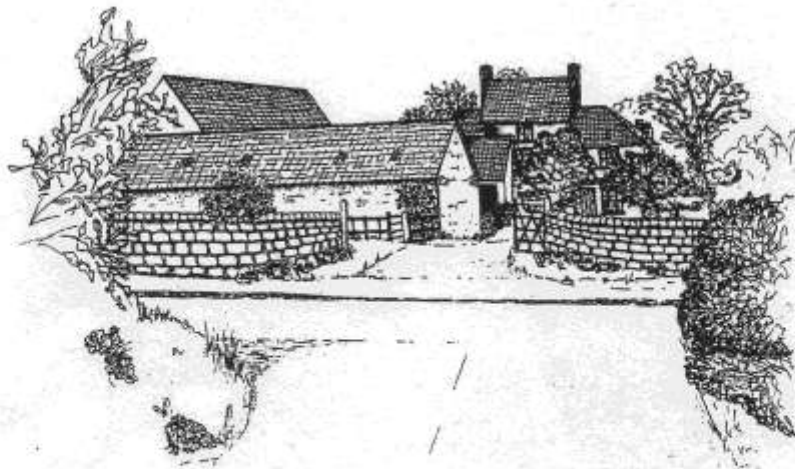


Eakring



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. Eakring is a medium sized village located between Ollerton and Southwell. The conservation area was first designated in 1974 by Newark District Council encompassing the original village core. The conservation area was then extended on 22 March 1988 to include the whole of the built up area of the village and part of the landscape setting to the south. This assessment of the character of Eakring relates to the existing conservation area and no boundary changes are proposed.
2. Eakring is surrounded by open countryside, is centred upon its fifteenth century church and is characterised by its mediaeval street pattern, steeply banked sunken lanes and groups of red brick farmsteads. The village has a relatively unspoilt historic core in a totally rural setting which justify its designation as a conservation area.

The Meaning of Designation

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

Future Action

4. 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 Eakring Conservation Area

A. An Historical Note

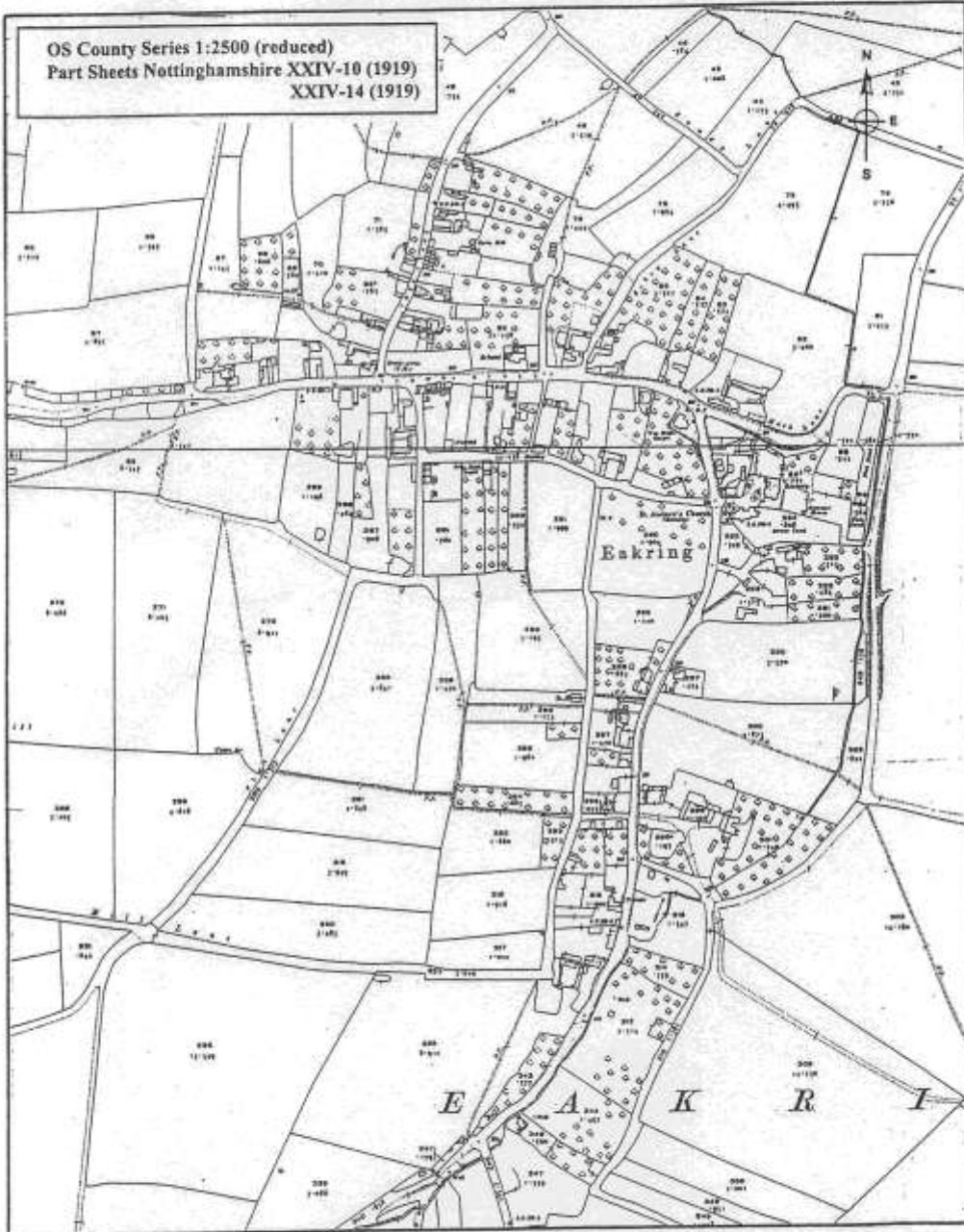
5. The modern name Eakring is derived from two old Norse words "eik" meaning oak and "hringr" meaning ring or circle. Gover's "Place Names of Nottinghamshire" says that the name "must have referred to a group of oaks forming a circle." Groves and rings of trees were often regarded as sacred in pre-Christian England, and it is possible that Eakring was once a sacred site of some importance in the locality. This could help to explain the remarkably extensive network of roads, unmade tracks and footpaths around the village, some of which are well sunk into the ground as a result of many centuries of use.
6. As at nearby Laxton, the open fields and commons of Eakring were never enclosed, either privately or by Act of Parliament. The land surveyor Thomas Huskisson, writing in 1862, said "the two parishes of Eakring and Laxton are almost without exception the only two instances in the Midland Counties where common rights and open fields have been allowed to continue" Here is another reason why Eakring has kept its complex system of roads and paths, as enclosure was often used as an opportunity to simplify and rationalise highways. Some improvements have been made to the roads since John Colbeck's plan of 1737, particularly to the Kirklington Road, and some minor tracks have disappeared. The historic network of roads is otherwise intact, and the only significant modern addition is the Triumph Close estate.
7. In 1838, most of Eakring belonged to Earl Manvers of Thoresby Park (who owned 1048 acres) and the Earl of Scarborough of Rufford Abbey (who owned 750 acres). The rest was in the hands of small freeholders, and the Machin estate was the most important of these. The pattern of ownership had been almost the same a century earlier. In John Colbeck's survey of 1737, the Thoresby estate owned 1011 acres and the Rufford estate 753 acres. Thirty seven freeholders owned the remaining 633 acres.

Ryalls Farmhouse and Cottage on the junction of Main Street and Church Lane



8. The reason why Eakring and Laxton were never enclosed was because of irreconcilable differences between Earl Manvers of Thoresby and the 8th Earl of Scarborough of Rufford Abbey, who were principal landowners in both parishes.
The situation was eased by an exchange between the two estates in 1867, whereby the Saviles of Rufford became the principal landowners in Eakring. At this time The Horse and Trumpet public house changed its name to the Savile Arms. Earl Manvers became the owner of almost the whole of Laxton. The exchange could have paved the way for enclosure, but it happened in neither place. After the exchange, some tenants at Eakring held land from both the Saviles and Earl Manvers, who still owned 419 acres there. Such mixed holdings appeared to have been "banned" before the exchange, and the relaxation must have eased farming in the parish. However, the failure to enclose meant that no new farmsteads could be built in the open fields and the convenient allotment of farms was thereby prevented. By 1919 the Saviles owned all but a few small areas in the open fields, and after the First World War the farmers were allowed to cultivate their strips as they chose. The Savile estate was sold in 1938 and what remained of the open field system simply faded away under the demands of wartime agriculture. Three areas of common are still registered, two are available to the registered toft holders but their move to livestock farming means they do not exercise their rights, the third one is very small and has recently been planted with trees.
9. Eakring clearly developed as a farming settlement and today the original mediaeval layout can still be recognised. The farmstead or toft was set in a larger plot or croft comprising the farmyard garden and orchard. There would have also been small enclosed fields or closes within the village usually facing a main thoroughfare with a back lane to the rear. This type of layout can be seen in-between Main Street and Church Lane, Hollies farm being a good example of the toft/croft layout. The OS map dated 1919 shows the historic toft and croft layout but these original plot boundaries have been blurred by recent residential infill.
10. In 1670 Rev W Mompesson came to Eakring to be the new rector. He had previously been in Eyam, where during an outbreak of the plague he remained in post and "by his wise advice and resolute conduct contributed in an essential degree to the subsidence of the disease." (Kelly's Notts Directory 1928) The villagers of Eakring were terrified when he arrived in Eakring fearing he would spread the dreadful infection. As a result of this fear they insisted he lived in a hut in Rufford Park and he preached under a nearby ash tree. In 1893 Lord Savile erected a cross on the site to commemorate his preachings. However it has been suggested that maybe Rev Mompesson preached in this location because at that time the church was in such a dilapidated state. In time Rev Mompesson was accepted and lived in Eakring for 38 years contributing greatly to the village and helping to restore the church, including adding the side porches and font. He died at Eakring in 1708 aged 70 and is buried in the chancel.

The Eakring Conservation Area



B. Topographical Characteristics (see appendix 1 & plan 1)

11. The most attractive way to approach Eakring by public road is from Wellow. The winding lane reveals a view of the village on the skyline, punctuated by the towers of the windmill and the church. The green, verdant setting of the village buildings contrasts with the relatively large and open fields around the village. The scene is wholly agricultural. The road rises into the village between steep banks, and ridge and furrow ploughlands can be seen in the pasture fields to either side. On the east side of the road, part of Eakring's extensive network of unmade roads can be seen.
12. The view from the Newark Road approach is unremarkable until the road takes a sharp turn to the south between two lines of beech trees. Those on the west side of the road are old, but those on the east side are newly planted. The Old Rectory is the prominent building on this approach. It appears to hang in the air, as the base of the building is scarcely visible from anywhere outside the site, which gives it an ethereal and mysterious quality. It is well concealed and therefore mysterious, and its complex skyline with a riot of gables seems well suited to the site. The architect of the building is not known, but the foundation stone was laid by the Countess Manvers in 1885 and the building is of undoubted architectural merit. Canon Cator came to Eakring in 1881 and he was responsible for the demolition of the previous Tudor style rectory and commissioned the building of the present rectory. It is not clear why it was thought necessary to build a new rectory, as the old one was described as a handsome building on a desirable site, "adorned with extensive pleasure grounds and water".
13. An interesting feature visible when entering the village on the Newark Road are the fishponds east of the rectory. Their origins are unclear but they existed in Rev Mompesson's time in the 1670s as he was responsible for formalising them and including them as part of the pleasure grounds of the Rectory. The fishponds were owned by the Thoresby estate until the late 1800s and as the early Thoresby Manor House was on the site of Pond farm it may be that the fish ponds were built in association with the Manor House. The fishponds are now part of the gardens of a recent house on the site.
14. The approaches from Bilsthorpe and Kirklington offer more open views of the village. The most striking feature when entering from Bilsthorpe are a long line of poplar trees on the boundary of Apple Cottage. Apple Cottage is the sole survivor of many cottages which were built on the wide road verges which were common land and the property of the Lords of the Manors. This cottage was the only one converted to brick and tile from the original mud and stud. The grey corrugated farm buildings adjacent to Ryalls Farm are also prominent. Before entering the conservation area from Kirklington the Central Grid/Centre Parcs buildings are prominent, their scale and massing are unexpected contrasting sharply with the domestic scale of the houses and farmsteads of the village.
15. The Main Street is topographically more dramatic, it is sunk into the ground along its entire length. It gently curves as it enters the village from Newark and the views are constantly

The Eakring Conservation Area

views both up and down the Main Street. Viewed from the west, Hall Farm groups attractively with the adjacent farm buildings, and a slight swelling in the width of the street at the junction with Sikey Lane, further enhances the group. Viewed from the east together with a huge retaining wall its impact is impressive and almost intimidating due to the sheer height of the walls and buildings.

16. The form of the village consists basically of two main streets Kirklington Road and Main Street/Bilsthorpe Road with the back lanes, Church Lane and Back Lane running roughly parallel to them and providing access to the yards and crofts behind the houses. At the junction of the two limbs of the village is the church and an undeveloped field to the west of it, known historically as the Dovecot Yard. Looking west from Back Lane over the large field is a particularly fine view of St Andrews Church.



A fine view of St. Andrew's Church and Bleak House over Dovecot Yard.

17. The Church of St Andrews is a prominent building viewed from many places in the conservation area. It was much restored in the late 19th century, but the tower still has a 13th century section. The bells hung at the Reformation are still in use but the aisles have disappeared in one of the numerous alterations. In 1837 the church roof burnt down but according to Whites directory of Nottinghamshire in 1864 "was covered in slates at the expense of the parishioners the same year." The graveyard to the south of the church is quite small and overgrown containing a number of ancient yew and holly trees, with wildflowers amongst the gravestones. It has a slightly elevated position to the west overlooking Dovecot Yard and the houses on Back Lane and to the south the pantile roofs of the farm buildings at Bellbrigg Farm. It slopes gently to the east towards the fish ponds.
18. Eakring is notable for the number of substantial farm building groups which, as yet, largely remain unconverted (see appendix 3). Unfortunately, however, some of them are dilapidated, notably those at Pond Farm and Hollies Farm. The group at Ryalls Farm are of particular note contributing considerably to the street scene on Church Lane. The large barn and threshing door makes a striking stop to view when travelling west along Church Lane. Many of the farm groups have their backs to the road which creates strong boundary features notable groups are Ryalls Farm, Brail Farm and the barns opposite The Savile Arms.

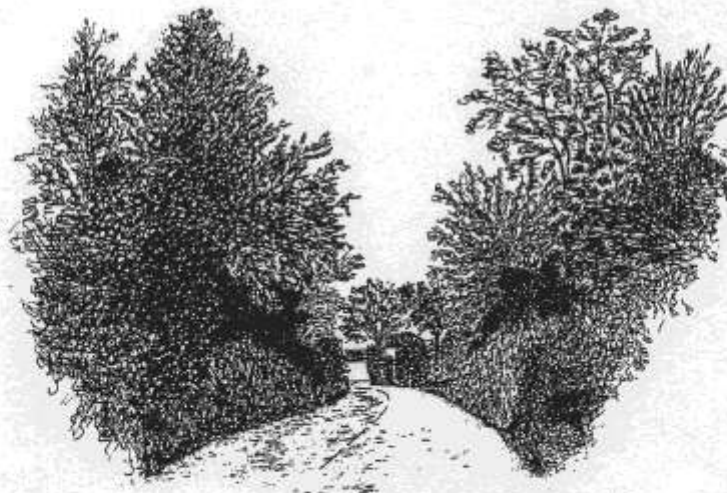


Church Lane - the large threshing barn at Ryalls Farm makes a striking stop to the view.

19. The hedge lined lanes of the village are an important feature enhancing the views and providing a traditional boundary to properties. The lanes where the hedges are important are the west side of Kirklington Road approaching the church, Church Lane and in particular Back Lane especially where they provide front boundaries to the recently built houses at the top of Back Lane on the west side, where they soften the impact of the modern houses. Groups of trees also contribute significantly to the special character of the area. A large sycamore tree at Chesnut Farm provides a focal point and is prominent from Church Lane and Main Street. Trees at the Rectory are prominent because of their elevated position and the trees at Ryalls Farm on Bilsthope road stop the view when travelling down Turk Lane towards the farm. The combination of trees and hedges at the southern end of Back Lane enhance and contribute significantly to the rural feel of this part of the conservation area (see appendix 1 & plan 1).
20. There are a number of recent residential developments in Eakring, the largest being the houses on Triumph Road and Triumph Close. Although this development consists of a number of properties its impact on the character of the conservation area is limited as their siting and design play little part in the composition of the street scene. The houses are plain and unassuming and built of brick. They are set well back from Kirklington Road and their impact is further softened by the front boundary hedges and grass verges. These houses have a neutral impact on the conservation area in that they neither enhance or detract from the character and appearance of the village.
21. However this is not the case with many of the modern houses on both sides of Back Lane. They are a mixture of materials, styles and design taking little or no account of the vernacular building types. Fortunately the hedges and trees to the front boundary have been retained, softening their overtly suburban impact by retention of a rural traditional boundary feature.
22. The early form of the village has been eroded by the number of residential infil's which have blurred original historic plot boundaries. Often these houses are of an inappropriate

design and have been inserted onto what originally would have been small closes for the farmsteads. Typical examples are between Church Lane and Main Street, between Kirklington Road and Back Lane and around Hall Farm.

23. The remaining small paddocks within the village are an important feature and these represent the early closes and enclosures of Mediaeval Eakring. They contribute significantly to the character of the conservation area, the most notable ones being adjacent to Manor farm, Chesnut Farm, Hollies Farm and Pond Farm. The open field in the centre of the village historically known as Dovecot Yard is a particularly important open space and is designated in the Newark and Sherwood Local Plan (1999) as a Main Open Area. Main Open Areas are defined as an important space in a village adding to the distinctive charm and character of the village where built development will be resisted.
24. The rural setting of Eakring is worth a mention and the views from the village of open countryside add to the rural charm and character of the village. The importance of the landscape is recognised by the designation in the Newark and Sherwood Local Plan of certain parts of the countryside around Eakring as Mature Landscape Area. Mature Landscape Areas (MLAs) represent those areas of countryside least affected by intensive arable production, mineral extraction, commercial forestry, housing and industry. These areas share a number of common features which impart a sense of unity to the landscape, including intact field patterns, species rich hedgerows, permanent grassland/heathland, mature woodlands and river/stream courses. The District Council will seek to ensure that MLAs are protected from development that would result in their damage or destruction.



Willow Road - the gentle winding road produces glimpses of the village

25. A particularly attractive feature of Eakring are the number of lanes without footways, where there are just grass verges and hedges. Good examples of these are Back Lane and Church Lane. There are also a number of green lanes and tracks (unsurfaced) leading out of the village and on the periphery which may be related to the only recent demise of the long maintained open field system of farming. Examples of these are Sikey Lane off Main Street, in-between Pond Farm and Hazeldene off Kirklington Road and Flat Lane.
26. Small traditional items of street furniture make a valuable contribution to the character and charm of the village these include the K6 red telephone kiosk near the junction of Kirklington Road and Main Street, the cast iron sign post at the junction of Bilsthorpe road, Main Street and Tork Lane and the stone water troughs on Kirklington Road near Brail Farm.



Pond Farm, Kirklington Road - a very attractive collection of traditional farm buildings.

C. Architectural Characteristics

27. Eakring village is made up of farm groups and houses, the key non domestic building is St Andrews Church. Other important and prominent buildings are The Savile Arms, The Rectory and the Windmill. Most of the buildings date from the 18th and 19th century and are mostly vernacular buildings, plain, well proportioned and of modest domestic scale, built of local materials.
28. The predominant building materials are red/orange brick and clay pantiles. Welsh blue slate and plain tiles also occurs on some roofs. Stone is a less common building material, the only building built completely of stone is the church. It is also used in some boundary walls and as window dressings. Render and painted brick is evident on only a very small number of buildings namely the Savile Arms, Ryalls Farmhouse and cottages and a number of buildings on Tork Lane. Rendering was generally carried out as a repair to poor quality or under fired bricks, usually done in the last century.



Threshing Barn, Bilthorpe Road - a fine example of an agricultural building which is prominent on one of the main approaches into the village.

29. Agricultural buildings are prominent in Eakring and contribute significantly to the townscape in the village. They usually have plain brick elevations with limited openings and pantile roofs. Many of them have their rear elevations directly on the road edge forming a strong boundary feature. Farm buildings are first and foremost functional with very little room for architectural detail but typical features of these buildings are simple plank doors, breather air holes, large threshing doorways and pitch holes with plain plank doors and plain elevations with limited openings. Barns never had chimney stacks, their unbroken ridge lines marking them out as being different to adjacent cottages.
30. Most of the houses are simple buildings, usually rectangular with gabled roofs. Hipped roofs are less common. The domestic properties often have chimney stacks on one or both gables. Windows are usually arranged symmetrically on the front elevation, mostly casement and sliding sashes and are usually painted not stained. Dormer windows are

uncommon and windows are rarely placed in gables. The smaller cottages often have their gables to the road and the larger more formal houses show off their front elevations to the road.



Hollies Farm, Main Street showing the symmetrically arranged windows, gable chimney stacks and pantile roof.

31. A number of houses in the village are quite distinct built of local materials but with particular architectural features. These houses are the estate houses of the Rufford and Thoresby estates. The particular architectural features of the Rufford estate house are the decorative double-lap roof tiles, high chimney stacks and chamfered mullioned windows. Clover Close and Walnut Tree Cottage are good examples of the Rufford estate house. Thoresby estate houses have classical proportions, a central door, patterned flemish bond brickwork and 5 windows arranged symmetrically on the front elevation. Lanes Farm and The Cottage are good examples of the Thoresby estate house, however their original windows have been replaced with uPVC. Hazeldene also shows Thoresby estate detailing but has been substantially altered.

D. Pressures and Issues

32. A major loss to the conservation area has been the number of residential infills which have blurred original historic plot boundaries. Historic boundaries are important to the character of the conservation area and should be retained. Many of the new houses are modern bungalows which are not built of local materials or in the local building style. These houses do not relate well to the more traditional rural village setting. For example the houses adjacent to Lanes Farm, houses on Back Lane, Flat Lane and to the rear of the School House. These building styles and materials should not be encouraged in any future developments in order to protect the character of the village.
33. Many of these new houses were constructed prior to the extension of the conservation area and during a period when design issues were given only limited weight at the national policy level. The Local Planning Authority now gives high priority to the objective of preserving and enhancing the character and appearance of the conservation area. Detailed policies relating to design issues and conservation of the built environment are included in full in the adopted Newark and Sherwood Local Plan.
34. This appraisal outlines the important elements which contribute to the character of Eakring and any new development, alterations and/or extensions should respect these important elements and the historic framework and character of the village. In particular attention to detail is important on sites near to listed buildings, important unlisted buildings and elevated sites where the access enters a sunken road. (see appendix 2 and plan 2)
35. The accumulation of small unsympathetic alterations are gradually eroding the character of the village. In particular the loss of original detailing and the introduction of modern materials. For example the removal of historic timber windows and replacement with uPVC, changing clay pantile roofs for concrete tiles and the replacement of cast iron rainwater goods with plastic. The emphasis should be on regular maintenance and repair of original features rather than replacement. This should reduce the gradual loss of detailing which make the area special.
36. There are some elements of the village which detract from the character and appearance of the conservation area and these are outlined briefly:
 - (i) Large and poorly designed extensions to some cottages.
 - (ii) Garages constructed in inappropriate materials
 - (iii) Inappropriate treatment of elevations to new dwellings.
 - (iv) The Post Office building and shopfront have a non traditional appearance.
 - (v) Large corrugated farm buildings.
 - (vi) Lighting columns. The views along many streets are spoilt by tall modern lighting columns, many of which are also in poor condition.

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

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ACKNOWLEDGEMENTS


The District Council is grateful for the help of Mr D Walker of Eakring for giving advice on the history of the village.

- 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.



 Conservation area boundary


 Significant views (see next page)

 **Key topographical features**
1. the Church
2. Dovecot Yard

 Public footpaths and bridleways

 **Significant open spaces**
1. Fields adjacent to Pond farm
2. Dovecot yard
3. Paddock adjacent to Hollies Farm
4. Field adjacent to Chesnut farm
5. Paddock adjacent to Manor farm
6. Paddock adjacent to Lynby

 **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.



Plan 1
Landscape and Topographical Features
 Scale 1:3500
 Date: Aug. 2000

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Significant Views

1. Winding hedge lined lane.
2. View over Dovecot Yard to the church.
3. View over Dovecot Yard of Bleak House which is imposing on an elevated site.
4. Sunken hedge lined road where the church tower fills the view.
5. A sunken winding green corridor opening out to long views of countryside.
6. Long distance views of open countryside.
7. Hall Farm is elevated and imposing and fills the view.
8. View of pantile roofs and the windmill.
9. Long distance views of open countryside.
10. View over open field of pantile roofs of Chesnut Farm and terrace of cottages on Main Street, the sycamore tree is prominent in the view.
11. Sunken green corridor with glimpses of open countryside.
12. Open view of village rooftops where the church tower and windmill are prominent.
13. Large brick boundary wall and high trees stop the view.
14. Hall Farm stops the view.
15. Long distance views of open countryside.
16. Large barn stops the view.



The road gently curves from Newark, the banks hedges and trees producing a corridor effect, gradually Hall Farm fills the view.

Appendix 2. Listed buildings and other significant buildings (see plan 2)

There are currently 6 listed buildings in the parish of Eakring, all of which are within the conservation area boundary. They comprise the following:

1. **Church of St. Andrew. Grade II*** Parish church dated 13th century, 14th century and 15th century, restored and re-seated in 1880-81 by St Aubyn. Snecked dressed stone with gabled mansard plain tile roof.
2. **Pond Farm House. Grade II** Late 18th century and 19th century brick with 20th century hipped and gabled pantile roof. Two and three storeys with four gable stacks. Sliding sashes and Yorkshire sash windows.
3. **Hall Farm House. Grade II** Late 18th century farmhouse, brick with a slate roof. Rebated and partly dentilled eaves, single ridge and single gable stacks. Two storeys plus garrets. L-plan. Windows are mostly glazing bar sashes with segmental heads.
4. **Walnut Tree Cottage. Grade II** Mid 17th century with 18th century and 19th century alterations. Brick rendered with plain and patterned tile roof. Partial stone plinth, two storeys with three ridge stacks. Main west front has stone mullioned windows with 19th century casements.
5. **Well head at Walnut Tree Cottage. Grade II** Stone well head, late 18th century.
6. **Eakring Windmill. Grade II** Early 19th century brick round battered tower with stepped plinth and cogged eaves. Converted to dwelling and extension added.

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

7. **Rhodwyn.** Recently extended and refurbished. Original cottage brick with plain tile roof, extension brick with pantile roof. Two brick chimney stacks, segmental arched brick lintels and flush timber casements.
8. **Mill House.** Double-fronted and built of brick (the front in Flemish bond), with slate roof. Brick chimney stacks at each end. Eight over eight sliding sash windows on the front with stone wedge lintels with keystones, and stone window cills. Six panelled door with four-paned overlight. Farmbuildings to rear and side converted to residential.

9. ***Clover Close.*** Brick with roof of red geometric tiles, including some plain courses. Two bays, at right angles to the street, with a central chimneystack of three clustered flues in the middle. Distinctive Rufford estate windows of moulded brick, with hoodmoulds. Modern extensions of no interest.
10. ***Barn opposite Laburnum House.*** Brick with pantile roof, vertical air hole high in gable together with blocked square opening. Planked stable door with diamond shaped air holes and brick arched lintels on north elevation. Larger planked door on south elevation.
11. ***Farmbuildings at Chestnut Farm.*** Two storey part by road of brick and pantile, with sawtooth eaves and gable parapets. The parapets are coped with crowsteps of the type often seen on dovecots in the area, so there may be nesting holes inside. Beyond, there is a three bay threshing barn with timber lintels over the doorways, which are flanked by pilasters. The barn has dentilled eaves. Beyond again there is a single storey range. Detached, and to the north east, is a five bay, open-fronted cart shed of brick with brick pillars and pantile hipped roof.
12. ***Outbuildings at the Savile Arms.*** At the west end, a threshing barn of brick and pantile with segmental arches on both sides, flanked by pilasters. Breather air holes in diamond pattern. Two storey range adjoining at right angles, with some pigeon holes. Planked timber doors with latches and external hinges and hooks. Dentilled eaves. At the east end there is a three-bay open fronted shed, now boarded in, alongside Wellow Road.
13. ***The Savile Arms.*** Brick (part rendered) with concrete pantile roof. Dentilled cornices both to eaves and verges. 19th century windows with chamfered frames and external hinges without arches or visible lintels. High, rendered plinth to south and east elevations. The brickwork above appears to be 18th century, in English garden wall bond to first floor level. Three painted rendered chimney stacks. Concrete steps to side door on Wellow Road elevation, with attractive balustrade and porch of chamfered timbers.
14. ***Manor Farm.*** The front and gables are brick in Flemish bond and are roofed in plain clay tiles. The rear section is roofed with Roman tiles. Rebuilt chimney stacks to each end, and modern windows, wider than the originals. Modern door, in original opening. Farm buildings to the front of the house consist of stables and cartsheds, brick with pantile roof and timber planked doors.
15. ***Apple Cottage.*** Plain but attractive cottage built in brick with a pantile roof. Brick gable chimney stacks. Front porch brick with a pantile roof and timber planked door. Catslide roof to rear over single storey outshot. Segmental brick arch lintels with flush timber casements.
16. ***Terrace of cottages on Main Street.*** Seven cottages of brick and pantile. They are in a broadly symmetrical arrangement, but nos. 6 and 7 may be older than the others. The centre cottage breaks forward, with a gable to the street and a datestone of 1841. There was formerly a shopfront in this cottage, but it has been removed leaving only the stone

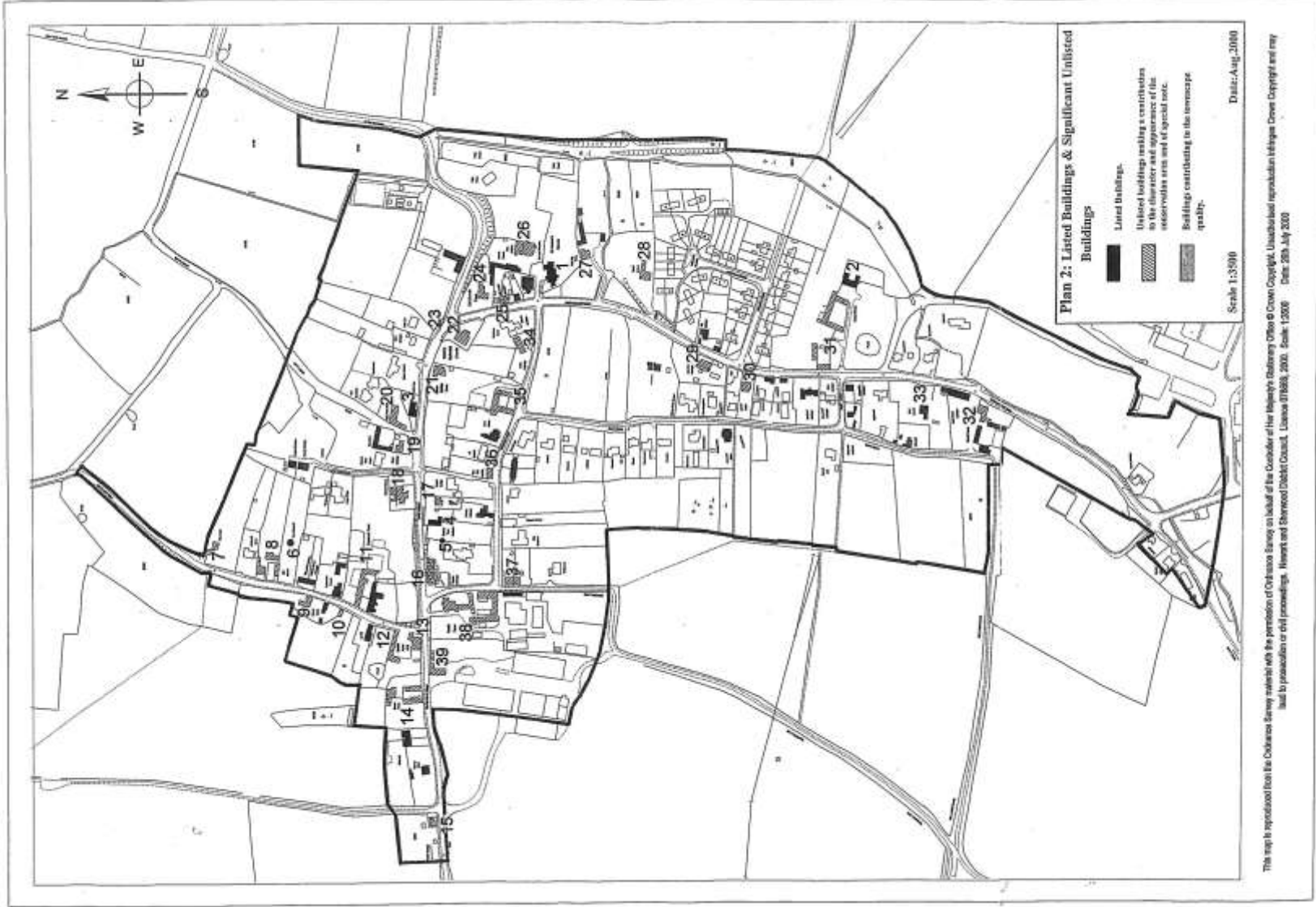
bases of the pilasters. The fronts are of Flemish bond brickwork, with plain, corbelled eaves. There are chimneystacks on the ridge. The original external joinery on the fronts has gone, except for the six-panelled doors to nos. 6 and 7, and some of the openings have been altered. The lintels are wedge shaped, of render over brick. The west gable is toothed out for a continuation of the terrace, apparently never built.

17. *The Cottage.* Brick with concrete pantiles, hipped roof with overhanging eaves. Two brick chimney stacks. Patterned Flemish bond brickwork to front and brick wedge lintels. Modern small paned casements and recent porch.
18. *The School and School House.* The school is of red brick with sparse stone and buff brick dressings. The roof is Welsh blue slate. Modern garage extension to the west. The school house attached to the north side is finished in grey pebbledash over brick with a slate roof.
19. *Sikey Cottage.* Brick with pantile roof, two brick gable chimney stacks and central stack. Modern dark stained/painted timber casements. Segmental brick arch lintels and Flemish bond brickwork to front elevation. Barns to rear converted to residential.
20. *Outbuildings at Hall Farm.* L-shape plan, brick with pantile roof, part converted to residential. Residential part smallpaned windows, open porch. Barn has hipped pantile roof, dentilled eaves, small openings with planked doors and vertical breather air holes.
21. *Hollies Farmhouse.* Brick with a pantile roof and brick gable chimney stacks. Central door and five timber sliding sash windows with margin lights. Flemish bond brickwork. Extension to rear at right angles with gable stack and small single storey extension.
22. *Eakring Methodist Church.* Brick with slate roof, ornate ridges with stone carved finials. Stone window dressings, plinth detail, door surrounds and buttress copings. Gothic style stained glass window on north elevation.
23. *Red telephone kiosk, K6 type.* Originally designed by Sir Giles Gilbert Scott and introduced in Britain in the mid 1920s.
24. *Old Church Farm.* Brick with slate roof and one gable stack. Central door with small paned casement windows to look like sliding sashes. Painted wedge lintels.
25. *Albermarle Cottage.* Brick with pantile roof, ornate string course in darker brick. Two gables to the front, original casement windows.
26. *The Old Rectory and The Gables.* Brick with buff brick dressings. Plain tiled roof, ornate ridge tiles and six brick chimney stacks. Timber barge boards and overhanging eaves, dormers with ornate ridges and finials. Mixture of sliding sashes and casements.

27. **Bellbrigg Farm.** Brick with pantile roof and two brick chimney stacks. Brick arched lintels and modern small paned casements. Recent large front porch. Outbuildings converted to residential.
28. **Bleak House.** Brick with blue slate roof and brick gable chimney stacks. Stone lintels and cills with three over three vertical paned sliding sash windows. Front porch.
29. **Jasmine Cottage.** Brick with pantile roof and two brick gable chimney stacks. Open front porch. Segmental brick arch lintels and modern windows (uPVC).
30. **Lanes Farm.** Patterned Flemish bond brickwork with concrete pantile hipped roof, overhanging eaves and one brick chimney stack. Central bay slightly projecting with gable. Decorative storey band to front elevation. Brick wedge lintels and stone cills with modern windows(uPVC).
31. **Outbuildings at Pond Farm.** Large group in U-shape plan around courtyard. Brick with pantile roof. Dentilled eaves and verges. Group consists of threshing barn, stables and cartshed part with a corrugated roof and also a fine group of doveholes in south elevation in the inner courtyard. Smaller group nearer to the road consisting of stables and cartsheds in poor condition.
32. **Brail Farm.** Flemish bond brick to front elevation. Hipped pantile roof with two central brick stacks and sawtooth eaves. Brick wedge lintels and stone cills with Yorkshire sliding sash windows to the front elevation and central planked door. Mixture of small paned Yorkshire sliding sashes, small paned casements and one six over six sliding sash window together with a mixture of segmental and brick wedge lintels on the side elevation. Small extensions and farm buildings attached to south west elevation.
33. **Stone water troughs.** Large drinking trough with stone surround filled by natural water source.
34. **Briar Cottage.** Brick with concrete pantile roof. One gable chimney stack and sawtooth eaves. Segmental brick arched lintels with timber casements.
35. **Outbuildings at Hollies Farm.** Group of mid C19 farm buildings built around a courtyard comprising of a threshing barn of four bays on the north side with a cart shed and loft over in a fifth bay attached to the east end. Stables and a four bay cartshed on west side and a cowhouse on the east side. Flemish bond brickwork, king post trusses and doors on each side with arched heads. Remains of original doors and ironwork.
36. **The Old Smithy Brick with gaelic pantile roof.** Segmental brick arched lintels with four paned inset casements. Circular windows in gables.

37. **Tenter Cottages.** Terrace of cottages with latter extension to the south. Brick with concrete pantile roof and sawtooth eaves. Two central brick chimney stacks. Segmental brick arch lintels with timber inset casements.
38. **Ryalls Farmhouse and outbuildings.** House at Ryalls Farm. Brick, in Flemish bond to the front, with concrete Roman tile roof. Two storeys, with a ridge stack and a gable stack, of the Rufford estate pattern. The windows are mostly three over three pane sashes. Outbuildings to south of house at Ryalls Farm. Substantial group of farm buildings around all four sides of a courtyard. The barn, which closes the view down Church Lane as approached from the east, is the most visually important element. It is of brick and pantile, with two tiers of breathers.
39. **Farm buildings on Bilsthorpe Road, opposite the Savile Arms.** Brick, neatly and substantially built in Flemish bond throughout, with pantile roof. Threshing barn at west end, at right angles to the road. On both sides of the barn there are segmental brick arches over old doors with old hinges and hookstones. Single storey range adjoining, now split in two by a cart entrance, which was perhaps once roofed over.

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



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 local interest.
- Buildings contributing to the townscape quality.

Scale 1:3300 Date: Aug. 2010

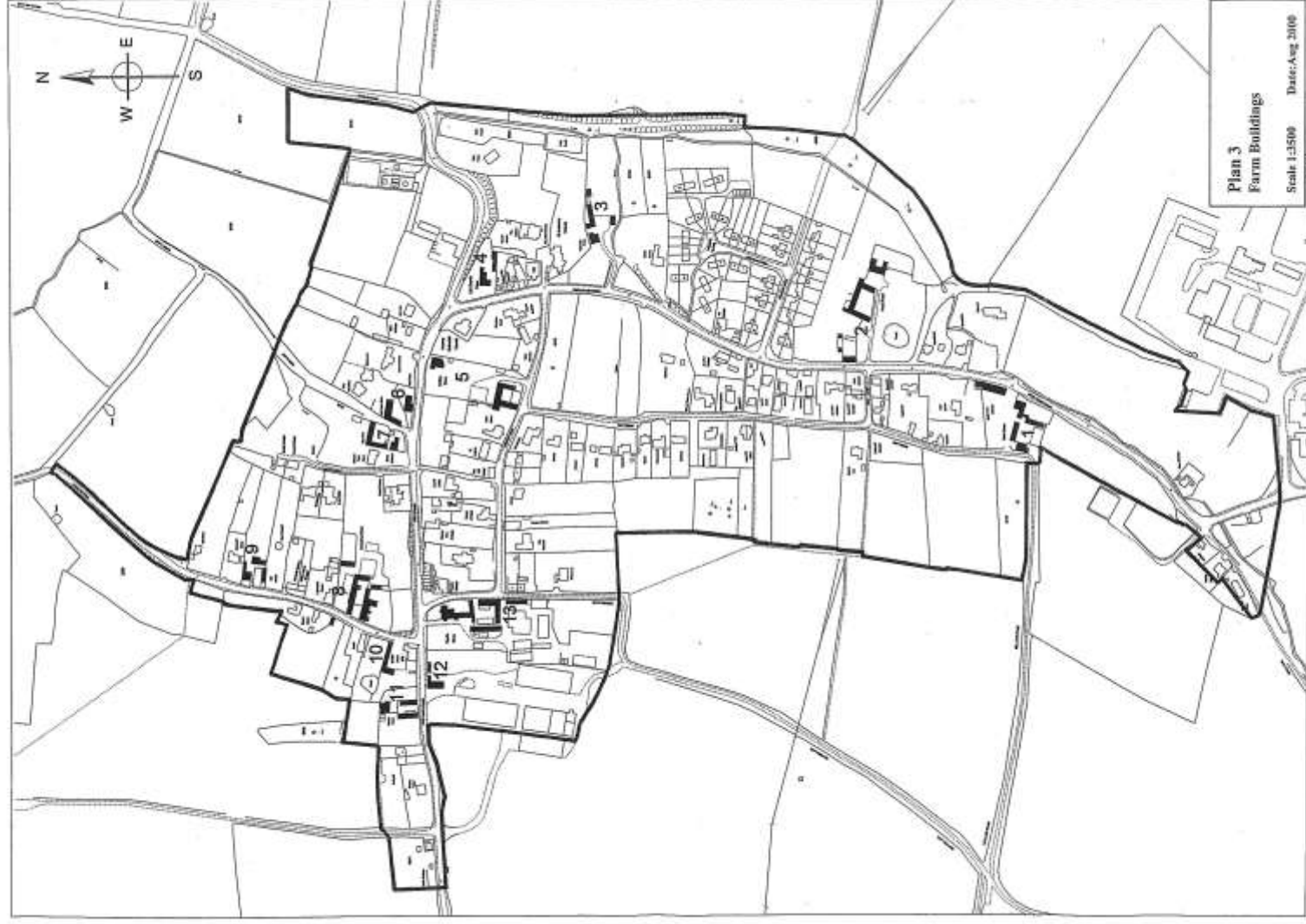
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Appendix 3. Farmsteads and Farm Buildings (see plan 3)

Farm buildings contribute significantly to the character of the conservation area; below are the important groups;

1. **Brail Farm, Kirklington Road.**
Working farm including farmhouse, stables and outbuildings, brick with a pantile roof. Farmhouse documented as having a major rebuild in 1806.
2. **Pond Farm, Kirklington Road.**
Working farm including farmhouse and two groups of outbuildings. Mainly brick with pantile roofs. (Pond Farm is the site of the early Thoresby manor). The paddocks adjacent to the farm are important open areas in the village scene and are important to the setting of the farm.
3. **Bellbrigg Farm, Kirklington Road.**
Farmhouse remains, outbuildings converted to separate residential unit.
4. **Old Church Farm, Kirklington Road.**
Only farmhouse remains, no outbuildings.
5. **Hollies Farm, Main Street.**
Vacant farmhouse and farmbuildings set in a large croft. Threshing barn, stables and cartsheds built around a courtyard in a separate group from the house, also vacant and in poor condition but are prominent from Back Lane. The paddock adjacent to the farmhouse forms an important open area in the village especially when viewed from Main Street. It is also important to the setting of the farm group.
6. **Hall Farm, Main Street.**
Farmhouse remains, barn and outbuildings converted to separate residential unit and new dwellings in adjacent paddocks.
7. **Walnut Tree Farm, Main Street.**
Farmhouse and barns in separate ownership, barns converted to residential.
8. **Chesnut Farm, Tork Lane.**
Working farm with a large group of outbuildings including threshing barn, stables and cartsheds. Brick with pantile roofs. The adjacent field is an important open area in the village.
9. **Mill Farm, Tork Lane.**
Farmhouse, barn and cartsheds. Outbuildings converted to residential.

10. **Saville Arms Outbuildings, Bilsthorpe Road.**
Vacant threshing barn and stables.
11. **Manor Farm, Bilsthorpe Road.**
Working farm including farmhouse, stables and cartsheds. The fields adjacent are important to the setting of the farm group.
12. **Farm buildings opposite Manor farm, Bilsthorpe Road.**
Threshing barn and stables in very good condition. The threshing barn is a very good example of its type including fine examples of architectural details on barns. Buildings are the remains of the original Manor Farm which belonged to the early Rufford Manor.
13. **Ryalls Farm, Bilsthorpe Road.**
Working farm including farmhouse, threshing barn, stables and cartsheds built around a courtyard. Large and prominent farm group in the conservation area, especially the threshing barn facing Church Lane.



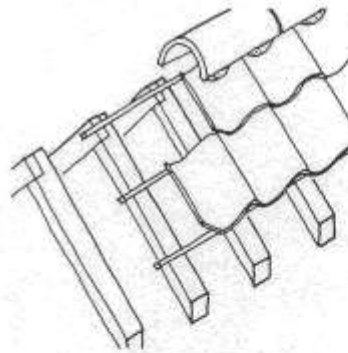
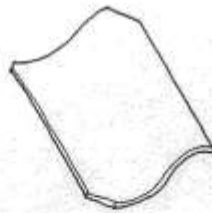
Plan 3
Farm Buildings
Scale 1:1500 Date: Aug 2010

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Appendix 4. Typical Architectural Details of the Conservation Area

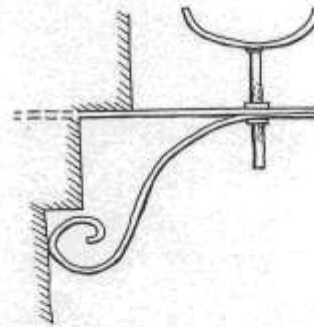
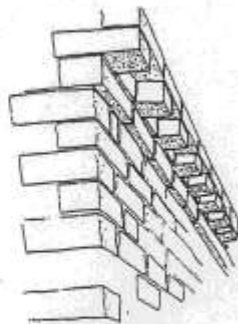
There is a great variety in the architectural details of the Eakring Conservation Area. This Appendix is intended to provide a general understanding and explanation of these architectural details. It may also be used in conjunction with the rest of the appraisal to assist with the sympathetic design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

1. Clay pantiles to roof.

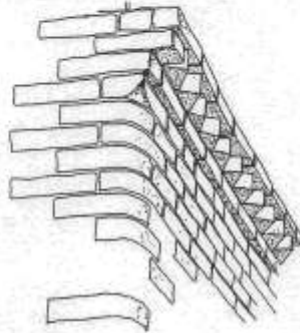


2. Welsh slate became a common alternative to pantiles from the early 19th century onwards. At first, it tended to be used for better class buildings.
3. Gable parapets, coped with brick.
4. Wrought iron gutter brackets with cast iron gutters and downpipes.

5. Dentilled eaves cornices.



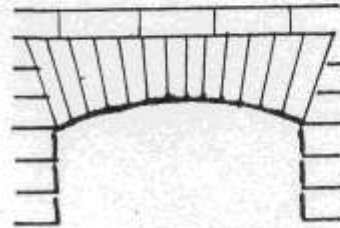
6. **Sawtooth eaves cornices.**



7. **Moulded eaves cornices.**

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

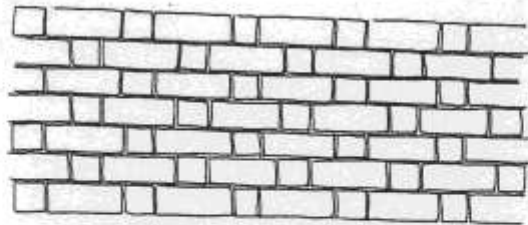
8. **Brick wedge lintels.** Arched to the lower edge and flat on top, and usually about nine inches or fourteen inches deep. The pointing of the lintels is sometimes exceptionally fine and white, deliberately intended to stand out.



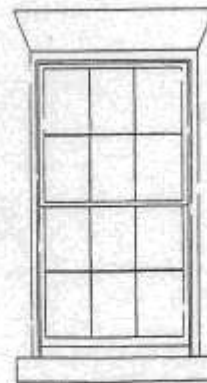
9. **Segmental brick arch.** These are a segment of a circle, usually half a brick or a full brick deep. Where they are a full brick deep, and formed of brick on end, each alternate brick was sometimes grooved down the middle and pointed to resemble a pair of header. This gave the impression of a more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



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



12. **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.
13. **Sash windows.** These were introduced to England in the second half of the 17th century and began to be used in the fronts of middle class rural housing by the later 19th century. Small cottages tended not to have sash windows until about 1840 or so. Sash windows were commonly specified for houses of all classes until the 1920's, but casement windows with side opening lights, and "Yorkshire" sashes with horizontally sliding lights, were often used in conjunction with sash windows, for side and rear elevations. Multi-paned vertical double hung sliding sashes are a common feature on the front elevations in larger town houses, either with six or eight panes in each sash.



14. **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.
15. **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.
16. **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.
17. **Yorkshire sash windows.** So-called "Yorkshire" sash windows are very common in Nottinghamshire. They have horizontally sliding opening lights, and the constructional details and appearance are more varied than most of the vertically sliding sash window. Panes of glass in the non-opening parts of a Yorkshire sash window may be in a frame similar to the sliding frame and nailed into the outer wooden frame, or the panes may sometimes be rebated directly into the outer frame itself.
18. **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.
19. **Walls and gateposts.** Most boundary walls in Eakring are of brick, often with brick copings of half-round section or "saddleback" section. Some are built of stone usually with half-round copings. There are examples of brick walls with stone copings and gatepiers.

20. **Air vents.** Air holes provided the bricklayers with a wonderful opportunity to produce geometric shapes and patterns on what was otherwise a plain brick wall by removing half a brick or less to provide a ventilation hole. Air vents prevented the crops inside from becoming mouldy as a result of any damp left in them when they were housed. Vents also provided some light when the barn was empty but this was a secondary benefit.
21. **Pitch holes.** Window like openings in the sides or ends of barns usually with timber shutters, used for pitching corn or hay into the barn from a cart outside.
22. **Threshing door.** Large wide doorway closed by double doors. The door was very high to allow laden carts into the barn.

