there is a Church and a priest, and four bordars have one plough, wood pasture half a mile long and half broad." Edwinstowe had a recorded population of 5 households in 1086, putting it in the smallest 20% of settlements recorded in Domesday (source:

<https://opendomesday.org/place/SK6266/edwinstowe/>).

By the time Domesday was produced, Edwinstowe appears to have been dwarfed by other neighbours situated on the fringes of the Sherwood Sandstone region, including Worksop and Mansfield for example. Yet Edwinstowe appears to have retained a religious importance in the central Sandstone uplands: as a minster

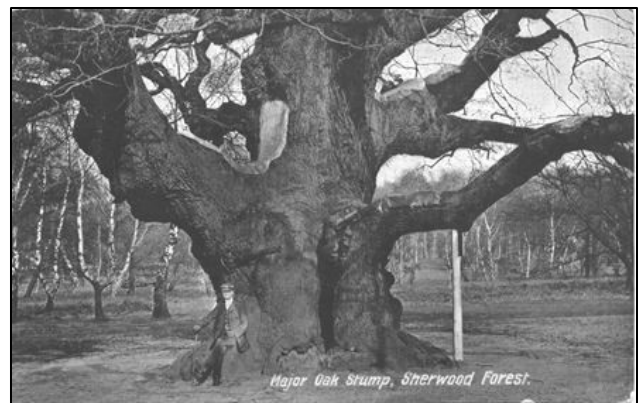
church to the surrounding villages of Clipstone, Carburton, Perlethorpe, Budby, Thoresby, Ollerton and Wellow. Pevsner described medieval Edwinstowe as “the central and most important settlement in Sherwood Forest”². This is reflected in the relative scale and quality of Edwinstowe St Mary’s which was rebuilt in white Mansfield Limestone during the twelfth and thirteenth century, indicating a period of agricultural prosperity and population growth for the village.



THE CHURCH OF ST MARY BY HIERONYMOUS GRIMM, 1773. A priest’s doorway from the 12th century phase is visible from outside of the chancel, and there are fine 13th century sculptured corbel heads on the internal archways. One of these heads is thought to be Geoffrey Plantagenet, son of Henry II. Another is Thomas Beckett.

The church was also built with funds donated by the Crown, possibly as a public relations exercise to ease discontent over the Forest Laws and the murder of Thomas Becket. By this point Edwinstowe had experienced a century of this legal

code which restricted the cultivation of Sherwood Forest with severe punishments. These laws were first imposed by William the Conqueror as a means of subjugation, preserving game and maintaining rent values. During the later medieval period, Edwinstowe became one of five courts which met regularly to administer the Forest Laws, the others being at Nottingham, Mansfield, Linby and Calverton. The Forest Laws were unpopular and poaching was common. These were the social conditions which created the ballads of Robin Hood, first recorded in the late fourteenth century poem Piers Plowman. In the words of the historian M.W. Barley, “there was no real ‘Robin’, but there was a Robin in every poacher and outlaw”.



THE MAJOR OAK IN THE 1920S. During the later medieval period, vast swathes of land were protected under Forest Law. The punishment for poaching could be severe. Source: <https://picturethepast.org.uk/image-library/image-details/poster/dchq504121/posterid/dchq504121.html>.

² Pevsner, N. (1979) *The Buildings of Nottinghamshire*.

Further constraints on establishing settlements in Sherwood Forest were placed by the foundation of monastic estates at Newstead, Rufford, Welbeck and Worksop. At least three Sherwood villages (Rufford, Cratley and Winkerfield) disappeared because of monastic clearances in the later medieval period. Others were likely impacted by the Black Death (Grimston, Thoresby, Normanton, Clumber, Carburton, Gledthorpe, Clowne, Milnthorpe) and may have been severely diminished prior to the aristocratic clearances of the Early Modern period. Edwinstowe was a growing village during the late-medieval period and like neighbouring Wellow, it probably attracted displaced peoples of Sherwood Forest.

Edwinstowe's medieval agricultural growth can still be discerned in the layout of the village and its surrounding fields. To the north of the settlement was Swinecote Lane: here the Forest was out of bounds except for the grazing of pigs and cattle, which was managed by 'the Swainmote', which was a regular court held in the village. With colonisation restricted to the north of the church, a new medieval settlement developed to the south, in low lying land immediately above the flood plain. Here, the soil contained more water, oak and birch grew less easily and the land could be cleared to make productive arable fields. Homesteads (crofts) were positioned centrally either side of the

central thoroughfare with smallholding (tofts) to the rear. This croft and toft layout was typical of a communal open field farming system, common in nucleated villages throughout the Midlands. This system can still be discerned in the street layout along High Street, East Lane and West Lane. Although these plots have been divided by subsequent developments it appears that the following building plots retain the original medieval layout:

High Street East

1 (North Side), 7 (South Side), 15 (N), 21 (N), 23 (S), 25 (N & S), 27 (N), 29 (S), Jug & Glass (N & S), 31 (N), Black Swan (N), 59 (S)

High Street West

10 (S), 14 (S), 16 (N & S), 20 (S), 18 (S), 42 (S)

East Lane

3 (N), 1 (S), 7 (S), 9, (S), 21 (N), 23 (S), 33 (S), 35 (S), 39 (S), 45 (S), 29 (N)

Ollerton Road

2 (S)

West Lane

The Vicarage (S), Woodstowe (N & S), The Chimes (N & S), The Cottage (N)

Church Street

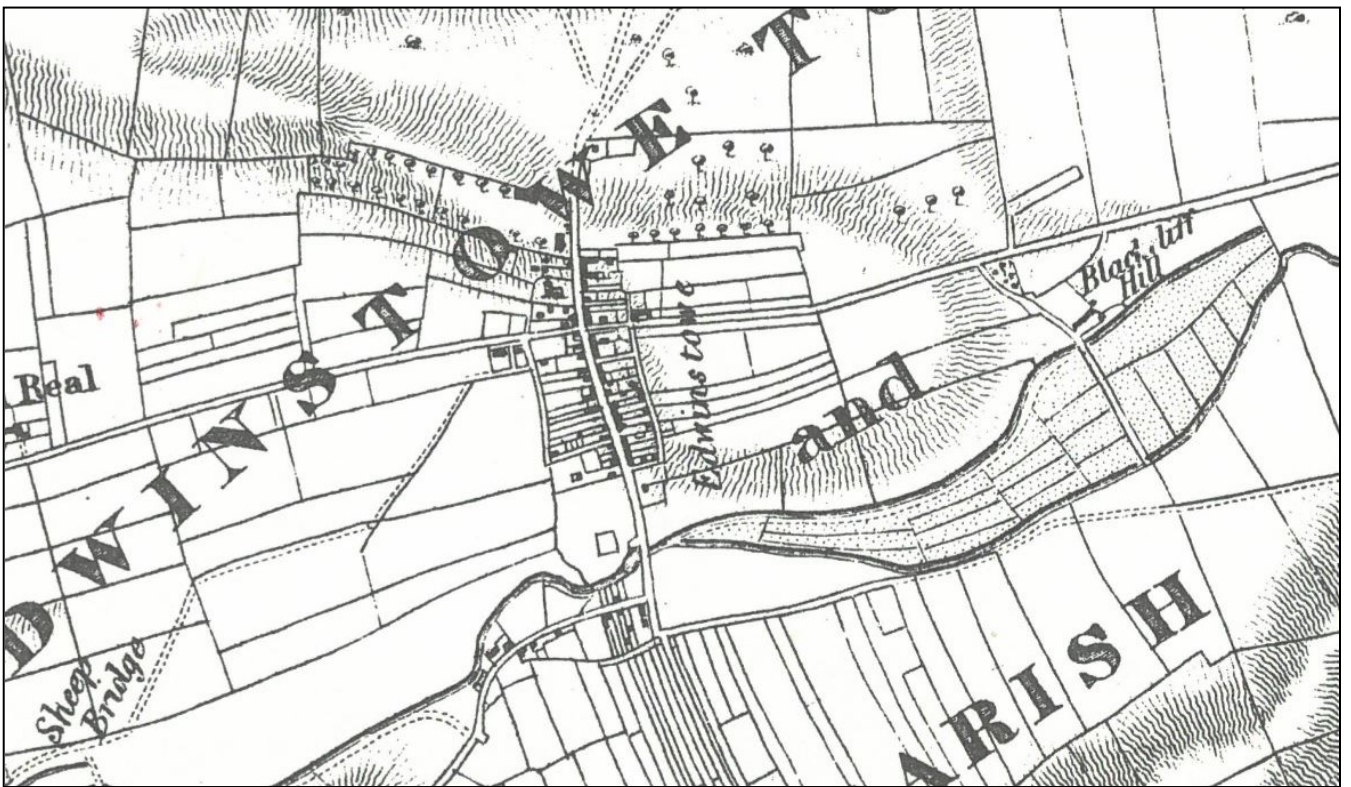
9 (N & S), Forest Lodge Hotel (S)



EXTRACT FROM THE EDWINSTOWE ENCLOSURE MAP, 1821. In the 18th century, only a quarter of the parish had yet been permanently enclosed, with the outfield still being used for sheep grazing. Edwinstowe's parliamentary enclosure award in 1821 was relatively late, and even then, large swathes of woodland tracts remained, including the significant Crown forests of Bilhaugh and Birklands to the north of the village. This helped somewhat to preserve "something of the character of the old Sherwood Forest" (Weir, 1991: 32).



EXTRACT FROM GREENWOOD'S MAP OF NORTH NOTTINGHAMSHIRE, 1826.



EXTRACT FROM SANDERSON'S 1835 MAP.

Either side of this linear settlement were strip fields, which stretched towards the parish boundary. It seems likely that a second croft and toft settlement was established along Mill Lane, although this was much smaller than the first. Between the parish boundary and the strip fields where The Breaks, comprising areas of difficult land that were cultivated for several years then allowed to revert to waste. This was the general pattern of cultivation which survived until the enclosures of the eighteenth and nineteenth century.

The authority of the crown and the church ebbed with the decline of peripatetic government and the dissolution of the monasteries during the Early Modern era. Sherwood Forest witnessed the development of a new force: the rise of the landed aristocracy and gentry, and the impact of this would be felt way into the twentieth century. The estates of Welbeck, Rufford, Thoresby, Clumber, Newstead, Worksop and Clipstone were sold to the aristocracy as a means of generating income and political favour, while for the new landlords these estates offered revenue, prestige and pleasure. This transfer of power impacted upon the development of Edwinstowe in two ways: as a village open to settlement for commuting farm labourers, and a place of commercial opportunity.

Edwinstowe became a village open to settlement due to its relative lack of good

arable fields and its subsidiary relationship to the great aristocratic estates. A considerable number of neighbouring villages (Eakring, Budby, Thoresby and Perlethorpe cum Budby, Carburton, Welbeck and Clumber) were more central to the great estates and therefore more closed to settlement for the labouring poor. Edwinstowe became a centre for housing agricultural labourers who commuted to work on the great estates. As such as there is a considerable number of labourers' dwellings from the eighteenth and nineteenth century that proliferate on the old Medieval plots, with the best examples at 59 High Street, the rear of the Jug & Glass, 35–39 East Lane, and 11–27 Mill Lane.

Enclosure of the open fields happened in a piecemeal fashion, and by the late eighteenth century Edwinstowe was classified by Throsby as a copyhold open-field village. Landownership was dominated by the aristocracy but there was also a diversity of small landowners, particularly on the old medieval crofts and tofts. Here, the plots became subdivided, while development and maintenance happened in a piecemeal fashion. This happened just as brick was replacing timber as the main building material. In Edwinstowe this appears to have been during the eighteenth century: by 1737 the village had its first resident brick maker, while the 1835 Sanderson map depicts the

nearest brick kilns at Mansfield, Gamston and Farnsfield.

Along the central thoroughfare there are a number of buildings that are suggestive of agricultural small holdings: narrow plots, steep pitches and gables facing onto the street (4 and 8 Church Street, The Black Swann, 7, 31 and 59 High Street). Many of these have clay pantiles and brick walls that may encase older timber frames. To the rear of these plots on East Lane (5, 7, 9, 23–27 & 35–39) is evidence of piecemeal subdivision, with a mixture of outbuildings, clay pantiles, cottages and gables facing the street. Further evidence for this open parish of farm labourers survives with the density of historic pubs (Forest Lodge, Jug & Glass and Black Swann) and the former Wesleyan Methodist Chapel on High Street.

The commercial opportunities that arose were mostly for the benefit of the local aristocracy, but this was not without having some improvement on social mobility. In the parish of Edwinstowe this would impact upon the Open Fields, the floodplain of the River Maun, the Forest and the urban development of the village. A gradual enclosure of the open fields had taken place by the Regency era, surrounding Edwinstowe with large square enclosed fields and straight new roads (Ollerton Road & Mansfield Road). Agricultural buildings such as Villa Real Farm (Mansfield Road) were moved away from the centre of the village to a position more

convenient for cultivation on a large scale. Within the floodplain of the River Maun, 300 acres were converted from waste by the Duke of Portland. This land irrigation scheme began in 1816 with a system of sluices and drains to create a network of water meadows. Two years later the Duke enclosed 3000 acres of Forest and scrub land to facilitate commercial management and preservation for personal pleasure. West of the village is New Lodge Plantation, where Archway House was built as a hunting lodge in 1844.

Within the village large areas of land were sold as country estates for the rising gentry, such as Edwinstowe Hall (built 1702) on Church St and Edwinstowe House (built 1768) off the High Street. Overtime, the economic activity generated by the aristocracy created a degree of opportunity for the labourers of Sherwood. Perhaps the best example of estate workers' housing and aspirational cottages are 1, 3 & 5 Church Street and 19, 21 & 42 High Street. The aristocracy presented an increasingly public form of paternalism, with the building of a school, church rooms, institute and co-operative shop (demolished). These buildings were built by Earl Manvers, who in 1828 acquired the estate from the Duke of Portland in exchange for other lands in the Sherwood Sandstone region.

The Nottingham Directory of 1815 records that an annual fair was held in the village

on the 24th October for cattle, horses and swine.

The modern era brought about two radical changes by establishing Edwinstowe as both a tourist destination and coal mining village. The first of these was a product of the Romantic movement of the nineteenth century when numerous writers, artists and scientists were attracted to the woodlands of Birkland and Bilhaugh. Although the first reference directly linking Robin Hood to Edwinstowe dates from the early nineteenth century, it is logical to understand why this happened: at a time

when the country was becoming increasingly urbanised and industrial, the aged oak trees represented something that was unique, natural and ancient. Notable literary figures (Byron, Washington Irving, William Howitt and Sir Walter Scott) developed the legend and this attracted tourists to the village. This new trade was boosted by the arrival of railway in 1897 and the opening of the Dukeries Hotel. From here, visitors were taken on a tour of the Dukeries and the ancient oaks of Sherwood Forest. This created uplift in the local economy, and smart new buildings were constructed (23

EDWINSTOWE is a large township and village and extensive parish, embracing the market-town of Ollerton, and the townships of Budby, Carburton, and Clipstone. Edwinstowe is 2 miles west from Ollerton, on the river Maun, in the Hundred of Bassetlaw, Hatfield division, Southwell Union, North Notts. The population of the township, in 1851, was 1,009, and the acreage, 5,815. Earl Mauvers is lord of the manor. The living is a vicarage, in the diocese of Lincoln, in the gift of the Dean and Chapter of Lincoln, value £850, with 14 acres of glebe land; the Rev. W. Haywood Ibotson, M.A., is the vicar, and the Revs. I. P. Snow, and J. Royle, curates. The church of St. Mary is a stone structure, built in the Gothic style, with a nave, aisles, and chancel; in 1848 it was re-pewed with oak pews; it has a rich tower, spire, and 3 bells. The Wesleyan chapel was erected in 1848. There is an endowed Free school for 8 children, as also

an Infant school, the latter of which is principally supported by Earl Mauvers. The Hon. Mrs. Lumley resides at Cockglode, in the immediate neighbourhood. The remains of King John's Palace, at Clipstone, present the ruin of what appears to have been the hall and the extensive foundations of the original building. There is land belonging to the poor yielding a yearly rent of £60, and a small sum, called the Lincoln dole, is paid yearly by the Dean and Chapter of Lincoln. There are also four almshouses for poor widows. The cattle fair is held on the 24th of October.

THORESBY is a hamlet, 2 miles north-east; Blackcliff Hill is half a mile east; Kingstand, 1 mile south-east; Car Brake, 1½ miles east; Villa Real, half a mile south-west; Lidget, 1 mile south. Birkland and Bilhaugh Forests lie to the north.

GENTRY.

Clutton William, esq
Dickinson John, M.D
Ellerton Lady Harriet, Lodge
Ibotson Rev. W. Haywood, M.A.
Vicarage
Jackson Mr. John
Lumley the Hon. Mrs. Saville Henry,
Cockglode

TRADERS.

Bowring John, tailor
Brett Samuel, shoemaker
Brookes George, wheelwright
Bucklow Henry, butcher
Bullivant John, farmer, Villa Real
Bullivant Sarah (Miss), 'Black Swan'
Butler James, shoemaker

Chambers William, 'Tally Ho'
Cottam Wm. stonemason & postmaster
Day John, shoemaker
Easom William, policeman
Fletcher William, farmer, Black hills
Freeman Benjmn. farmer, South forest
Freeman John, shoemaker
Gill George, farmer, South forest
Hook Robert, shoemaker
Housley John, farmer
Hurst Frederick, plumber & glazier
Jackson Joseph, 'Jug & Glass,' & shpkpr
Jackson Robert, farmer, South forest
Lucas Thomas, nurseryman, Forest
Marston Richard Westland, grocer &
sub-distributor of stamps
Morley Henry, blacksmith

Morley John, farmer
Parnill Abraham, shoemaker
Peatfield Joseph, farmer
Russell Henry, schoolmastr. & parish clrk
Simpson Geo. 'Robin Hood,' King's stand
Slingsby William, tailor
Stanley Robert, farmer, South forest
Thompson Frederick, artist & painter
Tudsbury Richard, joiner & cabinet mkr
Tudsbury William, joiner
Walker Thomas, 'Royal Oak'
Webster Euphrates, farmer
Webster Samuel, shopkeeper
Widdison Charles, shopkeeper
Woodhead Isaac, wheelwright
Woodhead William, shoemaker

POST OFFICE.—William Cottam, receiver. Letters are received from Ollerton at ¼ past 9 a.m.; dispatched at

20 minutes past 4 p.m. The nearest money order office is at Ollerton

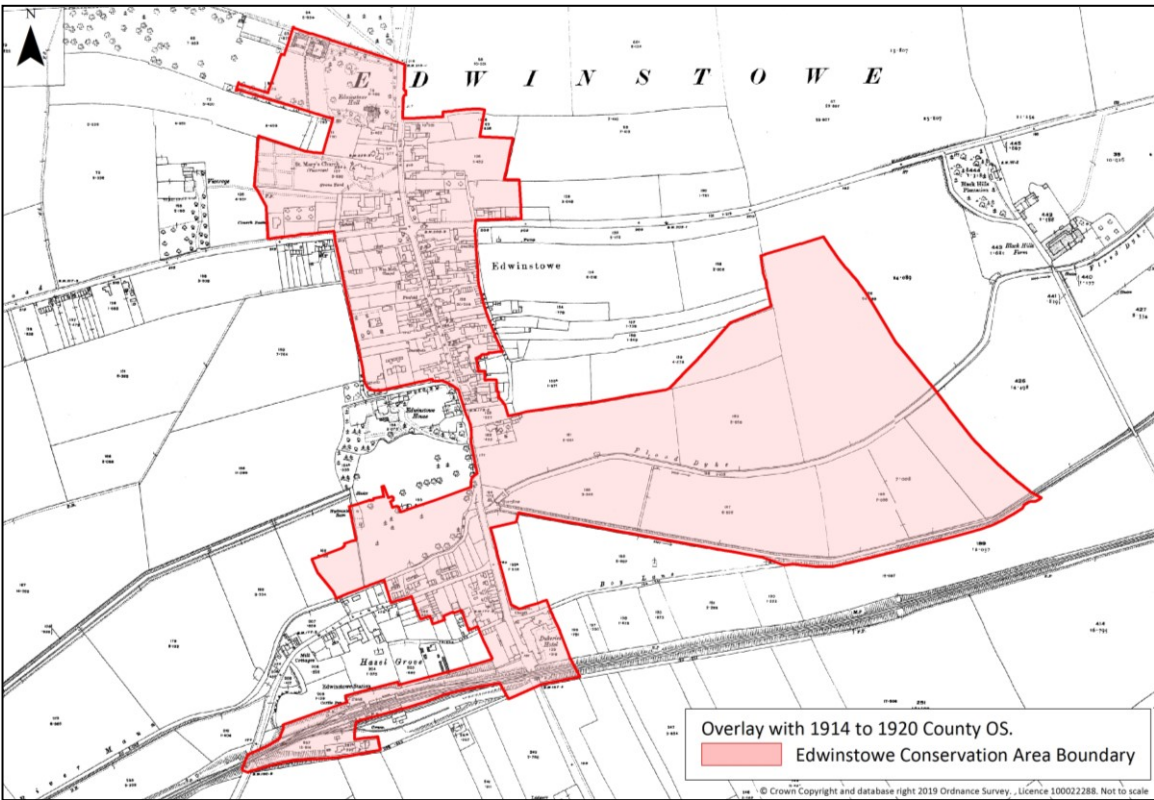
EXTRACT FROM THE 1855 POST OFFICE DIRECTORY OF DERBYSHIRE & NOTTINGHAMSHIRE. Source: <http://specialcollections.le.ac.uk/digital/collection/p16445coll4/id/305411/rec/11>.



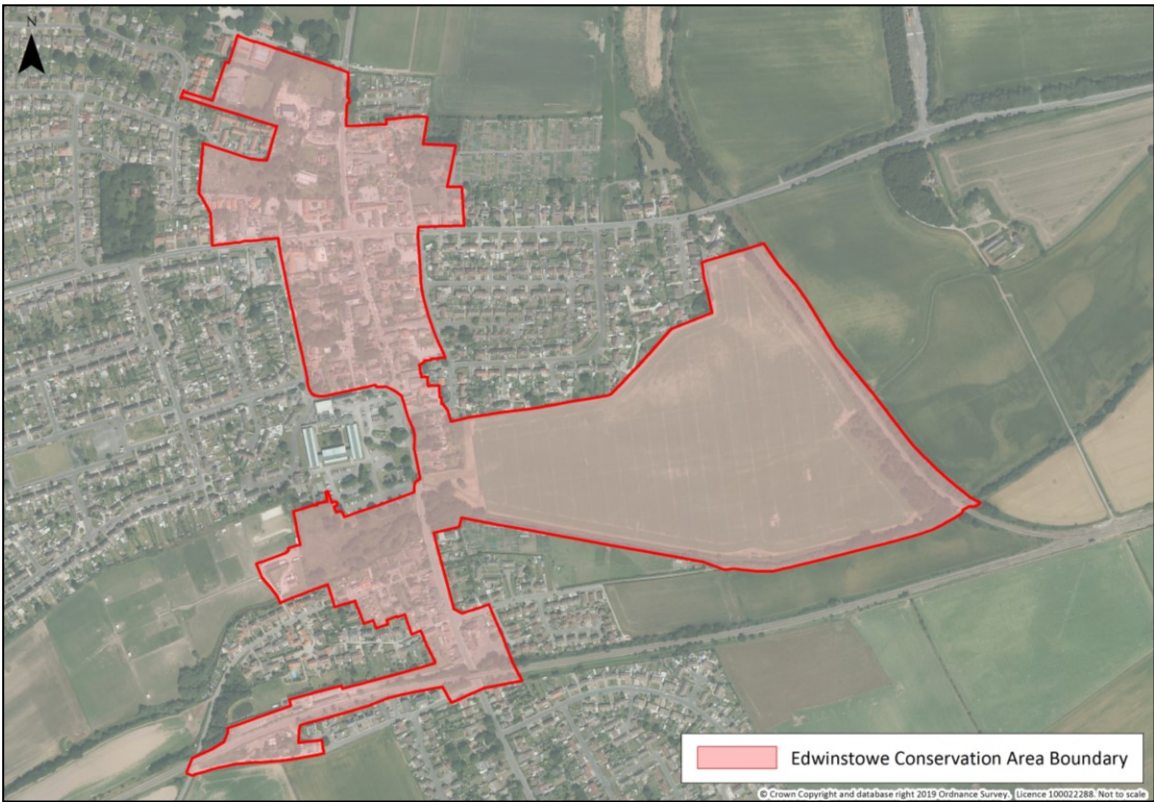
EDWINSTOWE RAILWAY STATION AT THE TURN OF THE 20TH CENTURY. Railwaymen appear to take a break to pose for the camera. Note the lattice work iron footbridge. Source: Leicestershire County Council – Digital ref: L2362, <https://www.railwayarchive.org.uk/>.



HISTORIC EDWINSTOWE. Clockwise from top left: Dukeries Hotel in early 1900s; High Street looking north with Black Swan on right; view from the Forest back towards the church spire; and the former Major Cinema at the corner of West Lane and Mansfield Road which was demolished c.2002. Source: <https://www.inspirepicturearchive.org.uk/>



OVERLAY OF CA BOUNDARY WITH AN EXTRACT FROM THE 1914-20 OS MAP SERIES.



OVERLAY OF EDWINSTOWE CA BOUNDARY WITH AN AERIAL MAP.

& 40 High Street), with older hostelrys either rebuilt (Royal Oak) or remodelled (Jug & Glass, High Street).

In 1954, the woodlands of Birkland and Bilhaugh were designated as a Site of Special Scientific Interest, which recognised the remarkable nature of the local landscape. Edwinstowe Railway Station closed the following year and subsequent visitors to the Forest had to rely on the bus or car. This gradually pulled visitors away from the busy village streets, finding more convenient parking towards the Forest. It is here where the visitor centres were built along Swinecote Lane (1976, demolished) and Forest Corner (2018). In 1990 the English Nature Inventory of Ancient Woodlands identified Birkland and Bilhaugh as remnants of the historic Sherwood Forest, containing some of the best examples of oak-birch woodland in the country.

Alongside Clipstone, Ollerton, Blidworth and Bilsthorpe, Thoresby Colliery was one of several deep coal mines begun in the 1920s. In the north-west of Edwinstowe,

land was obtained by the Bolsover Colliery Company from Earl Manvers on the proviso that there would be no chimney – as such it became the first pit to be built with electric winding. Ideally positioned to take advantage of the rich coal seams deep below the sandstone beds of Sherwood Forest, Thoresby was one of the most productive coal mines in the country: in the 1980s it produced two million tons in 43 working weeks and had a workforce of almost 1,500 people. In 2015 the colliery was the last coal mine to close in Nottinghamshire. The legacy of coal mining in Edwinstowe is considerable, necessitating the building of a colliery company village in the 1920s (1st – 4th Avenue), various post-war council estates (Greenwood Avenue, Lansbury Road, Lynds Close) and private housing estates (Birkland & Welbeck Drive). With such an increase in population, the village required new amenities; the CLASP modernist library and Scandinavian style Modern Co-op on the High Street are perhaps the most visible.

SUMMARY OF SIGNIFICANCE

Edwinstowe and its Conservation Area are significant for: its early and rich medieval history including remnants of a medieval village plan form and impressive church; its legacy of properties associated with 18th and 19th century farming practices; its evidence of Ducal and aristocratic influence in the form of country houses, historic village facilities and water meadow engineering works; being a historic and current tourist destination in association with Sherwood Forest and Robin Hood; and its legacy of 19th century railway architecture and a planned 1920s colliery village.

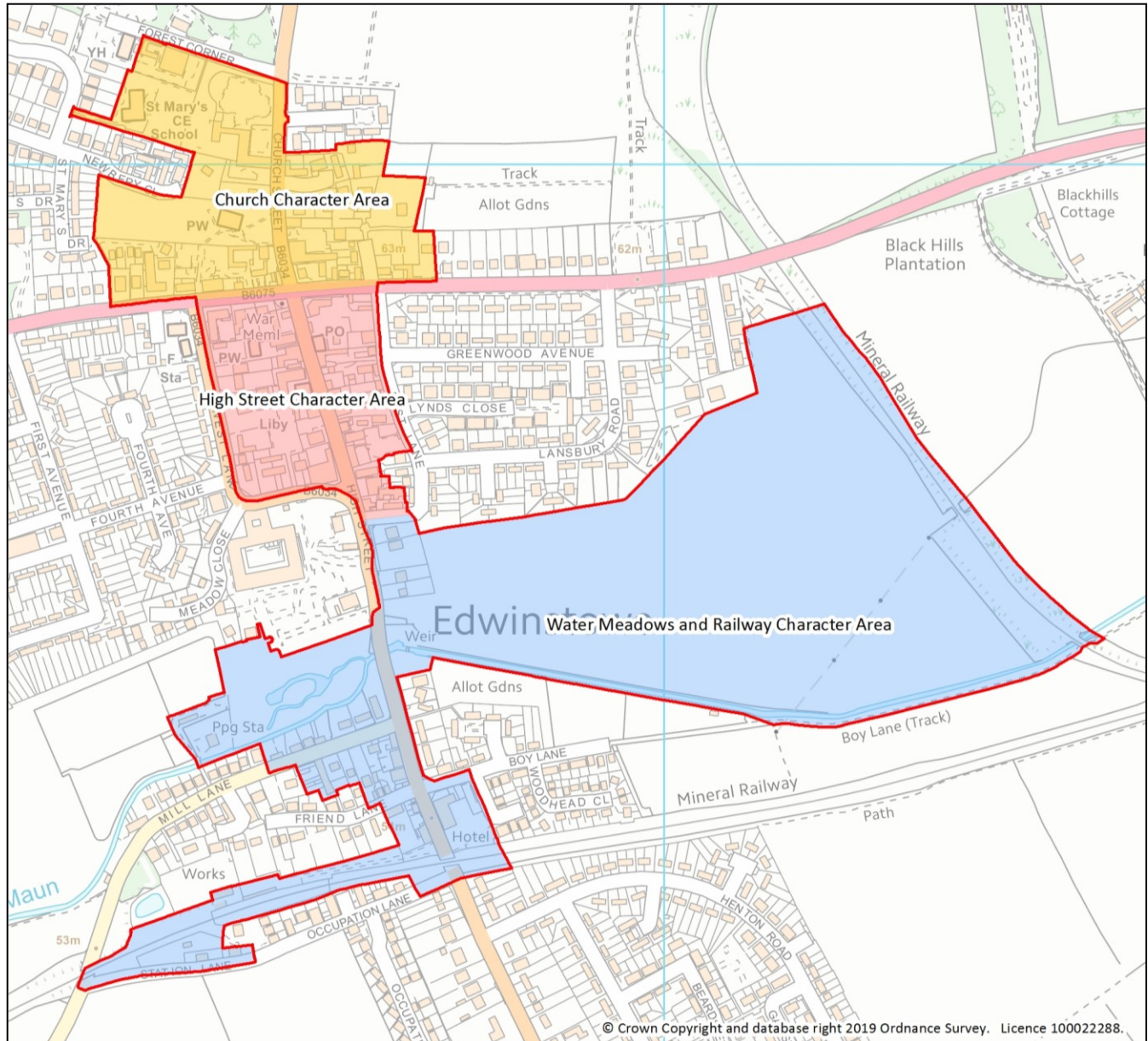
CHARACTER AREAS | THREE



CHARACTER AREAS | THREE

The Edwinstowe CA can be subdivided into three distinct areas: i) the **Church Character Area**, focussed on the Church of St Mary and the historic core along Church Street; ii) the commercial **High Street Character Area**

between the War Memorial and Edwinstowe House; and iii) the historic **Water Meadows and Railway Character Area**, comprising the historic estate managed river corridor and the period railway station complex.



CHARACTER AREAS. There are three discernible character areas within Edwinstowe CA, reflecting their predominant historic character

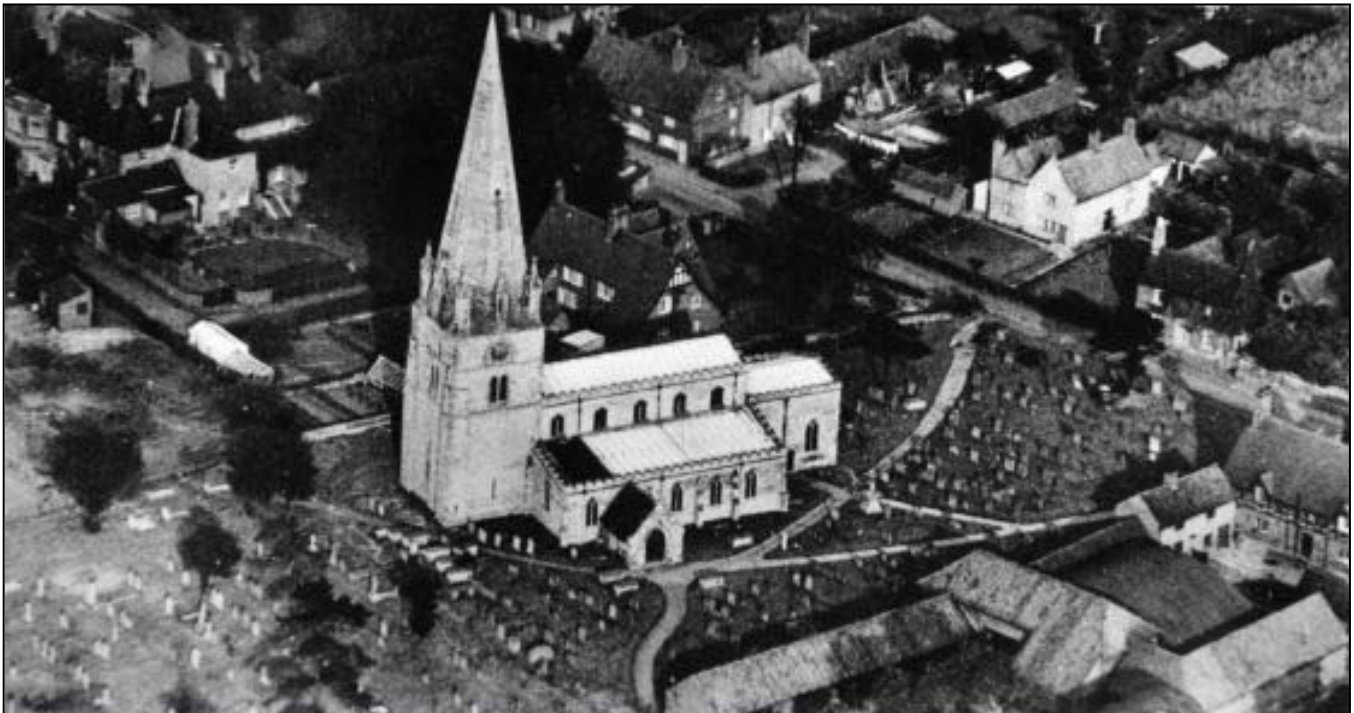
CHURCH CHARACTER AREA

This character area is home to, and in many ways defined by, the village's oldest listed building, being its medieval church. The church is a landmark feature throughout the village and glimpses of its spire, while not planned views, are an important part of the character and appearance of Edwinstowe, acting as a landmark for the village and reminding us of the importance of the medieval origins of the church.

The Church of St Mary is a Grade I listed building of stone ashlar and originates from the 12th century, with significant 13th, 14th and 15th-century phases. The main building includes crenellated parapets,

coped gables, clerestory and a moulded eaves band, and has an adjoining mausoleum (dedicated to the Ward family), nave, chancel, vestry and porch. The distinctive three stage west tower has a beautiful octagonal broach spire with eight elaborate crocketed pinnacles. The spire was restored in 1680, and then again in the 19th century. The vestry dates to 1862, and the south porch 1903. It was re-roofed in the late-19th century.

There are fragments of 14th century glass in the north aisle east window, and the unique Foljambe Memorial window is dated 1873 by Heaton, Butler and Bayne being given by C.G. Savile Foljambe in memory of his wife.



LANDMARK CHURCH. The Church of St Mary is an ancient place of worship at the heart of Sherwood Forest, and a focus of the character area. Source: <https://picturethepast.org.uk/image-library.html>

The church sits in a large, grassed graveyard, which provides a tranquil area of important open space, well enclosed and home to many mature trees. The churchyard is elevated by nearly 2m from the roadway, and the natural stone retaining wall makes a significant contribution to the street scene. This wall is separately Grade II listed and also includes gates, steps and elaborates scrolled overthrows with lamp brackets. An ogee headed panel to the right is inscribed 1844. The elevated position enhances views of the church from the surrounding countryside.

Also sitting in large grounds within this character area is Edwinstowe Hall, a modest period country house, which sits in impressive walled grounds which form the northern boundary of the CA. The grounds, while mostly hidden from view, also contribute strongly to the sense of openness and greenery of this character area generally.

The Hall is thought to form part of the Duke of Newcastle estate, possibly being built in 1702. The early 18th century phase can be understood from inspecting the general proportions of the house, the hipped roof with pedimented dormers, and some of the early sash windows. However, there was a distinct improvement in the mid-18th century (note the rainwater hoppers dated 1757) and a further phase in the 19th century. The interior includes an amazing

Rococo ceiling with cherubs and a two storey drawing room from 1751.

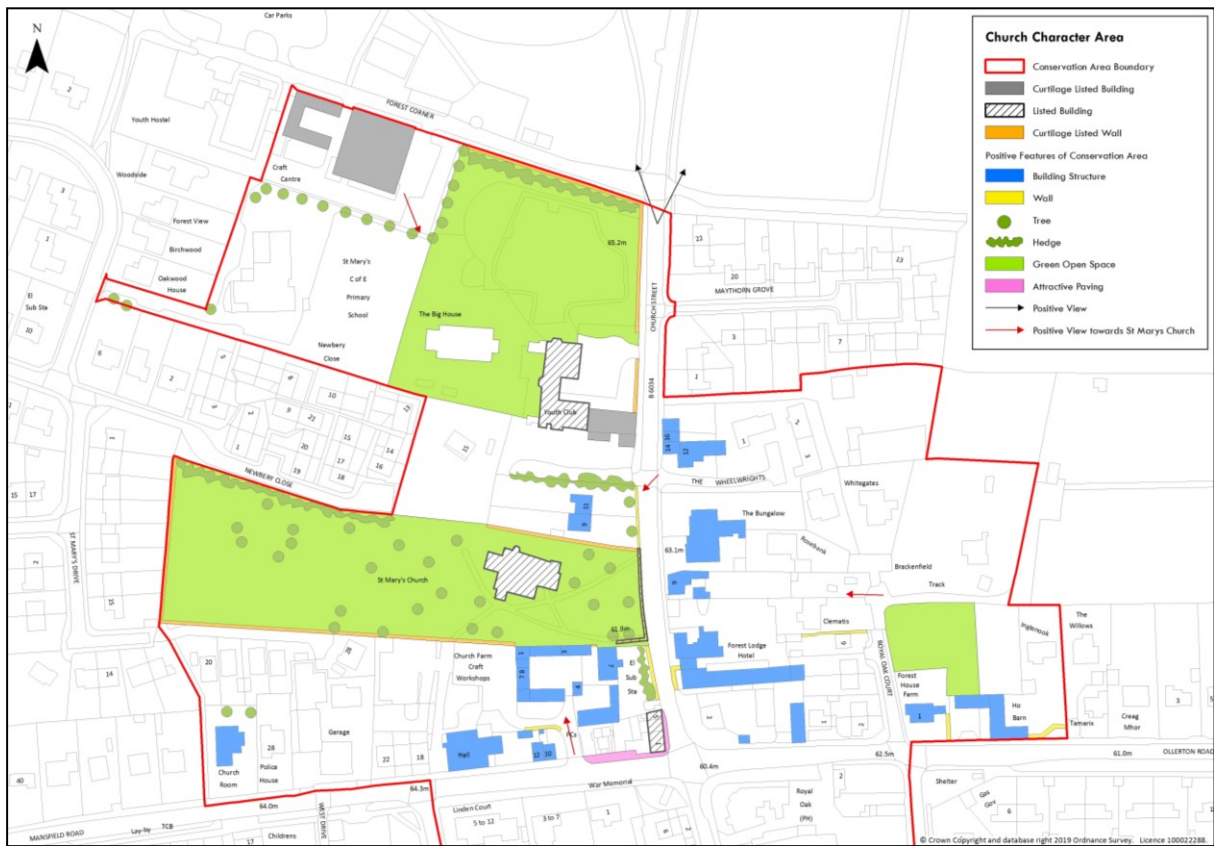
The Bolsover Colliery Company acquired the Hall and grounds in 1920, and converted it into a welfare centre.

Until recently, the Hall was used as a County Council children's home. The modern elements to this use have largely been removed, but part of the site has been annexed off for a new bespoke children's home. This building complex makes a neutral contribution to the CA.

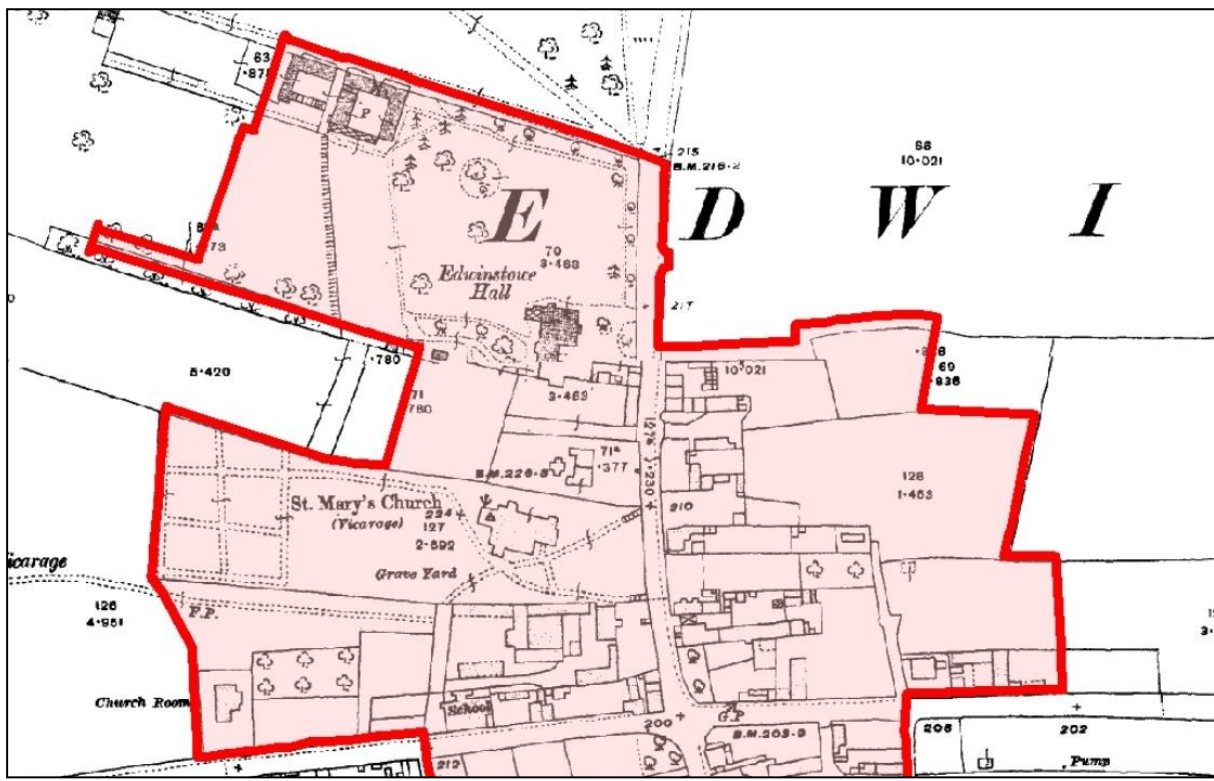
The coach house outbuildings to Edwinstowe Hall are now converted and used as Edwinstowe Craft Centre and are part of an important leisure hub in this part of the CA, along with the Youth Hostel, Sherwood Forest Visitor Centre and Nature Reserve and RSPB centre, located just outside the CA boundary. These leisure facilities sit harmoniously within the edges of the CA and car parking has been carefully landscaped to minimise visual impact.



EDWINSTOWE HALL. View of the historic building from the early 1900s. Source: <https://www.inspirepicturearchive.org.uk/>



MAP SHOWING POSITIVE FEATURES IN THE CHURCH CHARACTER AREA.



MAP SHOWING CA BOUNDARY AGAINST EARLY 20TH CENTURY OS MAP.



CHURCH OF ST MARY AND EDWINSTOWE HALL: Left top and bottom images reveal the historic relationship between church and vicarage; right, the Hall and its historic setting and outbuildings.

Sitting on the northern edge of the village this character area leads directly into the countryside, and in particular into Sherwood Forest, with attractive views and connectivity into the countryside beyond. Given the historic context to the village as an important settlement within Sherwood, retaining and protecting this distinctive rural setting is important to the significance of the CA.

The Church Character Area also includes properties along Church Street and the crossroads at Ollerton/Mansfield Road, with historic buildings of positive interest almost exclusively lining the roads here. The historic buildings tend to either directly adjoin the road or address the road behind a small enclosure. The built form feels urban here, especially with the traffic and noise at this junction, but the density

does not have the same tight urban grain as defines High Street.

Several former farmsteads and their out buildings survive here, like that at Church Farm Craft Workshops and Ho Barn, reminding us of the strong influence of agriculture on the history and buildings of the village.

This character area is also home to some of the village's more civic buildings, including the modern school but also the Church Room, built in the Edwardian Arts and Crafts style, and the Village Hall, with its distinctive Tudor style stone label stops over the window.

Other than these civic buildings, the Church and Edwinstowe Hall, buildings here tend to fall into the more local vernacular style of red brick and pantile, with some painted brick, and with some modest Georgian and Victorian polite architectural features. Attractive Arts and Crafts detailing with the half-timbered gables at 9-11 Church Street are also notable. The Grade II listed cottages on the junction of Church Street with Mansfield Road are distinctive for their use of stone and leaded light casements, but still retain the modest vernacular character generally seen here. These buildings are generally no more than two storeys, many being modest two storeys or even single storey.



1, 3 AND 5 CHURCH STREET. A row of early 19th century cottages comprising coursed squared rubble and brick with a clay pantile roof, coped gables with kneelers and latted iron casement windows with distinctive plain hood moulds. The doors have lancet panels and hood moulds.

HIGH STREET CHARACTER AREA

This character area is the commercial heart of the CA and includes the main shopping street in Edwinstowe. It is based around the main historic route through Edwinstowe with its two 'back lanes' (East Lane and West Lane) flanking it. The building density here is notably tighter than in the adjacent character areas and, with the exception of the modern developments of the surgery, library and coop, historic buildings on the High Street sit almost directly next to each other, often with narrow access alleys between. The buildings also tend to be built directly off the back edge of the pavement or set back slightly behind boundary walls, enclosing the street. In addition, many buildings are set above the street level, which combined with the relatively narrow width of High Street gives a strong sense of street front enclosure and building density.



HIGH STREET IN THE EARLY 1900S. View looking northwards from the lower end of the street.
Source: <https://www.inspirepicturearchive.org.uk/>

The High Street was once laid out with long thin plots running off at right angles towards its back lanes and these former linear plots can still be read in many places today, especially in the presence of the long, thin ranges of historic buildings stretching back from the street front on High Street. While eroded in places, these remnant medieval plots are an important part of the history and development of the village and have helped inform its current appearance.

Despite the lack of listed buildings on the High Street (with the exception of the War Memorial) it is lined with almost continual historic buildings of value, which despite various alterations are still positive buildings, retaining a traditional layout and many attractive polite and vernacular architectural features.

Of note in this character area are the village's existing and former public houses. The Royal Oak is an imposing Arts and Crafts building designed to address the junction of High Street, Church Street and Ollerton Road. The former Jug and Glass also has distinctive Victorian detailing and an unusual Dutch Gable, while the Black Swan is in a more unassuming but much older building.

Other distinctive buildings include the former library, which follows the same style as the Church Room in the Church Character Area, and the former Non-Conformist Chapel with its tall painted

façade with lined out masonry and large arched openings.



WAR MEMORIAL. Dedicated to the “proud memory of the men of Edwinstowe and Clipstone who fell in the Great War 1914-1918” and a further dedication to the “men of Edwinstowe who fell in the Second Great War 1939-1945”.

The War Memorial at the main road junction is now a listed building and is set in a pleasant small garden, which gives a welcome area of greenery in this otherwise busy and urban junction. The memorial is constructed of grey Cornish granite, and takes the form of a Celtic cross with a tapered shaft. It was designed by Lidster and Bramer of Worksop, and unveiled in a ceremony in December 1920.

High Street is also defined by the large number of shopfronts and this active frontage and visual interest is a distinctive part of the character of High Street. The

High Street is complemented by simple shopfronts of historic proportions, which should avoid gaudy or cluttered advertising in order to complement the historic grain and village character which is so much a part of the draw to this shopping area.

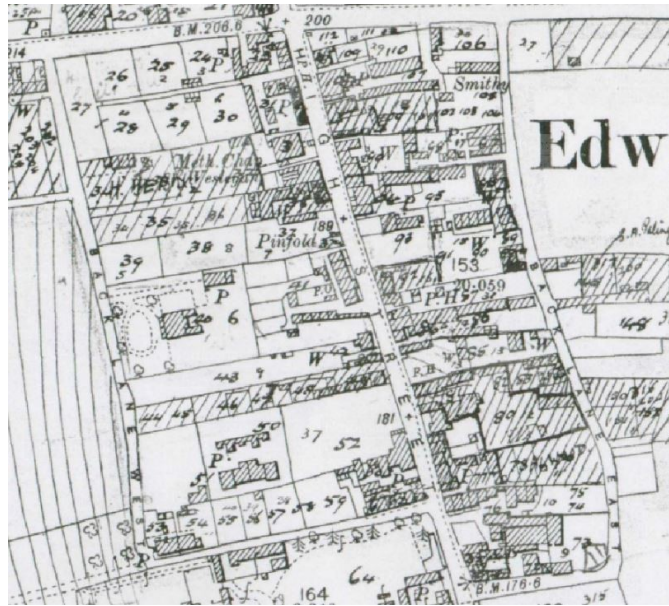
The High Street does have a variety of architectural styles sitting in close proximity to each other, putting high status distinctive and polite architecture alongside more traditional and vernacular buildings. This gives an attractive visual variety to the High Street, but unified by the tight urban form lining the narrow, straight street. Where this plan form has been broken by later developments which do not hug the street frontage they have been carried out at a low scale, so overall the integrity of the High Street is mostly well preserved.



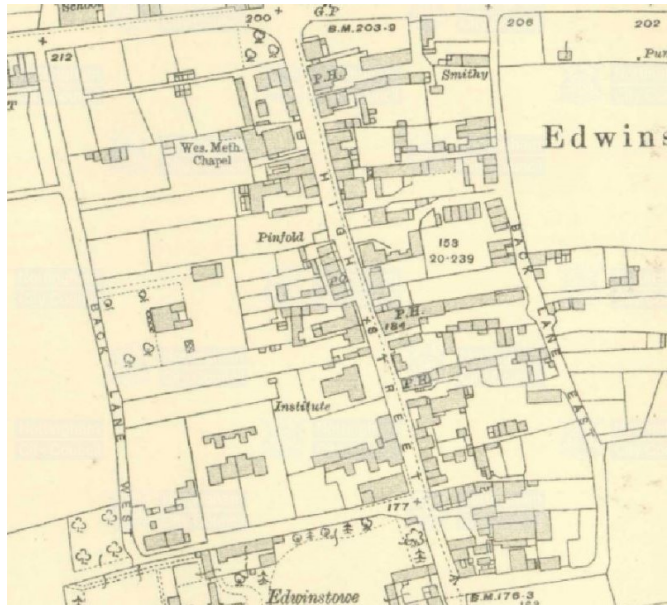
COMMERCIAL HEART OF THE VILLAGE



MAP SHOWING POSITIVE FEATURES IN THE HIGH STREET CHARACTER AREA



EXTRACT FROM 1875-99 COUNTY OS SERIES



EXTRACT FROM 1912-19 COUNTY OS SERIES

Buildings heights vary but, with exception of the former Chapel, buildings are generally no more than two storeys, but with some attic accommodation and some are set on higher ground giving an exaggerated sense of height.

Despite the variety of building styles, ages and functions, materials are strongly red brick or white painted facades, with pantile or slate roofs and simple gabled or hipped roofs, the more unusual architectural features being reserved for more public buildings.

Development historically was concentrated on High Street, with some buildings then fronting the back lanes. Some of these historic outlying properties still survive and help define the historic edges of the village here, which have now been subsumed by 20th century development. Back-land development between the High Street and its parallel rear lanes, especially where straddling the narrow medieval plots, is harmful to the historic grain of the village.

The character changes rapidly on each of the back lanes, where building density drops and building generally have a more domestic scale and style. The back lanes have seen quite a lot of 20th century infill but this has generally retained the quieter and less dense character that would have typified these lanes - although the large development of Linden Court is the exception.



POSITIVE FEATURES. From top: former Methodist Chapel; remnants of the village lock-up; the Old Library; and the former Jug and Glass.

WATER MEADOWS & RAILWAY CHARACTER AREA

The original village of Edwinstowe straddled the river and had a pocket of outlying properties around Mill Lane and Friend Lane. This area has seen a degree of change with modern infill and housing developments, but historic buildings survive and the most cohesive areas are now those around the east end of Mill Lane at the junction with High Street, which is why this area is included within the CA.



WATER MEADOWS. Top: River Maun in 1908; bottom, Edwinstowe House and gardens in 1938 (note the allotments adjacent to the High Street).

The character here is lower in density and height than the High Street and buildings are predominantly simple domestic vernacular cottages or former farmsteads. A terrace of historic cottages line High Street at the junction with Mill Lane, and while altered in terms of windows and doors, define the historic edges of the built up area of the village. Another distinctive terrace of cottages is included on Mill Lane, set gable end onto the road, being indicative of the former long narrow medieval plots once lining this road. Two attractive villa type buildings off Mill Lane, showing more formal architectural features on a modest level, are also worthy of mention, sitting in similar long thin plots, the integrity of which is still well preserved at number 5.

As well as including the historic extent of the village this character area includes two very distinctive areas important in Edwinstowe's unique history. One of these is the water meadows created by the Duke of Portland when he converted 300 acres of land from waste by a land irrigation scheme, begun in 1816, using a system of sluices and drains. While the meadows were extensive a relatively small section has been included in the CA where they run through the village.

The water meadows provide a somewhat unusual break in the urban development of the village and give an attractive green and open corridor of land in the heart of the village. This provides not just

archaeological interest through the relics of these sluices, as well as the historic bridge over the river, but also a small amenity area of trees and riverside, available for public access and accompanied by an information board. This gives a semi-rural feel to this otherwise built up area.



HISTORIC ORIGINS. Buildings can be seen along Mill Lane on the 1638 estate map (top) with the distinctive long thin north to south plots shown in detail on Sanderson's 1835 map (bottom), some of which can still be seen on Mill Lane today.

This is reinforced by the adjacent field which comes right into the historic village, and while not available for public access gives wide views out over the former meadows and stretches back in an



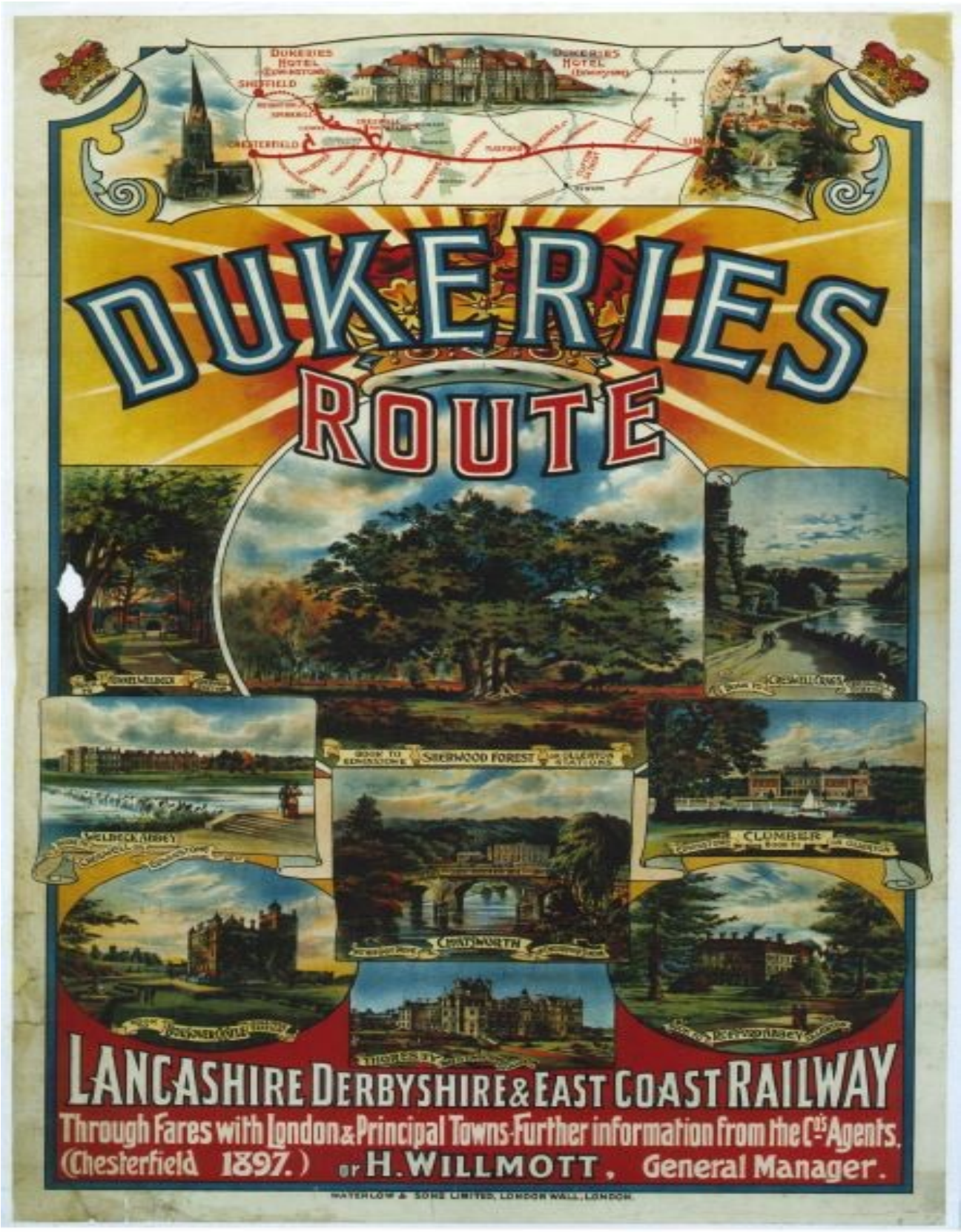
VIEWS EASTWARDS. The views eastwards at this juncture from High Street are positive.

unbroken view, gently up hill to the trees at the former railway line on the horizon. Despite the later 20th century development which has enveloped the historic village this field provides a visual buffer and is a strong reminder of the once rural setting of the village. Only the north of the CA fully retains its rural setting and therefore this countryside view coming right into the heart of the village is an attractive foil to the traffic and urban form of High Street.

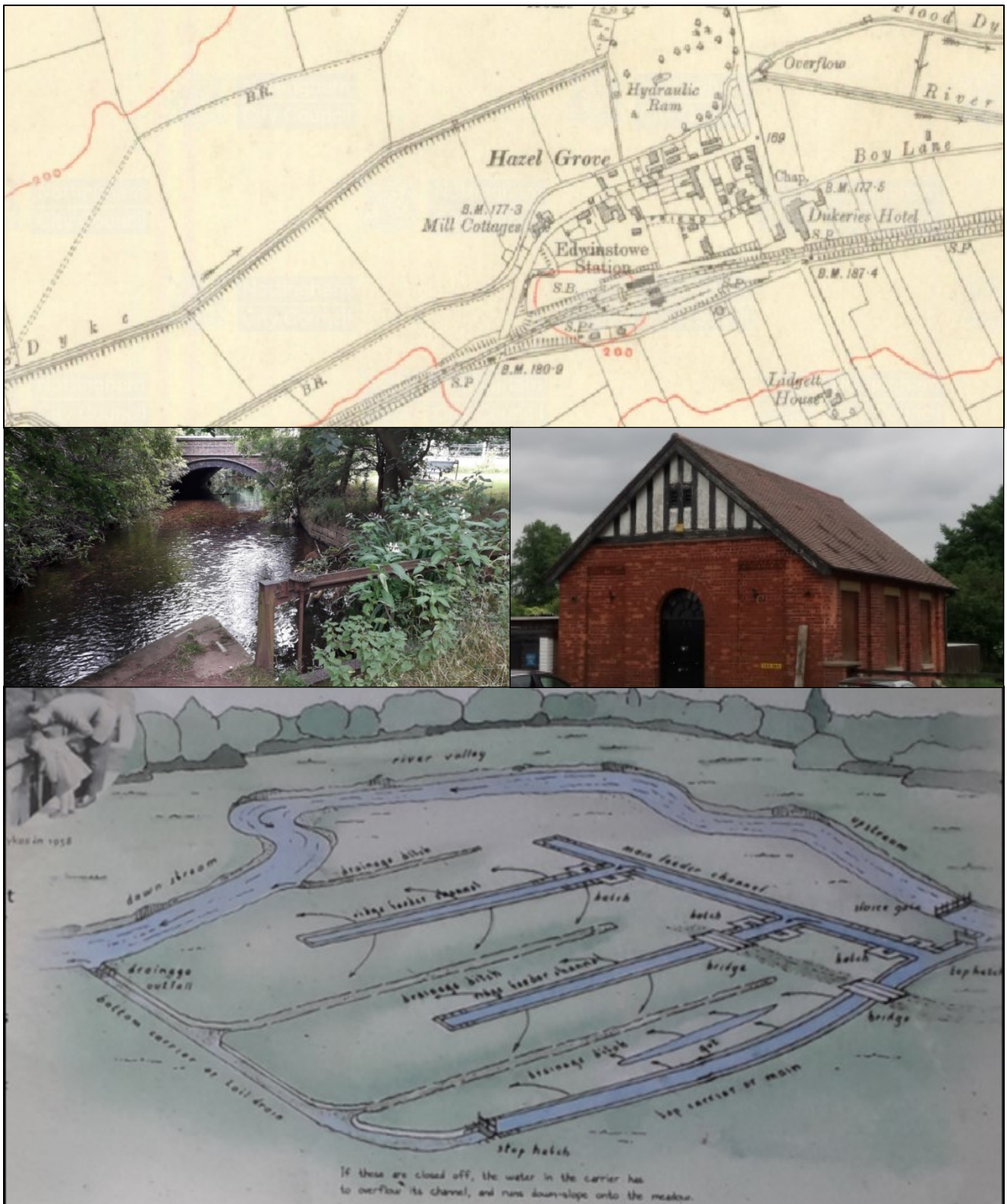


FORMER ALLOTMENTS ON MILL LANE.

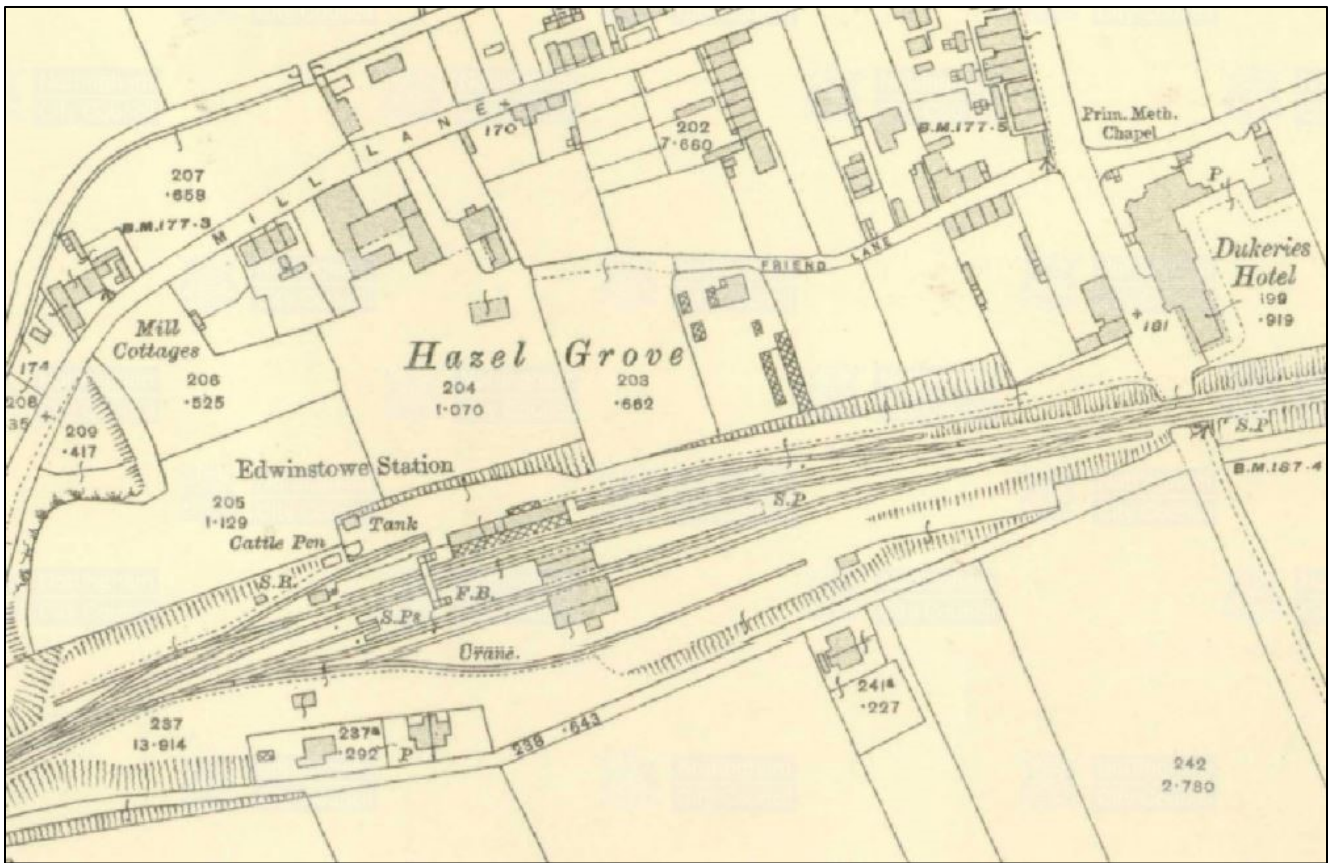
Part of the grounds of Edwinstowe House have also been included here, which are historically important as being the designed grounds of this, albeit now altered, period country house and are part of the green and open break within the village.



THE DUKERIES ROUTE. Poster highlighting Sherwood Forest and the Dukeries.



MANAGED FLOOD MEADOWS. Top: extract from an early 20th century map refers to dykes, sluices and hydraulic rams, some of which is still legible, noting the sluices near the bridge and pump house. Bottom image: artist's impression showing a reconstruction of the layout of the flood meadow.



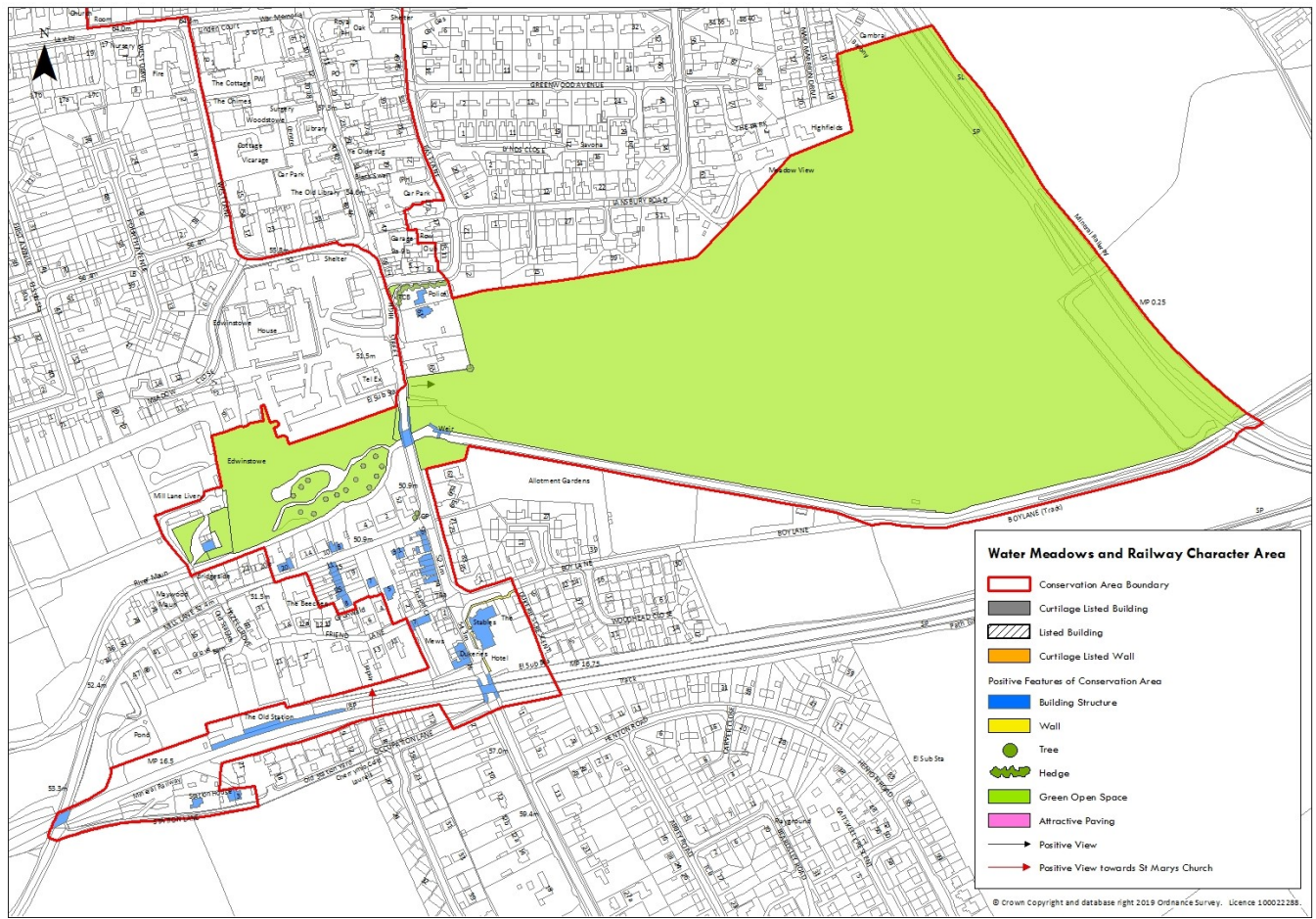
RAILWAY STATION. The station was opened by the Lancashire, Derbyshire and East Coast Railway in March 1897 and closed on 2 January 1956. The station was envisaged as one of the line's main passenger hubs, being one of only three to have a refreshment room. The station buildings and signal box followed the standard LD&ECR modular architecture pattern.

The advent of the railway to Edwinstowe created a whole phase of distinctive development in this southern edge of the village and would have drastically altered the character and appearance of the village when constructed. It forms a discreet and cohesive cluster of specific buildings and structures that have been included in the CA for their historic and architectural importance. The Dukeries Hotel was built as a railway hotel and has a very attractive and imposing position and style, forming a landmark structure, especially in views north and south along

this section of the High Street. At a smaller scale, but with distinctive railway architectural features, like the decorative barge boards, is the former café. The



MAIN STATION BUILDING.



MAP SHOWING POSITIVE FEATURES IN THE WATER MEADOWS & RAILWAY CHARACTER AREA.

station itself is off an access track and not immediately obvious, but is well preserved in form and still very legible, relating well to the preserved platforms and track.

Railways often built their own accommodation for the key workers and this character area retains some examples of Victorian railway domestic architecture.

The railway line itself is redundant but is still a clear and dominant landscape feature, being raised on an embankment and being bridged over High Street and Mill Lane, offering almost an end-stop to

the historic extent of Edwinstowe at these points.

Retaining the cohesion and relationship of these structures, as well as attention to conserving the distinctive architectural features of railway architecture, are important to preserving the character and appearance of this part of the CA.

Views along High Street back towards the Church of St Mary spire are positive, notably on approach from the south after passing underneath the railway bridge.

MANAGEMENT PLAN | FOUR



MANAGEMENT PLAN | FOUR

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 at <https://www.newark-sherwooddc.gov.uk/planning/heritageconservation/>.

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

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 area³.

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise⁴. 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, notably in Strategic Objective (SO) 9:

³ In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

“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.”

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 asset⁵. 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 Edwinstowe CA, including within in its setting. Policy DM9 of the LDF A&DM DPD explains that

⁵ 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.

development proposals will be expected to be in line with CA appraisals. It is anticipated, therefore, that the Edwinstowe 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 done so at the recommendation of Historic England and details 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

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 (paragraphs 184 to 202).

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 Edwinstowe was originally designated in 1970, there is limited information on any formal review processes during that time. A small pamphlet was produced for Edwinstowe CA, setting out the implications for designation and a description of the historic core.

Extensions to the CA were designated in 1987 so as to include High Street and further land adjacent to Church Street.

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

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.

Although consultation responses to the Edwinstowe CA review in 2019 indicated some support for restricting Permitted Development rights within Edwinstowe CA, it was not felt that there was substantial support for an Article 4 Direction. This issue will be monitored and reviewed during the next substantive appraisal of the CA.

BOUNDARY CHANGES

Edwinstowe CA was originally designated in 1970 and extended in 1987. The area was again reviewed in 2019 and further amended. This is shown on the map within Appendix 3. The original 1970 designation focussed on the Church of St Mary and historic buildings along Church Street. In 1989, the area was extended to include the commercial area of High Street, as well as further land adjacent to Church Street. The area was again extended in 2019 to include the railway station and water meadows to the south of the previous CA boundary. A number of modern housing areas were excluded from the CA.

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.

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 Edwinstowe CA review should take place before 2029.

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 conservation area 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 Edwinstowe CA.

The need for development briefs will be reconsidered during future CA reviews.

Where development is proposed on large sites, or on other sites such as garden sites or infill plots that the Council considers the principle of development in this location to be acceptable, 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.

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).

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 CA⁶. 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

⁶ S.215 of the Town and Country Planning Act 1990.

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 Edwinstowe 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
- 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 Edwinstowe CA. Should the opportunity arise and resources become available, the Edwinstowe 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.

CONDITION

The buildings within the 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. Vegetation

growth has established on some boundary walls. A plant will typically root in the softer building materials, often the mortar joints in a stone or brick wall, and force itself deeper as it grows. This pushes building materials out of position and weakens the integrity of the wall as mortar fails and the brick or stone starts to move. 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.

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.

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

There is a notable commercial presence along High Street, including a number of businesses in buildings which were not historically intended for this purpose. The resulting branding, signage and advertisements occasionally detracts from the architectural or historic interest of the building and wider streetscape. Many of the historic shopfronts retain much of their traditional character. However, some have been altered with inappropriate additions such as fascia boxes which are overly prominent and do not respect the proportions of the building.

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, but there are also a few examples of modern development visible within the principal streetscapes, notably along High Street. Some of this is low-quality architecture, especially the flat-roofed buildings, which could be beneficially re-developed should the opportunity arise. 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 and business addresses: new tenants, limited time offers, rebranding, etc. Unmanaged, this results in the gradual dilution of the historic commercial streetscape and overall shift towards a non-descript, modern high street. 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)
- Traditional design features such as fonts, muted colour palette and hand-painted or raised lettering should be explored.
- 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.
- 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. Specific guidance regarding the sensitive design and alteration of shopfronts within a traditional and historic setting is provided by the Council's Conservation Team.

NEW DEVELOPMENT

It is not the intention of conservation area 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. 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. 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.

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 aërials 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.
- 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.

RECOMMENDATIONS AND NEXT STEPS

The long-term aspiration for the CA is 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 Edwinstowe'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 to ensure that the design evolves with the special interest of the 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 where change is proposed to retain units, and 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 which harms its character should be resisted. Development which positively contributes to the setting of the conservation area would be encouraged.

Recommendation 9: Edwinstowe's distinctive and historic configuration of roads should be protected. Highway improvements should not be over-engineered or distract from the village character.

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.

APPENDICES

APPENDIX 1: CONSERVATION AREA BOUNDARY MAP

APPENDIX 2: AERIAL PHOTOGRAPH OVERLAY

APPENDIX 3: PREVIOUS BOUNDARY EXTENT

APPENDIX 4: CHARACTER AREAS

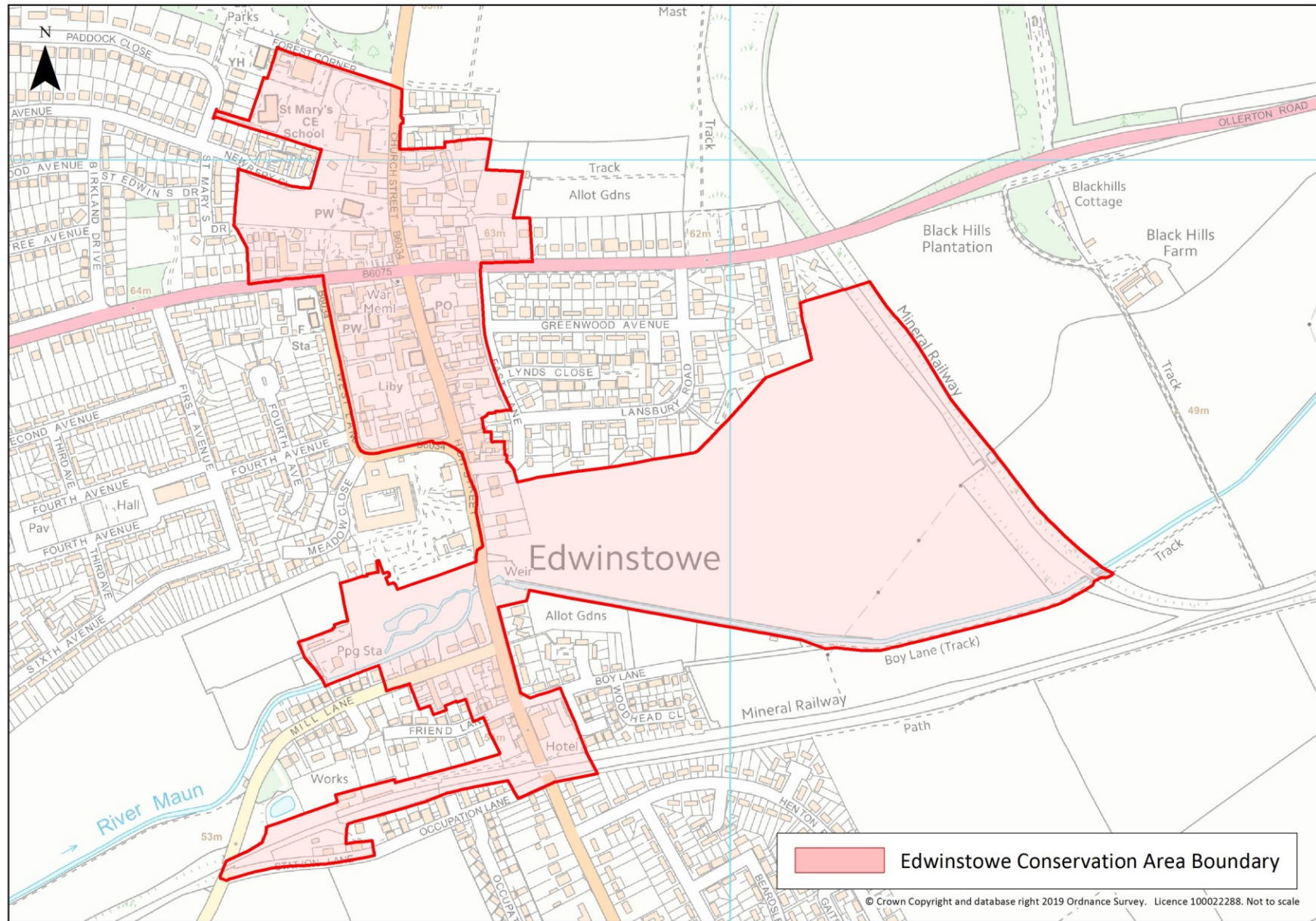
APPENDIX 5: HISTORIC MAP OVERLAY

APPENDIX 6: BUILDINGS AND FEATURES CONTRIBUTING TO THE CONSERVATION AREA

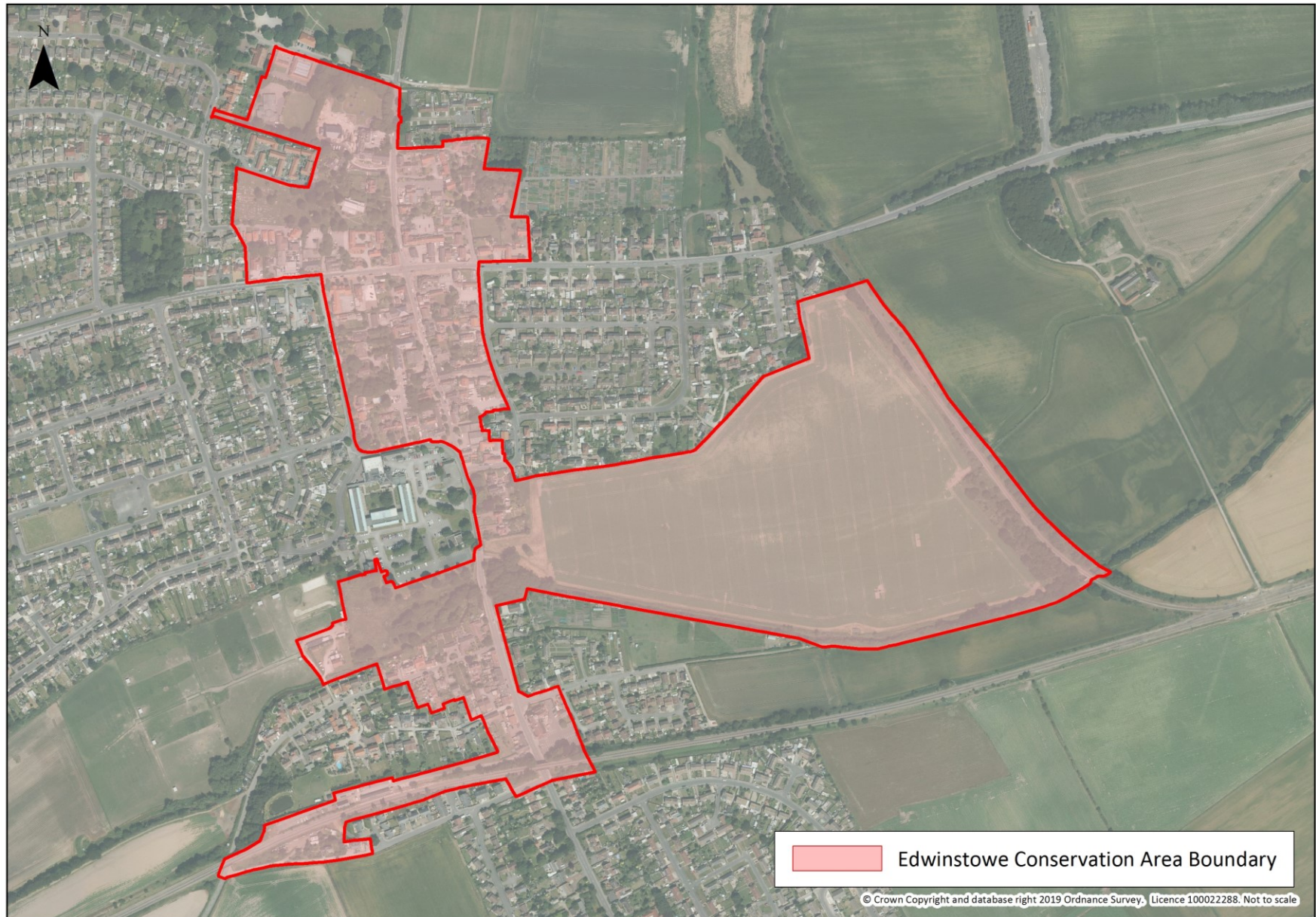
APPENDIX 7: HISTORIC BUILDING GAZETTEER



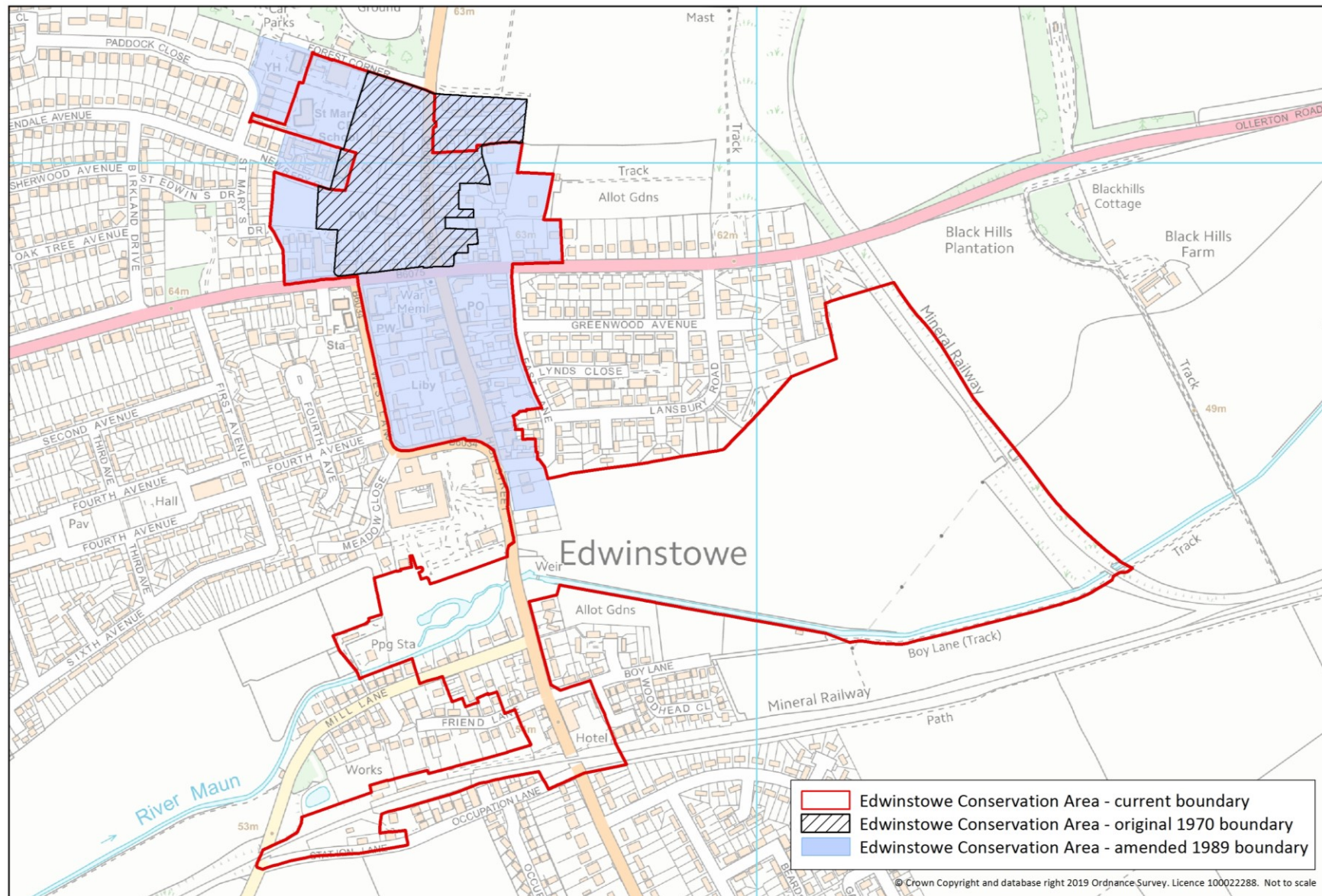
Appendix 1: Existing Conservation Area Boundary



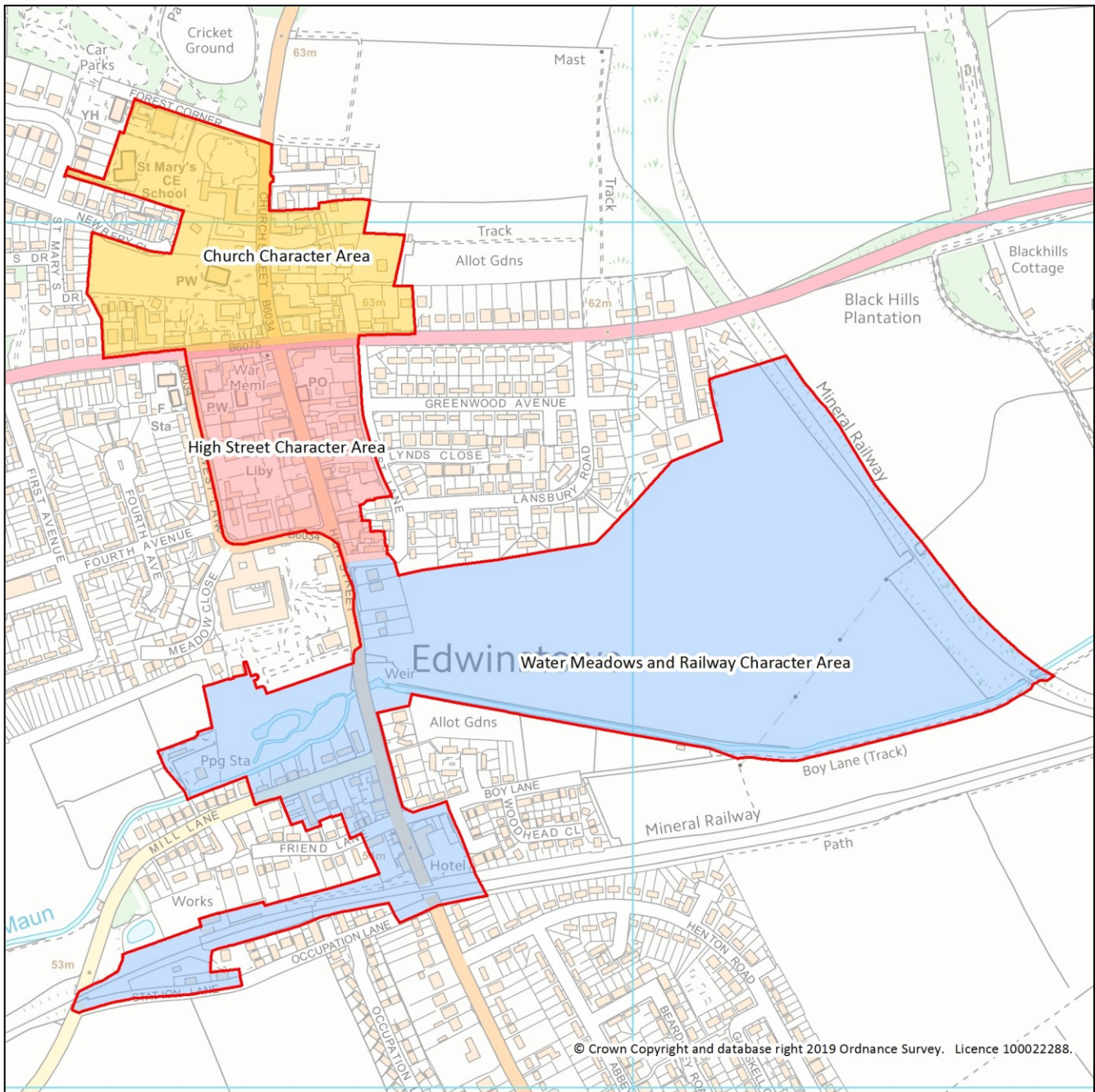
Appendix 2: Aerial photograph and CA boundary



Appendix 3: Previous Conservation Area boundary extent



Appendix 4: Character Areas



Character Area summaries

Church Character Area

This character area is defined by the ancient medieval church of St Mary's, sitting on raised land and surrounded by a large and pleasant green graveyard. The church is a local landmark building and its spire is visible in several opportunistic vistas throughout the CA,

acting as a wayfinder for the village. This area is also home to Edwinstowe Hall and its outbuildings which are set within large enclosed grounds, adding to the general feeling of openness and greenery here, especially at the north end of the village. It is at this end that the village's relationship to Sherwood Forest is at its strongest, and this is an important part of the special history of Edwinstowe, exploited positively by the varied leisure facilities here. Positive buildings line the road frontages, and while there is a good sense of roadside enclosure, building densities here are generally more spacious than on the High Street. Building types include the high status Church and Edwinstowe Hall and the C19 civic architecture of the Church Room and Village Hall, which have an individual approach to materials and styles. Other buildings are mostly modest vernacular cottages and former farmsteads, telling of the historic importance of agriculture to the history and development of Edwinstowe. These vernacular buildings are predominantly brick and pantile, with some painted brick and the notable use of stone for the distinctive cottages with leaded light windows at the junction of Church Street and Mansfield Road.

High Street Character Area

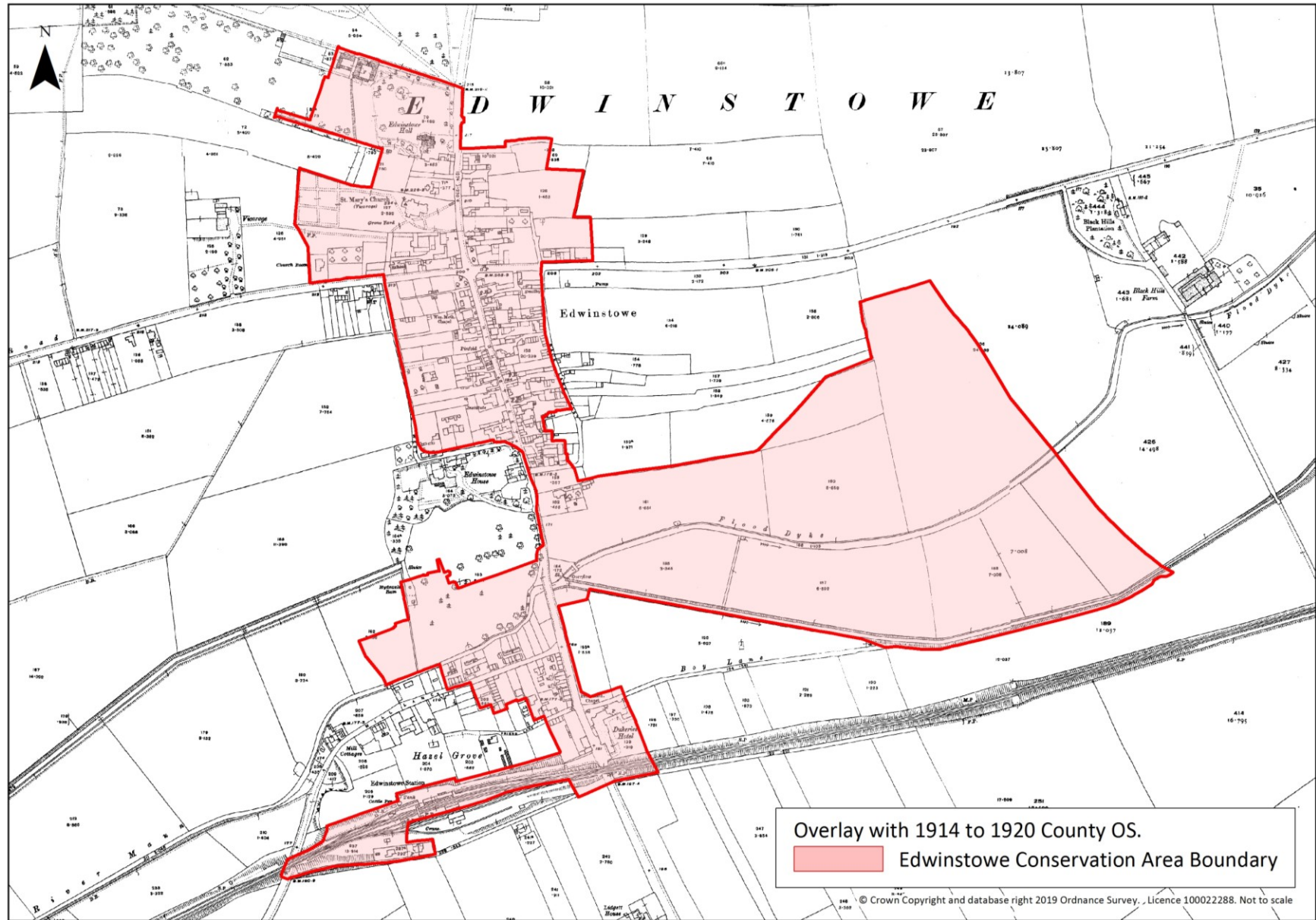
This character area is the commercial heart of the CA and includes the main shopping street in Edwinstowe. It is based around the main historic route through Edwinstowe with its two 'back lanes' (East Lane and West Lane) flanking it. The building density here is notably tighter than in the adjacent character areas and historic buildings tend to sit almost directly next to each other and are built directly off the back edge of the pavement, or set back slightly behind boundary walls. The elevated position of many properties combines to give a strong sense of street front enclosure and building density. The long narrow plots of Medieval Edwinstowe can still be read in places, running off at right angles towards its back lanes, the back lanes marking the edges of the historic village and are still less densely occupied than the High Street. The concentration of positive buildings is high and includes an interesting juxtaposition of building types and appearance, consolidated by a relatively consistent layout. Despite the variety of building types, generally building heights are limited to no more than two stories, plus the occasional attic use. High Street is also defined by the large number of shopfronts and this active frontage and visual interest is a distinctive part of this character area.

Water Meadows and Railway Character Area

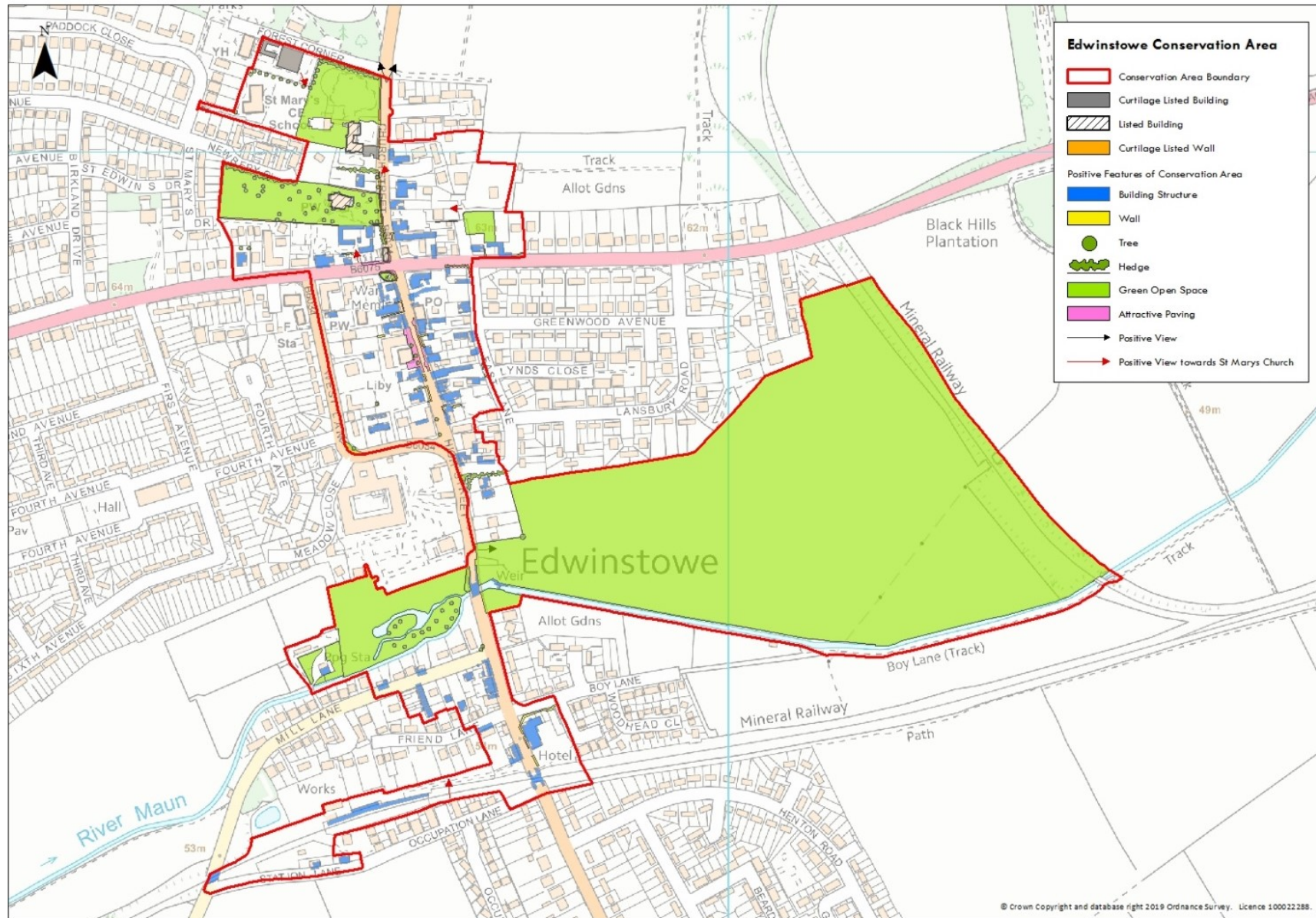
This character area includes the better preserved part of the southern extent of the historic village, concentrated around the junction of Mill Lane and High Street. Here buildings are notably more modest in scale and appearance than elsewhere in the CA and are typified by narrow terraces or detached farmsteads. The long narrow medieval land plots are still

legible here in places. The CA is bisected by a green corridor comprising the former grounds of Edwinstowe House and the ducal water meadows, created from the early C19 to improve the quality of the land through a series of drains and sluices. Today this area has archaeological and historic interest, as well as forming an important amenity area and bringing sweeping rural views into the heart of the CA. Edwinstowe's history is also intimately tied up with its railway heritage and there is a cohesive and legible group of buildings and structures in the southern part of the CA which tell of this special history.

Appendix 5: Extract from early 20th century County OS Map



Appendix 6: Buildings and features contributing to the Conservation Area



Appendix 7: Historic Building Gazetteer

Medieval

St Mary's Church, Church Street, C12 & C13 (Grade I listed)

Early C18 – Mid C18

Edwinstowe Hall, Church St (Grade II Listed)

Stables for Edwinstowe Hall, Forest Corner (Grade II Listed)

Mid / Late C18 – 1813

4 Church Street, Forest Lodge Hotel, clay pantiles

6 Church Street, house, aka Sherwood Villa, clay pantiles, built 1774

8 Church Street, house, clay pantiles, gables facing street, steep pitch

10 & 12, Mansfield Road, housing, limestone foundations, clay pantiles

15 Church Street, north of Church, Vicarage

14, 16 & 18, Church Street, cottages

Ho Barn, Ollerton Road, gable facing street

Forest House Farm, Ollerton Road

The Cottage, West Lane, some clay pantiles

2-10 High Street, dwellings/agricultural, limestone foundations, clay pantiles

18 High Street, shops & dwellings

20 High Street, dwellings

42 High Street, cottage

1 High Street, shop, dwellings and outbuildings

7 High Street, shop, dwellings and outbuildings, gable facing street, steep pitch, clay pantiles

Jug & Glass, High Street, pub rear outbuildings & dwellings,

31 High Street, outbuildings, agricultural & dwellings, gable facing street, clay pantiles, steep pitch

Black Swan Pub, gable facing street, limestone foundations, steep pitch

43–45 High Street, shops and dwellings

59 High Street, dwellings, gable facing street

Edwinstowe House, High Street, built 1768, country house

5, 7 & 9, East Lane, dwellings/outbuildings, clay pantiles

23 – 27, East Lane, houses, clay pantiles

35 – 39, East Lane, houses, gable facing street, clay pantiles

11-27 Mill Lane, terraced agricultural labourers dwellings, clay pantiles

8 & 10, Mill Lane, cottages, clay pantiles

18 & 20, Mill Lane, cottages, clay pantiles

5 Mill Lane, House, clay pantiles

1813 – 1885

Boundary wall, gate and steps to St Mary's Church, 1844 (Grade II listed)

Church Farm, Mansfield Road, clay pantiles

Village Hall, Former School, Mansfield Road

1, 3 & 5, Church Street, limestone cottages, clay pantiles partial brick rear (Grade II listed)

2 Ollerton Road, housing & outbuildings, clay pantiles

45-49 East Lane, housing

Wesleyan Methodist Chapel, built 1848

17 High Street, shop & dwellings

19 High Street, bistro & cottage

19 High Street, shop & dwellings

21 High Street, cottage

Bridge House, High Street

33 & 29, East Lane, housing

7 Mill Lane, house

1, 7, 9 & 8 Friend Lane, agricultural labourer's dwellings, clay pantiles

1885 –1899

Outbuildings, Edwinstowe Hall, Church St (Grade II listed)

12-14 High Street, shops and housing

Dukeries Hotel, High Street, built 1897, fire 1929, rebuilt 1930

Edwinstowe Station, 1897

1899 – 1912

40 High Street, Housing, Polychromic Brick

23 High Street, Birkland House, Polychromic Brick, Shops and Housing

Jug & Glass, Pub Front, High Street

41 High Street, Housing

Maun Bridge, High Street, blue engineering brick

21 East Lane, housing

64–70 High Street, terraces

1918 – 1939

Edwinstowe and Clipstone War Memorial (Grade II listed)

9 -11 Church Street, housing

Royal Oak, Ollerton Road /High Street, pub

Old Library, High Street, former Institute, 1913/14

Church Rooms, Mansfield Road, 1913/14

1 Mansfield Road, private housing

33 & 35 High Street, retail, brick & cast concrete

1 & 3 Mill Lane, private housing

9 Mill Lane, private bungalow

1945 +

The Wheelrights, housing estate off Church St

12 Church Street, housing

Linden Court, West Lane, housing estate

39-41 East Lane, housing

3-7 Mansfield Road, shops & housing

16 High Street, gallery

Surgery & Heath Centre, High Street

Library, High Street, CLASP modernist

46 – 50, High Street, retail, Scandinavian/modern

11 & 15 High Street, shop & dwellings

25 High Street, shop & dwellings

27 & 29 High Street, shop & dwellings

Black Swann, pub extension

47 High Street, commercial unit

Central Garage, High Street

Police House, High Street

The modern library in Edwinstowe is a CLASP building. CLASP (Consortium of Local Authorities Special Programme) is a method of building construction based around a light steel frame, working to a set module. It was based on a system first used in Hertfordshire schools, but in

1955 was adopted and developed in Nottinghamshire, becoming widely used throughout the 1960s. The County Architect for Nottinghamshire County Council, H. T. Swain, adopted the system for a cost-effective means of erecting community schools, although it soon became used for many other purposes including public libraries.

SELECT REFERENCES

Chambers, J.D. (1966) *Nottinghamshire in the Eighteenth Century*.

Darby, H. (1976) *A New Historical Geography of England Before 1600*.

Edwards, K.C. (ed.) (1966) *Nottingham and its Region*.

Edwinstowe Historical Society (1987) *Edwinstowe: Past and Present*. Newark and Sherwood District Council.

Gover, J.E.B., Mawer, A. and Stenton, F.M. (1940) *The Place-names of Nottinghamshire*.

Jackson, M. J. (1976) *The Story of a Forest Village*.

Pevsner, N. (1979) *The Buildings of Nottinghamshire*. London: Yale University Press.

Throsby, J. (1790) *The Antiquities of Nottinghamshire*. Thoroton.

Weir, C. (1991) *The Nottinghamshire Heritage*. London: Phillimore.

D. Roffe, (1987) *Nottinghamshire & The North: A Domesday Study*. Leicester PhD Thesis

Gaunt, A. (1997) 'Archaeoastronomical and Topographic Survey at St Mary's Church, Edwinstowe in Sherwood Forest Nottinghamshire'. Mercian Archaeological Services.

Crook, D. (2015) 'The Emergence of the Robin Hood Legend in Edwinstowe', TTS.

Brown, M. E. (1995) *Aspects of Parliamentary Enclosure in Nottinghamshire*. Leicester PhD Thesis.

Mills, D. R. (1970) 'The Geographic Effects of the Laws of Settlement in Nottinghamshire', in *Geographic Essays in Honour of K. C. Edwards*.

Beresford's Lost Villages, www.dmv.hull.ac.uk

Joint Nature Conservation Committee, Birklands and Bilhaugh,
<http://jncc.defra.gov.uk/ProtectedSites/Nottinghamshire> County Council

Edwinstowe Historical Society, www.edwinstowehistory.org.uk

Inspire, <https://www.inspirepicturearchive.org.uk/>

Britain from Above, <https://www.britainfromabove.org.uk/>

CONTACT US

01636 650000

conservation@nsdc.info