

Bulcote



An Appraisal of the
Character & Appearance
of the Conservation Area



NEWARK &
SHERWOOD
DISTRICT COUNCIL

2001

Department of Development and Planning

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This report following consultation with local residents was adopted by the District Council as Supplementary Planning Guidance on 15th January 2001

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Introduction

Reasons for Designation

1. Bulcote is a small village located on the main Southwell to Nottingham A612 road one mile west of Burton Joyce. The conservation area was originally designated by Newark and Sherwood District Council in 1974 and covered the northern part of the present conservation area. The area was extended on 20 November 1984 to include Bulcote Farm and important fields. A very small amendment to rationalise the boundary was carried out on 19 April 1994. This appraisal of the character of Bulcote relates to the existing conservation area and no boundary changes are proposed.
2. Most of Bulcote village is located along Old Main Road, which runs in a loop south of the main A612 road. Bulcote Farm forms the southern extent of the conservation area south of the railway. The majority of the conservation area is situated on flat river plain of the River Trent. Holy Trinity Church is the exception which is on a steep wooded hill to the north of the village separated from the rest of the conservation area by the A612 road. The area has a distinct character which is formed by large dwellings set in substantial grounds with many impressive mature trees.
3. Bulcote conservation area has a strong and distinctive character which is derived from the spaces between buildings as much as from the buildings themselves. The quality and interest of the townscape and park like landscape of Bulcote justify its designation as a conservation area.

The Meaning of Designation

4. Designation of a conservation area draws attention to its architectural and historic interest and emphasises the need for any changes or new development, either within or adjoining the area, to be sympathetic to and respect its character. Local planning authorities have certain additional powers of control in conservation areas. The local planning authority's consent is required for the demolition of most buildings and structures, and written notice must be given to the authority of intent to cut down or carry out work to trees, with certain exceptions.

Future Action

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

The Bulcote Conservation Area

A. An Historical Note

6. The name of Bulcote means 'the cattle shed' and the village mainly developed as a farming community. Bulcote is recorded in the Domesday Book with a population of 'eight freemen, eleven villagers, twelve smallholders and two slaves with three ploughs'. The Domesday Book also records Bulcote as a mainly agricultural village at the time of the Norman Conquest.
7. The first Church at Bulcote was built by the Santa Maria Family in the early part of the thirteenth century on the site of the present church. This church collapsed in 1861 as a result of a violent thunderstorm. After collapse the rest of the building was pulled down and rebuilt in a new style, completed and dedicated in 1862. Holy Trinity church still stands today on an elevated site with commanding views over the conservation area.
8. The seventeenth and eighteenth century saw great changes in the village with many substantial houses being built along the Old Main Road. This included the Manor House, built in 1708, which was erected on an earlier foundation. The enclosures of open fields in 1769 had little effect on the village.
9. The winding road between and through the villages of Burton Joyce and Bulcote was small and fairly unimportant in the eighteenth century. This was not the case in terms of the River which was a major transportation route at this time. It can be described as being 'a great highway for transport for centuries'. The Nottingham to Lincoln railway came to Bulcote in 1846. It had little impact on the village as it passed along its southern edge, except causing the building of Bulcote Crossing Cottage, as no station was provided. The village bypass was built in 1931 which effectively cut off the church from the rest of the village. Most of the more recent additions to the village date from the 1950's.
10. The land of Bulcote Farm was purchased by The City of Nottingham between 1900 and 1903 to serve as an addition to the Stoke Bardolph Sewage Farm. The new buildings for Bulcote Farm were erected by the city engineer Mr Ogle Tarbottom in the years of 1904-1905 together with six pairs of cottages for the farm employees. The farm represents a unique example of municipal agricultural architectural design and is an extensive complex of turn of the century model farm buildings.
11. In 1913 a new Dutch barn was erected at Bulcote Farm and was described as the largest in the country, measuring 180 feet by 60 feet. In the autumn of 1913 this held 94 tons of wheat, 66 tons of oats and 156 tons of hay. On 10th March 1914 the barn was set on fire and the flat countryside was lit up for miles. The fire, it is believed, was as a result of an arson attack by suffragettes who were campaigning for votes for women. The fire was reported in The Nottinghamshire Guardian and a national paper. The insurance claim was £500 for the barn and £1,609 for the contents which were substantial sums in 1914..

12. Ivy House was once 'The Unicorn', a flourishing coaching Inn with a small brew house and malt kiln. Ivy Cottages were once four properties that were converted into two. A girls school was run by Miss Lindley in the 1860s at Oaklands. There were also shops situated within the village, notably at Holly Nook.
13. The early form of the settlement with the church on the hill overlooking the village can still be seen today. The village has become increasingly residential rather than being associated with farming. The area is largely open with a park like character where the mature trees are prominent. The surrounding countryside has changed as a result of changing farming techniques and this has led to the disappearance of many historic field boundaries and created very large open fields.

B. Topographical Characteristics

14. When approaching Bulcote from the east or west on the A612 it would be easy to miss the village, apart from the church which is located on an elevated site to the north of the A612 which gives a clue that a village is nearby.

15. **The church**

The church is a landmark partly surrounded by trees, located on an elevated site overlooking the village of Bulcote to the south. To the rear of the church there are open views of countryside, with farm buildings on the distant horizon. Across the road from the church there is an important triangular piece of open land with trees which was created when the bypass was built. This provides an attractive setting to nearby buildings and creates an impression for the visitor of the Arcadian nature of the rest of the village (see photograph 1).

16. **Old Main Road**

Old Main Road meanders south and then west from the green. West Wall can only just be glimpsed over the high brick boundary wall. Ivy House and Ivy Cottages create a strong sense of enclosure as the buildings are located right up to the road edge (see photograph 2). On the west side of the road is a narrow stream which runs from this point down under the railway line and past Bulcote Farm. Here also glimpses can be snatched through gaps in the hedges of the Manor House on the left and the Lodge on the right. The view towards the cross roads is stopped by the gable end of Kings Barn which creates a strong focal point (see photograph 3).

17. **The crossroads**

The crossroads feel like the natural centre of the village as the strong corners of the buildings create a very definite space (see photograph 4). To the left looking towards Holly Cottage there is a gradual curve in the lane which encourages the eye to explore further, a view that can not be seen straight away. The lane from the crossroads towards Holly Cottage is narrow and enclosed between the hedge on the left hand side and Holly Cottage and adjacent wall on the other (see photograph 5). Beyond the hedge on the left is an important open self contained space part covered by a copse forming part of the gardens of The Manor House. From the end of the lane views open out over the field and towards the railway line which is a sharp contrast to the enclosed nature of the lane.

18. **From the crossroads towards Bulcote Farm and The River Trent**

At the railway crossing south of the crossroads, the road is straight, where the farm buildings of Bulcote Farm line the road in the far distance. Immediately over the railway tracks is the Bulcote Crossing Cottage and to the left there are large vistas across open countryside. The stream is on the left side of the road, together with a large grass verge and

a number of small trees. This creates a very attractive area which contributes to the rural charm of the conservation area. To the right are the Corporation Cottages, the identical pairs of houses lining the road creates a rhythm along that side of the lane (see photograph 6). At Bulcote Farm the older buildings adjacent to the road on the west are more historically interesting than those on the east side. Glimpses of more farm buildings set back from the main range and road can be seen through gaps in the building line. A glimpse past ornate iron gates displays a cobbled enclosed space and ornate light fittings in the yard. To the left there are important views over open countryside.

19. Old Main Road towards the Crossroads

On the corner of Nottingham Road and Old Main Road there is a triangle of land which was once a paddock. It includes some large mature trees which are prominent along Old Main Road. Glimpses of the church can be seen through the trees over the paddock. On the boundary with the Nottingham Road a leylandii hedge has been planted, whilst not being a traditional hedge type, it does form an effective green screen which here is preferable to a timber fence.

20. Old Main Road off Redmays Drive

There are a number of large dwellings along this road which were probably built in the latter half of the 20th century. These relatively recent additions to the village have a limited impact on the historic quality of the built form as they are largely obscured by the substantial and mature planting in the gardens. At this point trees play a very important part in the conservation area especially the large mature oak trees in the grounds of Oaklands. Opposite Oaklands the brick outbuildings of Willow Cottage form an interesting group on the pavement edge. Further along Old Main Road beyond the hedge on the right is an important open space and field. Walnut House at the crossroads has its gable to the road together with a high brick boundary wall and hedge which provide a definite edge to the road (see photograph 7).

21. Small architectural features and street furniture in the street scene contribute significantly to the character and charm of the area including the K6 telephone kiosk at the crossroads (see photograph 8), the attractive brick bridges over the beck adjacent to Bridleways, Walnut House and Kings Barn, the stone kerb edgings on Old Main Road and the four cast iron lamp posts on Old Main Road (see plan 2).

22. At several points in the conservation area there are views out to open countryside and the village as a whole has the character of a quiet rural hamlet (see plan 1 for views). The winding stream along much of Old Main Road is also of particular value within the village scene.

23. Whilst the buildings in Bulcote contribute significantly to the character of the village, the mature trees and open areas are a dominant feature throughout the conservation area. They

provide impressive backdrops to the larger houses and give the whole setting of the conservation area a park like feel. Views within the conservation area are greatly enhanced by the landscaped areas and mature trees (see photographs 9-12) .

24. The important areas of trees, open areas and hedgerows which contribute significantly to the special character of the conservation area are outlined below and shown on plan 1.

Important areas of trees:

- Around the church
- The triangle of land at the top of Old Main Road next to Ivy House (photograph 10).
- The grounds of The Lodge (photograph 9).
- To the south of The Manor House
- The grounds of Oaklands
- On the south side of the road from Oaklands
- Triangle of land at the junction of Nottingham Road and Old Main Road.

Important natural landscape areas which includes the:

- Triangle of land at the north end of Old Main Road near Ivy House.
- South of Bulcote Lodge (photograph 11)
- Enclosed paddock to the north of Holly Cottage (garden of The Manor House photograph 12)
- The site of the church.
- Triangle of land at the junction of Nottingham Road and Old Main Road.
- Paddock in between The Covert and Holly Nook.

Important Hedgerows

- Along Old Main Road on both sides.
- Opposite Oaklands and down to the railway line.
- Along the lane to Holly Cottage.
- In front of Corporation Cottages.
- On the north side of Nottingham Road in front of the church
- Old Main Road opposite The Manor House.

25. The trees and hedges contribute significantly to the character and appearance of the conservation area and are worthy of a special mention. Trees of large stature often located on boundaries which provide the main structure include Common Oak, Turkey Oak, Lime, Hornbeam, Ash, Cedar, Horse Chestnut, Pine, Copper Beech, Monkey Puzzle, Poplar, Yew, Holly, Sycamore and Wellingtonia. The trees at Bulcote Lodge are particularly fine including Limes, Cedar, Horse Chestnut Turkey Oak, Willow and Pine. The trees of lesser stature within the gardens and ornamental in character include Birch, Cherry, Laburnum, Holly, Red Horse Chestnut, Alder, Norway Maple, Rowan, Cypress Conifer and orchard species of Apple and Pear.
26. The hedgerows are a mixture of Hazel, Privet, Holly, Laurel, Yew, Beech, Hawthorn, Wild Prunus and Symphoricarpos.

C. Architectural Characteristics

27. Bulcote conservation area consists of a great variety of building styles and architectural details dating from the 17th century to the 20th century. The variety in the buildings, together with the mix of building materials has produced an interesting built form which contributes to the special character of the area.
28. The special nature of the buildings in Bulcote is reflected in the number of buildings which are listed as buildings of special architectural or historic interest. These are identified and described in detail in appendix 2 and plan 2.
29. There is no identifiable building style which is typical of Bulcote but the scale of the buildings is largely domestic except for the farm buildings at Bulcote Farm. Most of the buildings are two storey except the larger houses such as Bulcote Lodge, Oaklands, Ivy House, Kings Barn and The Manor House which have an attic storey. These buildings also have a more complex building composition rather than a simple gable roof with windows on the front and rear which is typical of the other houses in Bulcote.
30. The layout of the buildings in the conservation area north of the railway are mostly large houses set in their own grounds. The houses are set well back from the road and are partially obscured by boundary walls and hedges and landscaping. The other houses which tend to be the smaller cottages are usually built up to the road edge and these together with the boundary walls and hedges give a strong sense of enclosure to many parts of the village. The layout is informal. South of the railway line the Corporation Cottages are built in a very ordered line along the roadside and they are identical. Bulcote Farm consists of buildings arranged around a courtyard. The layout is planned and formal.
31. The predominant building materials are red/orange brick, with render over brick also being very common for example at Oaklands, Walnut House, Bulcote Lodge Willow Cottage and The Cottage. The common material for the roofs is clay pantiles but there are also examples of Welsh blue slate, plain tiles and rosemary tiles. Stone is less common, the only building predominantly of stone is the church. Bulcote Crossing Cottage has a stone storey band detail. Boundary walls are built in brick with saddleback copings.
32. Openings have brick wedge lintels and segmental arches and the windows frames are varied including Yorkshire sashes, double hung vertical sliding sashes, casement windows and metal windows. At Bulcote Lodge the casements have Gothick glazing bars.
33. A number of properties have dormer windows these are usually small with a pitched roof and traditional windows. Examples can be seen at Ivy House and Holly Nook. Chimney stacks are a common feature on all domestic buildings, usually with clay pots. There is a wealth of architectural details in Bulcote and these are outlined in detail in appendix 3.

The Bulcote Conservation Area

Please note that references to these photographs will be found within the text on pages 4,5 and 6.

1.



2.



3.



4.



5.



6.



The Bulcote Conservation Area

7.



8.



9.



10.



11.



12.



D. Pressures and Issues

34. The original form and character of Bulcote village has largely been retained with limited new developments. The remaining open spaces and mature trees are essential to the character and appearance of the conservation area. Further new development would result in the loss and destruction of this special character.
35. The Local Planning Authority gives high priority to the objective of preserving and enhancing the character and appearance of conservation areas. Detailed policies relating to design issues and conservation of the built environment are included in full in the adopted Newark And Sherwood Local Plan.
36. There are some elements in the village which detract from the character and appearance of the conservation area and these are outlined below:
 - (i) Poor boundary treatments including leylandii hedges and timber fences in poor repair.
 - (ii) Inappropriate detailing on new houses.
 - (iii) Modern lighting columns are in poor repair.
 - (iv) Traffic signs are intrusive and produce clutter in between the crossroads and the railway line.

Some of these detractive elements may be considered in any future enhancement schemes should funds become available.

Sources

Arthur Mee (1970) 'The King's England: Nottinghamshire' Hodder and Stoughton

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J. Morris (1977) 28.Notts: Nottinghamshire Domesday Book
(Translated from 1086 text of King William I)

Nottinghamshire Federation of Women's Institute (1989)
'The Nottinghamshire Village Book'.


NB. Any omission in the appraisal of a particular building, feature or space should not be taken to imply that it is of no interest.


Appendix 1 Landscape and Topographical Features (see plan 1)

 Conservation area boundary

 Significant views (see next page)

Key topographical features

 1. The church

 Public footpaths and bridleways

Significant open spaces



1. Church graveyard and adjacent paddock
2. Triangle of land adjacent to Nottingham Road
3. Grounds of Bulcote Lodge
4. Paddock in between Old Main Road and Nottingham Road
5. Grounds of Manor House
6. Gardens of Kings Barn
7. Fields in between The Covert and holly Nook, Old Main Road.

Significant boundaries

 walls

 hedges



Significant and important tree cover

(Note: The symbol does not indicate exact number or position of trees)
(This plan does not identify any trees protected by Tree Preservation Orders.
Check with the District Council for this information)

Significant views

1. Excellent viewpoint of most of the conservation area, with the Lodge in the near view and glimpses through the trees of the rest of the village with Bulcote Farm in the far distance.
2. Views of open countryside up the hillside behind the church
3. Enclosed feel to the view as the lane gently curves between the high boundary wall of Manor stables and the hedges on the other side.
4. View unfolds along the gently curving hedge lined lane
5. Glimpses through the trees of the Manor House
6. View of open countryside
7. View along hedge lined lane, the trees in the grounds of Oaklands are prominent.
8. Long distance views over open field and the railway line of Bulcote Farm in the far distance with the chimney stacks of Corporation Cottages being prominent.
9. Straight view down to Bulcote Farm in the far distance.
10. Views of open countryside.
11. Views of open countryside.
12. Glimpses through the trees of the church.



Plan 1
Landscape and Topographical Features
 Scale 1:2500 Date: Aug. 2000

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Appendix 2. Listed Buildings and Significant Unlisted Buildings (see plan 2)

There are currently (July 2000) 10 Listed Buildings in the conservation area comprising of the following:

- 1. Church of Holy Trinity. Grade II** Built 1862, ashlar with red brick dressings and a slate roof with decorative ridges and coped gables.
- 2. Ivy House. Grade II** Early 18th century house red brick with a pantile roof. Two red brick gable and single rendered ridge stacks. Blue brick coped gables with kneelers and dogtooth eaves. Openings have segmental arches with sliding sash windows.
- 3. Ivy Cottages. Grade II** Pair of cottages mid 18th century red brick with a pantile roof. Single red brick and single rendered ridge and rendered right gable stacks. Single tripartite casements.
- 4. Bulcote Lodge. Grade II** Late 17th century, early 18th century and 19th century house. Render over red brick with a plain tile roof. Single ridge and two gable stacks. Two storeys plus attic. Gothick glazing bar casements
- 5. Manor House. Grade II** House dated 1700 and 19th century. Red brick with a plain tile roof and two red brick ridge stacks. Brick coped gables with kneelers. Two storeys plus garret. Casement windows with flush wedge brick lintels.
- 6. Oaklands. Grade II** Late 18th century and 19th century house. Cement render over brick with concrete pantiles. Two rendered gable stacks. Sliding sash windows.
- 7. Walnut House. Grade II** Mid and late 17th century and mid 18th century house. Part cement render over red brick and red brick with a slate roof. Single ridge and right gable rendered stacks. Sliding sash windows with moulded frames.
- 8. Stable Block at Walnut House. Grade II** Early 18th century stable block, painted red brick with a pantile roof.

9. Kings Barn. Grade II

Early 18th century with later 18th century extension house, formerly two cottages. Red brick with some blue brick and a plain tile roof. Two red brick gable and single rendered ridge stacks. First floor storey band. Mixture of Yorkshire sliding sashes, tripartite glazing bar casements and single casements. Single storey 20th century extension to the right.

10. Bulcote Crossing Cottage. Grade II

Mid 19th century railway cottage probably by T C Hine who was the architect for the Nottingham to Lincoln Line. Grey brick with some ashlar and a pyramidal slate roof with a single brick stack to the rear. Central gabled porch with wide eaves overhang supported on decorative brackets. Flush wedge lintels with casements

Of the unlisted buildings which make a positive contribution to the character and appearance of the conservation area, the following are of particular note:

11. **The Cottage.** Two storey, white painted render with very large blue slates on the roof. Central stack and large external gable stack with dentilled corbels at eaves level. Timber white painted sliding sash look-a-likes. Porch with panelled door and fanlight over.
12. **Holly Cottage.** Two storey cottage, brick with a blue slate roof and two brick gable stacks. Flemish bond brickwork to the front elevation. Round arched doorway with panelled door. Brick wedge lintels with small paned casement windows.
13. **Holly Nook.** Two story building in an 'L' shaped plan. Brick and part rendered, with both clay pantiles and slate. Brick stack in the centre and a rendered external gable stack and small eaves dormer. Segmental arched lintels with small paned modern casements. This building was once the village shop. Adjacent outbuilding is brick with a pantile roof with various planked openings. Dentilled eaves with metal gutter brackets. Setted area to the south with large stone setts.
14. **Outbuilding at Walnut House.** Brick with a steeply pitched blue slate roof. Planked opening in gable. Painted brick to the courtyard and double planked doors.
15. **K6 Telephone Kiosk.** Originally designed by Sir Giles Gilbert Scott and introduced in Britain in 1936.
16. **Willow Cottage outbuilding.** The building is situated in front of Willow Cottage. This probably dates from the mid nineteenth century. It has three bays of red brick, the two

outer higher than the centre. It has a circular blocked opening on its west gable and a large vehicle access/archway with two windows on its northern elevation. Bullnose brick eaves detail and decorated brick verges.

17. ***Corporation Cottages.*** Six pairs of houses built for Bulcote farm workers. Brick with plain tile roof. Mock Tudor gable detail with large plain painted barge boards on front elevation which is copied on all the front porches. Large brick central chimney stacks and a projecting string course. Arched detail in brickwork over ground floor front elevation windows, painted lintels and cills with plain painted casements
18. ***Bulcote Farm Buildings.*** The buildings on the west side of the lane were built by the Nottingham Corporation in the first decade of this century. They are mostly two storey and are situated around a courtyard including grain store, stables, cattle sheds, pigsties and office. Built of red brick with blue brick decorative courses. Metal multi-paned windows with inward opening hoppers, segmental brick arches. Interesting architectural details include loading door with cast iron hoist, impressive cast iron gate piers and gates to one entrance to the courtyard, fine dentilled corbels at the eaves of the office building and decorated cast iron bracket which probably held a clock or light.
19. ***Field House included for group value with the farm.*** Plain building built of brick with a blue slate roof with one gable chimney stack. Lighter colour brick eaves detail and string course, central door with fanlight and some sliding sashes with margin lights.

20/21/22/23. Cast iron lighting columns.

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



Plan 2: Listed Buildings & Significant Unlisted Buildings

■ Listed Buildings
 ▨ Unlisted buildings making a contribution to the character and appearance of the conservation area and of special interest.
 ■ Buildings contributing to the townscape quality.

Scale 1:2500 Date: Aug-2000

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Appendix 3. Typical Architectural Details of the Conservation Area

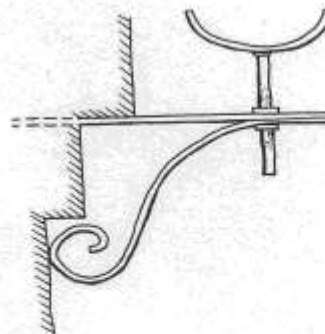
There is a great variety in the architectural details of the Bulcote Conservation Area. This Appendix is intended to provide a general understanding and explanation of these architectural details. It may also be used in conjunction with the rest of the appraisal to assist with the sympathetic design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

1. **Clay pantiles** to roof. Pantiles were not used in England until the 17th century and their use was a result of trade with Holland and were imported in considerable quantities. Imported tiles gradually declined by the 18th century as they were then made in England.

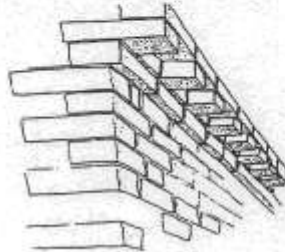


2. **Plain tiles** to the roof. Plain tiles hand made from clay date back to the Roman times but this skill departed with the Romans and in the non-stone areas traditional roofing materials were thatch or shingles. The making of tiles began much earlier than bricks and by 1300 small manor houses in the south and east had tiled roofs. Plain tiles were used widely until the end of the Georgian period when the use of slate superseded tiles.
3. **Welsh slate** became a common alternative to pantiles from the early 19th century onwards. At first, it tended to be used for better class buildings.
4. **Gable parapets**, coped with brick.

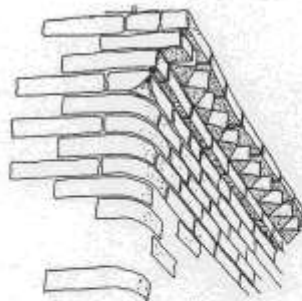
5. **Wrought iron gutter brackets** with cast iron gutters and downpipes.



6. **Dentilled eaves cornices.**



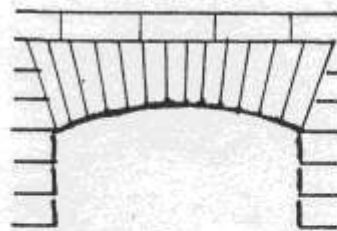
7. **Sawtooth eaves cornices.**



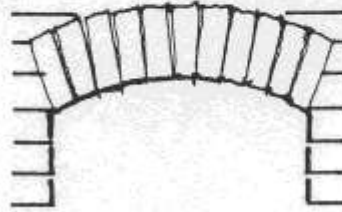
8. **Moulded eaves cornices.**

These are the most types of cornice in the district, but there are many variations. Heavy cornices with a combination of both types are sometimes found in the District, particularly on buildings erected before C1800. Roof verges were usually plain and eaves cornices were seldom used on verges before the Victorian period.

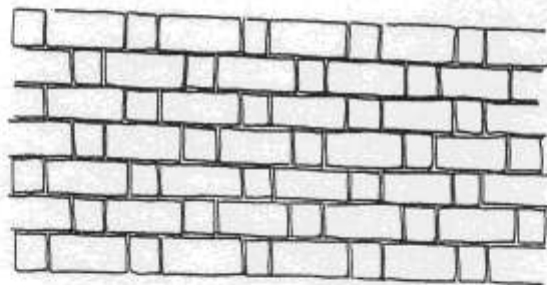
9. **Brick wedge lintels.** Arched to the lower edge and flat on top, and usually about nine inches or fourteen inches deep. The pointing of the lintels is sometimes exceptionally fine and white, deliberately intended to stand out.



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

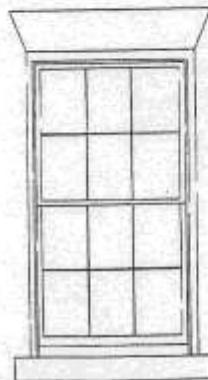


11. **Painted wedge lintels.** These are a common feature on the larger Georgian town houses. They are either painted stone or painted stucco marked to look like stone. The lintel consists of small blocks called voussoirs (usually in the shape of a truncated wedge) and a large central block called a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



13. **Plat band or Storey band.** A slightly projecting horizontal band of brickwork, often three courses deep. They usually occur at first and second floor levels. Originally, their purpose was to form an internal ledge for support of the floor joists, but they were sometimes used purely as a decorative device. They were little used in ordinary buildings after about 1800.

14. **Sash windows.** These were introduced to England in the second half of the 17th century and began to be used in the fronts of middle class rural housing by the later 19th century. Small cottages tended not to have sash windows until about 1840 or so. Sash windows were commonly specified for houses of all classes until the 1920's, but casement windows with side opening lights, and "Yorkshire" sashes with horizontally sliding lights, were often used in conjunction with sash windows, for side and rear elevations. Multi-paned vertical double hung sliding sashes are a common feature on the front elevations in larger houses, either with six or eight panes in each sash.



15. **Panelled doors.** From the Georgian period onwards, almost all houses of quality had panelled front doors, although cheaper planked doors might be used elsewhere in the house. As a general rule, the more panels a door had, the better its quality. On external doors, it was common practice to make the bottom panels thicker and less decorative than the upper ones, for greater weather resistance and strength. This detail was sometimes copied on the external shutters too.
16. **Fanlights.** These are decorative windows often semi-circular over a door, which first began to appear at the beginning of the 18th century. The name derives from the radiating glazing bars in the window which suggest the shape of an opened fan. Fanlights provided the designer with great scope for individuality and were thus highly popular with architects like Robert Adam and his followers. By the early 1800's however plainer fanlights based in simple circular motifs had begun to replace the more fanciful Adam examples. Early glazing bars in fanlights were usually timber but from about the middle of the 18th century metal, usually brass and wrought iron was used to enable the creation of more elaborate designs.
17. **Casement windows.** Casement windows are the earliest and simplest form of window, and are still in common use today. Until about 1830, the glazing in them commonly consisted of leaded lights with small rectangular panes, and the opening lights were made of wrought or cast iron. Many of the old timber frames which housed these leaded lights still survive today, but the leaded lights have usually been removed from them and replaced with glazing of a different pattern, with timber glazing bars. Today, there is a prevalent opinion that leaded lights are inappropriate in Georgian houses, but this is not accurate. Unfortunately, modern leaded windows are seldom detailed in a traditional manner. 18th century casement window frames can often be identified by the distinctive mouldings (often "cyma" or "ovolo") on the jambs and mullions, the heavy sections of the timber used, and by marks in the jambs showing where the original saddle bars have been taken out.

18. **Yorkshire sash windows.** So-called "Yorkshire" sash windows are very common in Nottinghamshire. They have horizontally sliding opening lights, and the constructional details and appearance are more varied than most of the vertically sliding sash windows. Panes of glass in the non-opening parts of a Yorkshire sash window may be in a frame similar to the sliding frame and nailed into the outer wooden frame, or the panes may sometimes be rebated directly into the outer frame itself.
19. **Stone sills.** Georgian windows, particularly in rural buildings, often have no sills at all. In these cases, small plain lead flashings may be added if necessary to protect the exposed brickwork edge in an unobtrusive manner. Where stone sills are used they are usually one or two courses of brickwork deep. They are often painted, which gives protection from the weather.
20. **Walls and gateposts.** Most boundary walls in Bulcote are of brick, often with brick copings of half-round section or "saddleback" section.