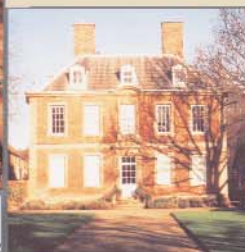
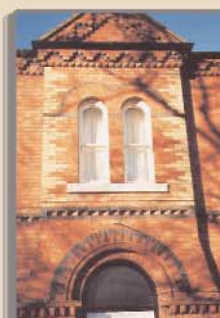


NEWARK AND SHERWOOD LOCAL DEVELOPMENT FRAMEWORK

Southwell Conservation Area Appraisal



Supplementary Planning Document

July 2005



Document Passport

Title:	Newark & Sherwood Local Development Framework; Southwell Conservation Area Appraisal
Status:	Supplementary Planning Document (SPD)
Summary:	This document sets out the Council's appraisal of the character and appearance of the conservation area of Southwell
Date of Approval:	18 th July 2005
Route of Approval:	Cabinet, 18 th July 2005

Consultation Summary:

The Council undertook consultation with stakeholders, including English Heritage, the Government Office of the East Midlands, Parish Council, amenity groups and local residents.

The overriding theme of responses to the Draft SPD was supportive - there were several minor corrections and map amendments and an overriding theme was the desire to strengthen the statement of no subdivision of the large prebendal plots. Certain elements of the Appraisal have been re-written in order to comply with the requirements of the Town and Country Planning (Local Development) (England) Regulations 2004 - this primarily included a re-write of the Sustainability Appraisal. A list of the comments received and how these have been addressed is available within the Statement of Consultation Responses and Sustainability Issues in relation to this document on the Council's website.

Document Availability:

Copies of the SPD and the Statement of Consultation Responses and Sustainability Issues are available at Kelham Hall Planning Reception (open between 8.30 and 5.15pm Monday to Thursday (closing at 4.45pm on Friday) and on the Council's website:

www.newark-sherwooddc.gov.uk/planningpolicy

Please note: This document is available in alternative formats on request

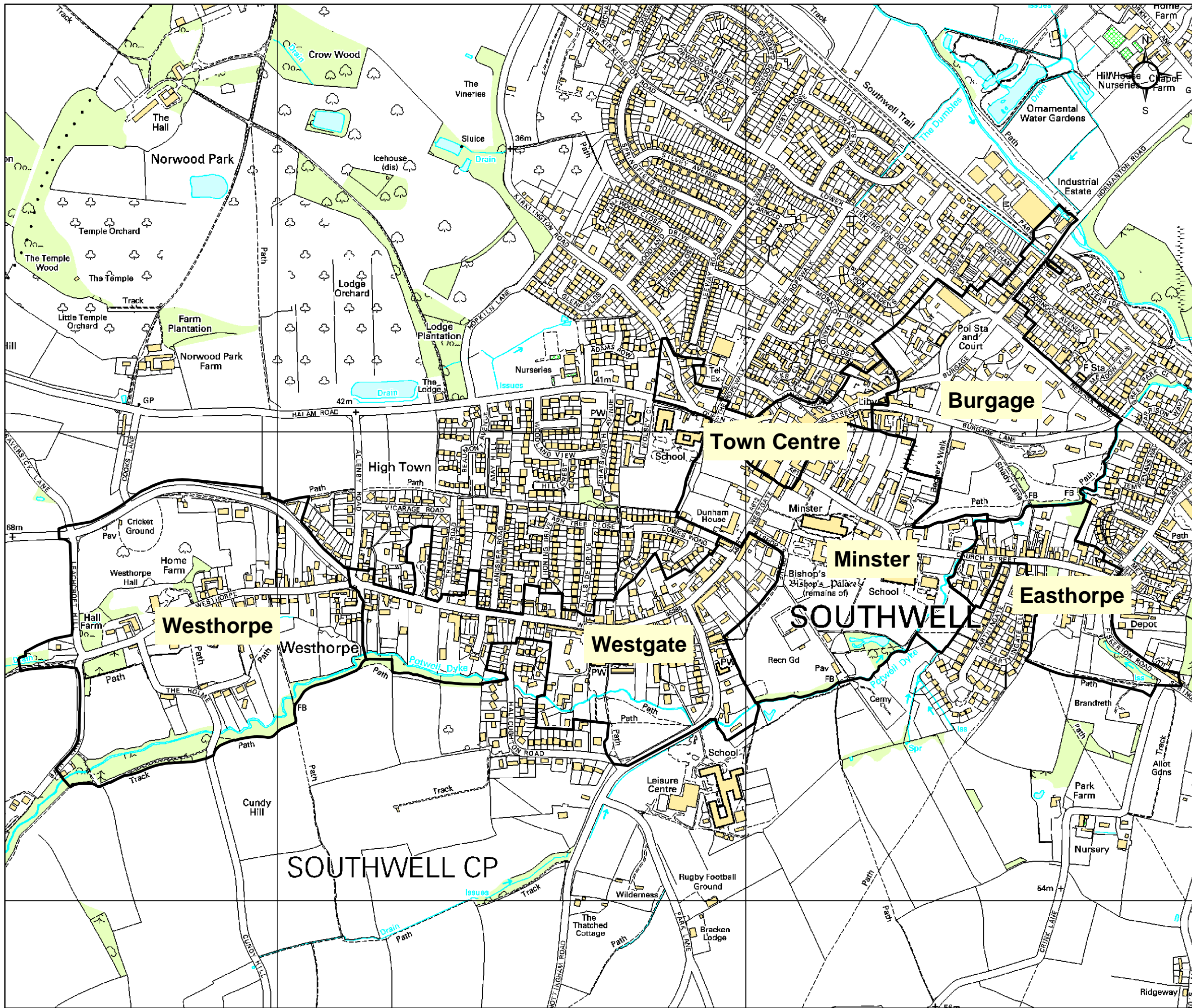
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Contents

	Page
List of maps	iii
Map 1 – Map of Southwell Conservation Area	iv
Status of the Appraisal	1
Introduction	1
Southwell Conservation Area	1
Location and Population	2
Origins and Development of Southwell	2
Landscape Setting	3
Statutory Designations	4
Southwell Tithe Map	7
Character Areas	8
The Minster and Prebendage	9
Town Centre	19
The Burgage	29
Easthorpe	38
Westgate	47
Westhorpe	56
Conclusions and Strategic Summary	65
Bibliography	67
Sustainability Appraisal	68

List of Maps

Map Number	Title	Page
1	Map of Southwell Conservation Area showing the character zones	iv
2	Southwell Tithe Map	7
3	The Minster – Buildings	9
4	The Minster – Topographical Features	10
5	Town Centre – Buildings	19
6	Town Centre – Topographical Features	20
7	Burgage – Buildings	29
8	Burgage – Topographical Features	30
9	Easthorpe – Buildings	38
10	Easthorpe – Topographical Features	39
11	Westgate – Buildings	47
12	Westgate – Topographical Features	48
13	Westhorpe – Buildings	56
14	Westhorpe – Topographical Features	57



Map 1 - Character Areas of Southwell Conservation Area

Character area boundary

Scale 1:8000

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SOUTHWELL CONSERVATION AREA APPRAISAL

Status of the Appraisal

This document is an assessment of the special interest, character and appearance of Southwell Conservation Area. It will be used to provide a basis for making decisions about future development and for formulating policies for the preservation and enhancement of the area.

This report relates to several policies in the Newark and Sherwood District Council Local Plan (Adopted March 1999), which are given in Appendix A.

This report, following consultation, has been adopted by the District Council as a Supplementary Planning Document.

Introduction

The *Planning (Listed Buildings and Conservation Areas) Act 1990* requires all Local Authorities to determine which parts of their areas are of special architectural or historic interest and to designate them as conservation areas. Designation requires that special regard be taken to preserve or enhance their character and appearance.

It is the quality of areas, as well as individual buildings that is important. There are many factors that contribute to the character of the conservation area:

- The historic layout of property, boundaries and thoroughfares
- A particular mix of uses
- Vistas along streets and between buildings
- Characteristic materials
- Appropriate scaling and detailing of buildings
- Traditional shop fronts
- Quality street furniture and hard and soft surfaces.
- Trees and open spaces.

This conservation area assessment seeks to highlight these qualities in Southwell as a framework against which decisions about future development can be made.

Southwell Conservation Area



Southwell is famous for its Minster church, which is the cathedral church of Nottinghamshire. Although it has a very large church, it is a very small town and Southwell has the distinction of being the smallest cathedral town in England. The Minster is complemented by a high quality and remarkably unspoilt townscape. The town received formal recognition by the Council for British Archaeology as being a town of 'outstanding historic quality' and is one of only four such towns in Nottinghamshire.

Southwell is an important local tourist spot and attracts 62.5% of Newark and Sherwood's Cultural visitors (A Cultural Heritage Service Plan for Newark and Sherwood, 2003 – 2012).

Southwell was first designated as a conservation area in 1968 and extended in 1970 and 1993. The boundary has been drawn to include the Minster Church, the historic commercial centre of King Street and Queen Street, the Burgage and the former hamlets of Easthorpe and Westhorpe.

The most important features contributing to its designation as a conservation area are the presence of the Minster church, its well-preserved historic layout, the high proportion of listed buildings and unlisted buildings of quality, its strong character areas and its attractive landscape setting.

Location and Population

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

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

There is a population of 6555 (2001) living within the Parish and today Southwell is predominantly a dormitory town and becoming increasingly important as a tourist destination.

Origins and Development of Southwell

The earliest certain archaeological evidence of settlement in the town is of a large Roman villa, located to the east of the present Minster, which appears to have been occupied well into the C4. This is now designated as a Scheduled Ancient Monument.

The medieval period is represented by archaeological finds and also by the first documentary evidence of Southwell. A charter of 956 survives, albeit only a C14 copy, in which King Eadwig granted Southwell to Archbishop Osketyl who is believed to have established or reformed the church. This charter refers to Southwell as 'Sudwelle' meaning 'south spring'. The actual site of the south well has been identified at the junction of Fiskerton Road and Spring Hill. Southwell also appears in the Domesday Book of 1086.

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

The Church had a unique system of administration in the form of a collegiate body of secular canons that administered the affairs of the Minster Chapter. The canons were supported by income from endowments of property and tithes known as prebends. As a result the canons were known as prebendaries. Each prebendary had a house in Southwell named after the village from which their revenues were derived (except Halloghton Prebendary which had its prebendal house at Manor Farm in Halloughton). These houses were set in large plots in Church Street and Westgate and many of their large gardens are still evident. The collegiate body lasted until 1840 when an Act suspended future appointments to prebends and was extinguished altogether with the death of the last prebendary in 1873. This collegiate foundation was larger and lasted longer than any other in the country.

Very little is known about medieval Easthorpe and Westhorpe. The names of Easthorpe and Westhorpe date from the occupation by the Danes in the C9 and C10, “torp” being the Scandinavian for an outlying hamlet near a large settlement. They were agricultural in character. Easthorpe being closer merged with the town of Southwell first. Westhorpe only merged when the straggle of C18 and C19 development along Westgate was consolidated in the C20.

Records from the C16-C18 show the continued development of Southwell around the Burgage, King Street, Queen Street, Westgate and Church Street. The Southwell tithe map of 1841 (see map 2) shows this historic layout and it is this core that is the basis of the conservation area.

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

The levels of post C18 development were low in Southwell and this helps to account for the small size of the town. It was not until the mid C20 that major growth took place again with several residential areas developing around the historic core.

There are still many unanswered questions and gaps in our knowledge about the development of Southwell and it is likely that archaeological investigation will be required whenever new development is proposed.

Landscape Setting

The landscape setting of Southwell makes an important contribution to its character. It is set within an undulating landform that is well wooded - large swathes are identified as Mature

Landscape Areas in the Newark and Sherwood Local Plan. This gives Southwell an enclosed and intimate atmosphere.



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

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

The town is approached on all sides from higher ground and from the ridges there are panoramic views into Southwell with superb long distance glimpses of the spire of Holy Trinity Church and the Minster, which is floodlit at night.

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

Summary

- *New development should not break the strong boundaries between the built up area and the surrounding countryside.*
- *Vistas of the Minster and Holy Trinity church should be protected.*
- *The natural corridors formed by the dumble and the river Greet should be protected.*

Statutory Designations

Listed Buildings

A listed building is one recognised by the government as being of special architectural or historic interest, as specified by the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Listing is made at three levels of importance Grade I, the most important, Grade II* and Grade II. Listed building consent is required before any alterations, extensions or demolitions can be made to a listed building which might affect its character.

In Southwell Conservation Area the list comprises the following numbers of buildings

Grade	Number	Address
Grade I	2	<ul style="list-style-type: none"> • <i>Bishops Manor and remains of Bishop's Palace, Bishop's Drive</i> • <i>Minster Church of St Mary the Virgin and Chapter House, Church Street</i>
Grade II*	4	<ul style="list-style-type: none"> • <i>Cranfield House and adjoining garden walls, Church Street</i> • <i>The Residence and Vicars Court and adjacent walls, Church Street</i> • <i>The Saracen's Head Hotel, Market Place</i> • <i>Gateway and flanking walls at Minster Churchyard, Westgate</i>
Grade II	202	

A table of listed buildings appears at the end of each character area section and can be seen on maps 3,5,7,9,11 and 13. Listed building legislation may also apply to what are called *curtilage* listed buildings, which are normally buildings with an historic association with the main listed building.

The listed buildings marked on the maps are the principal listed buildings as noted on the statutory list, but because of their qualities some of the curtilage listed buildings may also be marked on the maps as buildings of local interest.

Scheduled Ancient Monuments

Certain nationally important archaeological sites and monuments enjoy special protection as Scheduled Ancient Monuments under the *Ancient Monuments and Archaeological Areas Act 1979*. This protection ensures that the case for preservation is fully considered should there be any proposals for development or other work that might damage the monument. Any proposals are subject to Scheduled Ancient Monument Consent, administered by the Secretary of State. There would normally be a presumption in favour of the physical preservation of the monument.

In Southwell there are two Scheduled Ancient Monuments,

The Archbishop's Palace
The Roman Villa

The Scheduled Ancient Monuments are marked on map 3.

Conservation Areas

Conservation areas were introduced through the *Civic Amenities Act* in 1967 and the current legislation is *The Planning (Listed Buildings and Conservation Areas) Act 1990*. Unlike listed buildings that are a national designation, conservation areas are designated locally.

Designation brings certain duties to Local Authorities as follows

- Local Authorities should formulate proposals from time to time for the preservation and enhancement of conservation areas.
- In exercising their planning powers, Local Authorities should pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Policies within the Local Plan guide decisions within conservation areas.

- Local Authorities are able to carry out urgent works to preserve unlisted buildings in a conservation area.

There are also certain planning controls that relate specifically to conservation areas,

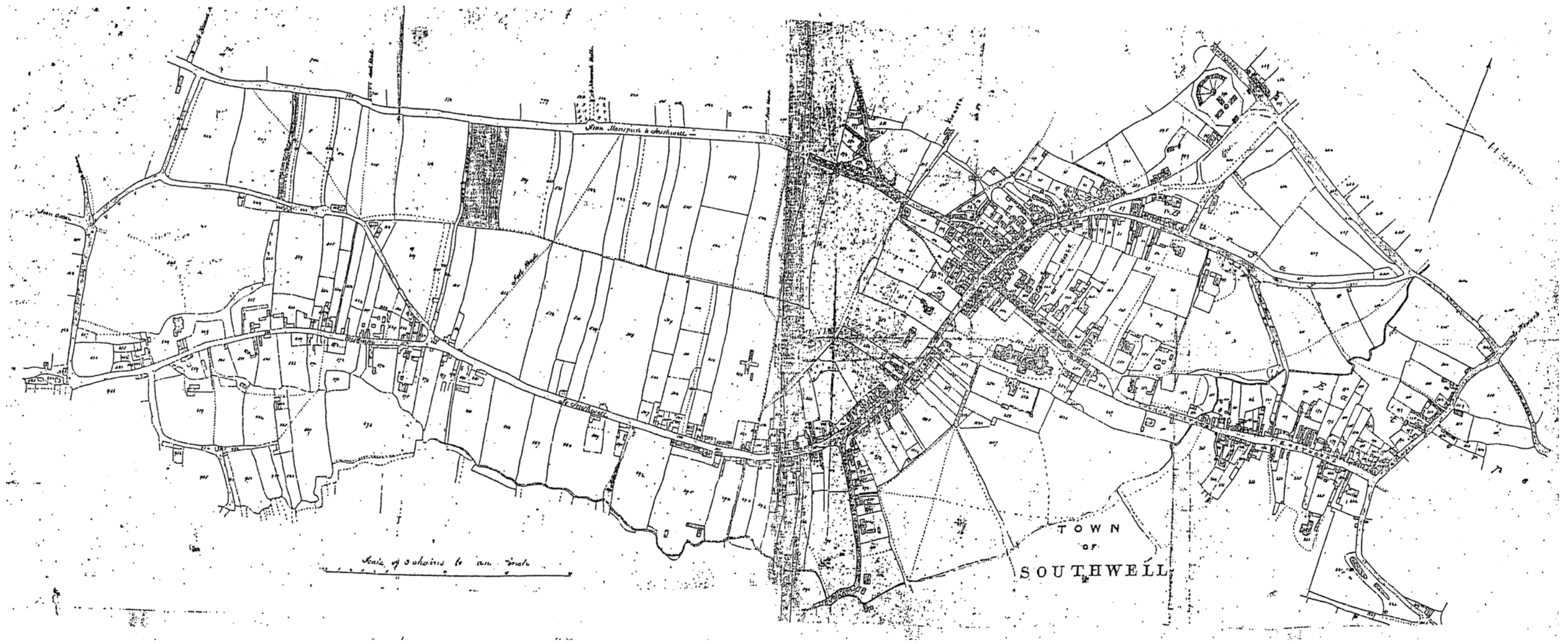
- Permitted development rights are more restrictive in conservation areas than in areas outside them.
- There are additional controls over demolition in conservation areas. Consent to demolish is called Conservation Area Consent and must be applied for through the District Council.
- Anyone proposing to carry out any works to a tree that is in a conservation area must give at least 6 weeks written notice to the District Council.
- New development should be designed to respect and enhance its surroundings and complement the area.

The boundary of the Southwell Conservation Area is marked on map 1. A number of boundary changes are proposed. One is in the Burgage character area and involves the removal of the south east end of Manor Drive from the conservation area. This is a modern development and the previous boundary was based on old property plots. The other suggested amendment is in the Westhorpe character area and involves extending the southern boundary slightly to run along the footpath and track here. This provides a more precise boundary for the area and includes this area of greenery and the footpath, from which attractive views are gained across to the Minster.

Additional Statutory Controls

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

The Secretary of State approves areas of Special Advertisement Consent. The main consequence for advertisements that can be displayed with deemed consent in an Area of Special Control is that there are stricter limits on permitted height and size of the advertisement than elsewhere. For further details please contact Planning Services at Newark and Sherwood District Council.



Map 2 - Tithe Map of Southwell - 1841
Scale: not to scale

CHARACTER AREAS

Southwell Conservation Area can be divided into six character areas and it is a feature of these character areas that they are very distinct, with little blurring of their boundaries. The assessment deals with each of these in turn.

Each character area has its own maps identifying important buildings and topographical features. These have been identified because they contribute *most strongly* to the character and appearance of the conservation area. **The exclusion of any such item from this list does not necessarily indicate that it has no contribution to make to the character of Southwell Conservation Area** and all applications will be treated on their own merits.



The Minster and Prebendage



Town Centre



The Burgage



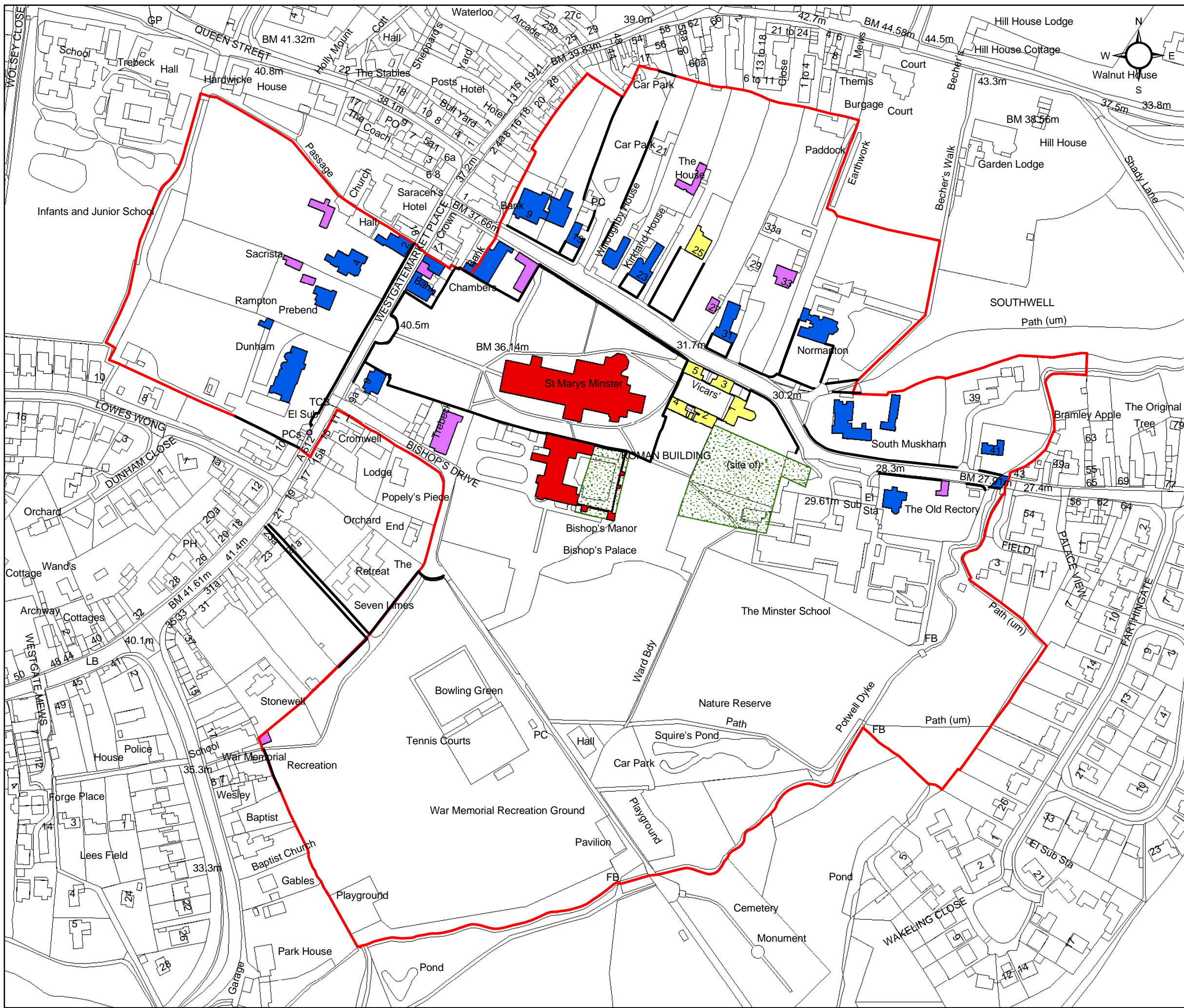
Easthorpe



Westgate



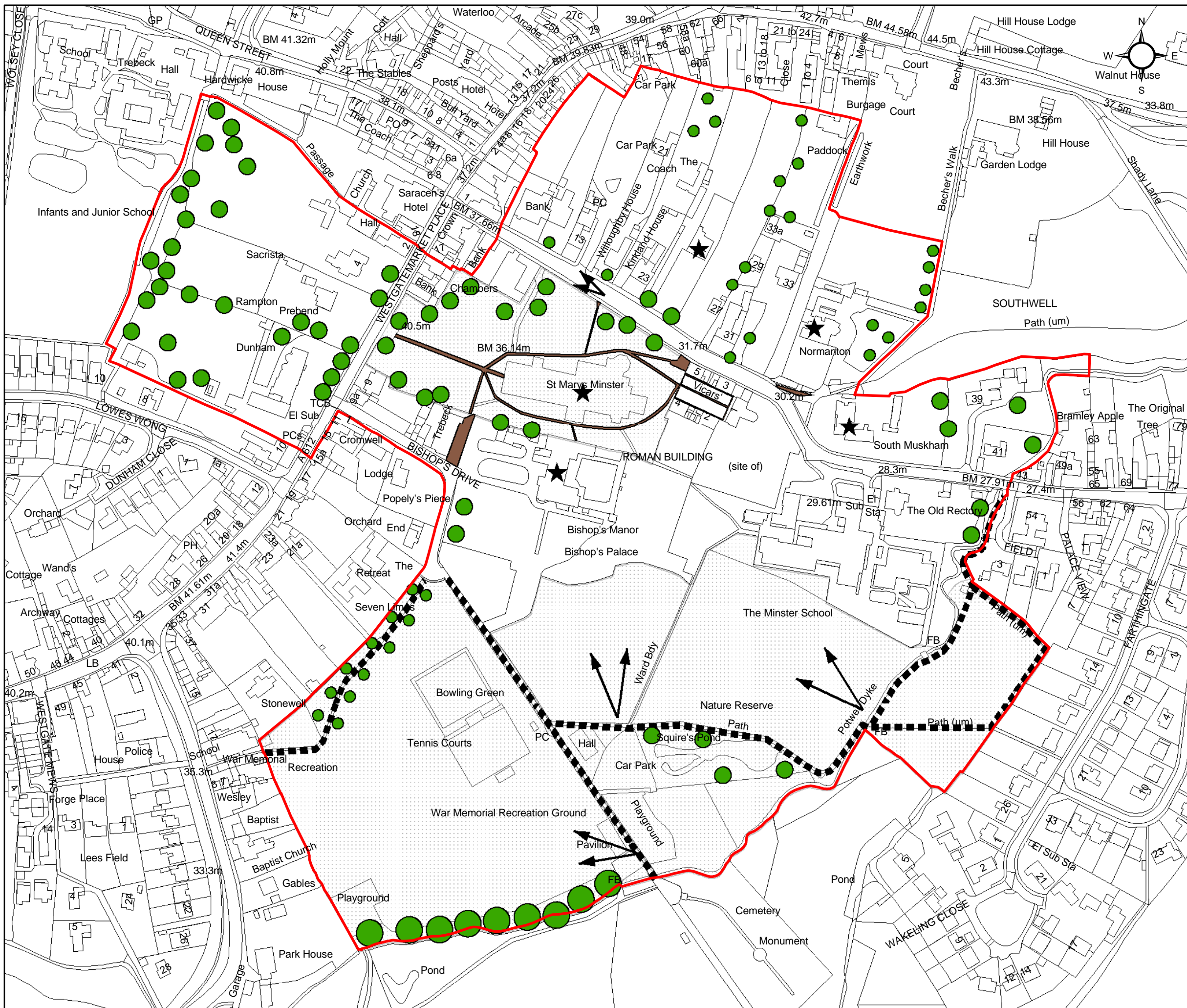
Westhorpe



Map 3 - Minster & Prebendage Buildings

- Character area boundary
 - Significant walls, listed and unlisted
- Listed Buildings**
- Grade**
- I
 - II
 - II*
 - Unlisted Buildings of local interest
 - Scheduled Ancient Monuments

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Map 4 - Minster & Prebendage Topographical Features

- Character area boundary
- ★ Focal points
- ➔ Views
- Footpaths
- Traditional surfaces
- Areas of important open space
- Significant groups of trees and hedges

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THE MINSTER AND PREBENDAGE

Church Street, Westgate and Bishops Drive.

Layout

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

- The Minster, its churchyard and associated buildings
- The Prebendal plots
- The Medieval Park.

1. Southwell Minster, the Churchyard and Associated Buildings

The Minster has always had a dominating influence throughout the history of the town. It is a fine and intact example of a Norman and Early English grand church. The development of the Minster eventually led to it acquiring cathedral status in 1884 when the Southwell Diocese was formed. A great deal of the very special character of Southwell stems from the fact that it has a very large church for a very small town.

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



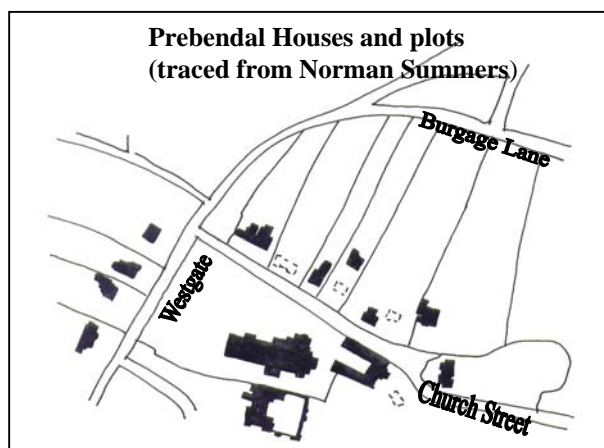
The Archbishop of York established a residence at Southwell to the immediate south of the Minster. No evidence of this early building remain, however, there are ruins of a rebuilt palace dating from the late C14 and C15 which was largely destroyed in the Civil War. The present Bishop's Manor, home of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

2. The Prebendage Layout

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



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



3. The Medieval Deer Park

The Minster has a backdrop of open space to the south, which is formed from the remnants of a former deer park. This was once known as Little Park or New Park and was in existence in the 1330's. The deer park stretched southwards from the Archbishops Palace to Crink Lane and from Park Lane in the west to Crink Lane's Park Farm in the west. It has been suggested that Park Farm on Crink Lane could have been the parker's house. The area that was covered by the former deer park includes the two present school sites on Church Street and on Nottingham Road and also some of the modern development on Farthingate. The area is now predominately open space and used for recreation.

Summary

- *The established layout of this area of large houses set within their own extensive grounds should be retained.*
- *It is important that the surviving prebendal plots are not sub-divided and not developed. These are important to the historic layout of the town and provide the setting to the town's most important listed buildings.*
- *The openness of the area that was once the former Medieval Deer Park should be retained and development should not be permitted that would affect its open character.*

Buildings

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



13 Church Street



Cranfield House



Normanton Prebend

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

Prebendal Houses and Plots

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

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

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

A chantry priests' house in the form of a quadrangle with a courtyard garden was built in the churchyard, to the northwest of the Minster, for the chantry priests to live "in common". Its date of construction is uncertain but it is known that the first chantry was endowed in 1241. Chantries were abolished in 1547 and the building continued in use as a lodging house for the clergy and for a short time, afforded accommodation for the Collegiate Grammar School. The chantry priests' house was demolished in 1819 to provide a site for a new Grammar School building (now used as the Minster Centre). The buildings to the west of the former Grammar School, including the Crown Inn on the corner, are assumed to be encroachments into the northwest corner of the churchyard.



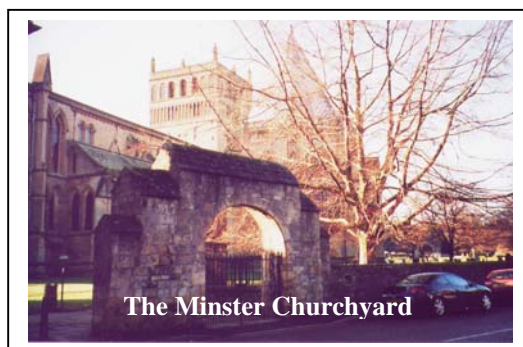
The Minster School buildings on Church Street comprise a group that does not enhance the conservation area. Serious consideration has been given to a sensitive redevelopment of the site for housing.

Summary

- *Retain the high quality of buildings and materials in this area.*
- *The sensitive redevelopment of the Minster School site will enhance both the Church Street frontage and the views from the footpath network to the south. The usual conservation and archaeological considerations will apply.*

Spaces, Landscape, Boundaries and Floorscape

There are a number of important open spaces within the Minster area. These include the Minster Churchyard, the prebendal plots and settings of the large houses in this area and also the former medieval deer park area (to the south of the Minster and Bishops Manor), which includes the War Memorial Recreation Ground. The area around the Minster Churchyard and extending south to cover the school grounds and recreation grounds is identified as a 'Green Wedge' in the Local Plan.



The policy of the Southwell Green Wedge states that 'planning permission will not be granted for development that damages, intrudes into, or detracts from, the open character of this area.

The Minster is a prominent landmark within the town and can be seen for miles around. It is important to retain these views of the Minster within the landscape and views of other landmarks, such as Holy Trinity Church spire and views of prominent listed and unlisted

buildings. The recreation ground, in particular, has good views of both the Minster and of the spire of Holy Trinity Church.

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

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

In terms of floorscape the predominant areas of quality traditional Yorkstone exist in and around the Minster Churchyard, alongside the Trebeck Memorial Hall and certain paths around the Prebendal houses. There are also examples of granite setts and gravel. This character area is the most significant for traditional floorscape materials in the conservation area.

Summary

- *It is important to keep all the areas of important open space free from development, retain their open character and prevent them from being divided up. As most of the prebendal houses are listed any proposals to subdivide plots will be subject to formal planning processes.*
- *Strive to retain important views, trees, walls and gates within the conservation area.*
- *Any future surfacing schemes in the public realm should be made up of high quality traditional materials, such as Yorkstone and granite setts.*
- *The design and layout of The Minster School site on Church Street impinges upon the character of the area. Reasons for this includes size, shape and massing in comparison to the nearby prebendal houses. Sensitive redevelopment of the site will be a major enhancement of the appearance and character of the area and there is a strong need to enhance views of the Minster in any potential redevelopment of the site.*
- *The use of poor building materials has a detrimental effect on the character of the area.*

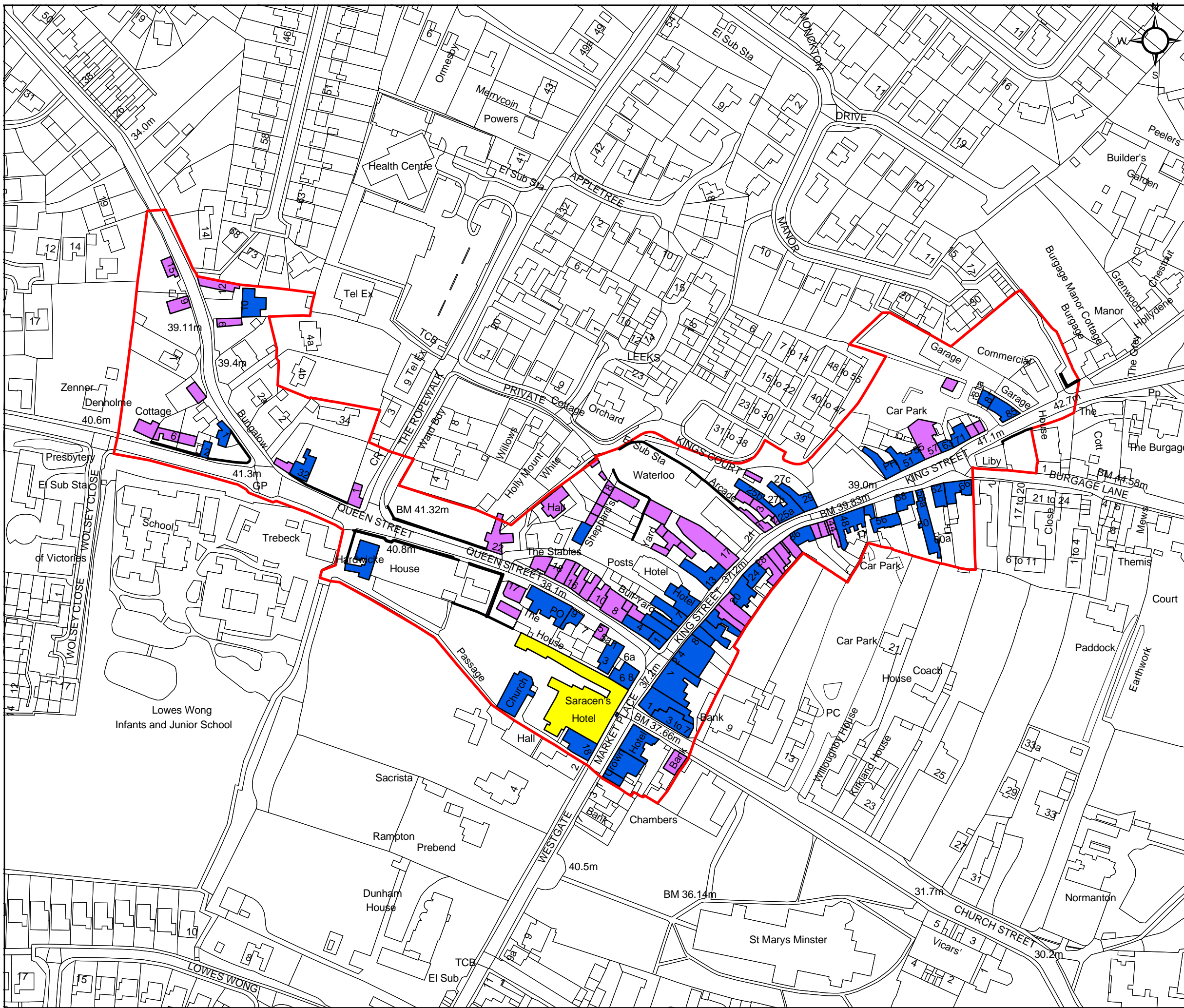
THE MINSTER AREA - LISTED BUILDINGS

STREET	BUILDING	GRADE
<i>CHURCH STREET</i>	Gateways and boundary wall at Minster Church Yard adjacent to Church Street	II
	9 Church Street (Now Natwest Bank)	II
	Minster Lodge, 11 Church Street	II
	13 Church Street and adjacent garden walls	II
	Willoughby House, 21 Church Street	II
	North Muskham Prebend, 23 Church Street and attached boundary wall and Kirkland House	II
	Cranfield House and garden walls (No. 25 Church Street)	II*
	Ashleigh, 31 Church Street and attached garden walls	II
	41 Church Street and garden boundary wall	II
	The Minster	I
	Normanton Prebend and attached garden walls	II
	The Old Grammar School (now Minster Centre)	II
	South Muskham Prebend	II
	Cottage adjoining stable and carriage house 25 metres east of South Muskham Prebend	II
	The Old Rectory	II
	The Residence, Vicars Court and adjoining boundary walls	II*
Potwell Dyke Bridge	II	
<i>WESTGATE</i>	1 Westgate	II
	2 Westgate	II
	4 Westgate	II
	Boundary Wall at Sacrista Prebend, 4 Westgate	II

<i>WESTGATE (cont.)</i>	Gateway and flanking walls at Minster Churchyard	II*
	5-7 Westgate	II
	Rampton Prebend, 6 Westgate	II
	Boundary Wall at Rampton Prebend, 6 Westgate	II
	Westlodge, 9 Westgate and boundary wall and gate piers	II
	Dunham House, 8 Westgate	II
	Boundary Wall to Dunham House, 8 Westgate	II
<i>BISHOPS DRIVE</i>	Summerhouse to rear of Dunham House,	II
	The Bishops Manor and remains of the Bishops Palace, Bishops Drive.	I

THE MINSTER AREA - UNLISTED BUILDINGS OF LOCAL INTEREST

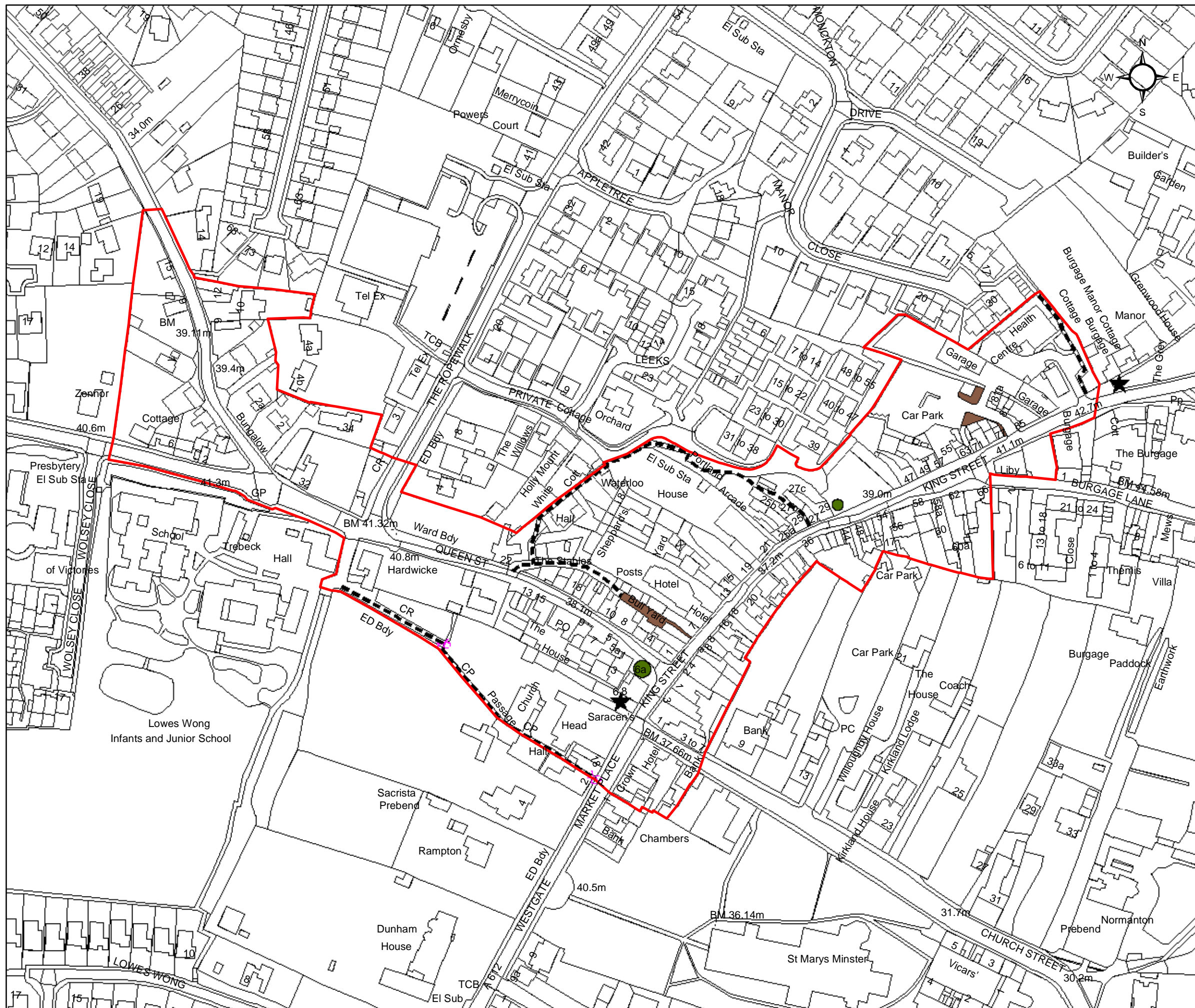
STREET	BUILDING
<i>CHURCH STREET</i>	The Coach House to the rear of 23 27 33 Minster Shop and Refectory Building to east of Old Rectory
<i>WESTGATE</i>	3 Buildings to rear of Rampton Prebend Building to rear of Sacrista Prebend K6 telephone box in front of Dunham Prebend
<i>BISHOPS DRIVE</i>	The War Memorial Gates Building in north west corner of recreation ground Trebeck Memorial Hall



Map 5 - Town Centre Buildings

- Character area boundary
- Significant walls, listed and unlisted
- Listed Buildings**
- Grade**
- II
- II*
- Unlisted buildings of local interest

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**Map 6 - Town Centre
Topographical Features**

- Character area boundary
- ★ Focal points
- Views
- Footpaths
- Traditional surfaces
- Significant open spaces
- Significant groups of trees and hedges

Scale 1:2000

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TOWN CENTRE

Church Street, Halam Road, King Street, Kirklington Road, Market Place, The Ropewalk, Queen Street, Sheppards Row

Layout

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



The town suffered transport problems, which are typical of a compact and busy commercial historic core. Its central streets were narrow and frequently congested with a series of pinch points that caused conflict between vehicles and pedestrians.

The recently implemented scheme in the town centre included a one way system for King Street and Queen Street with loading, disabled and limited waiting bays to try and strike a balance between the needs of all road users, and to make for a more attractive and safer environment for pedestrians within the limited available space.

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

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



Summary

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

Buildings

The great majority of the existing buildings date from 1750-1850 and tend to be more vernacular in character than architecturally outstanding. Most are listed or are considered to make a positive contribution to the conservation area. Of particular importance is the Saracen's Head which is a rare, high quality, timber framed building dating from circa 1460 and is a landmark building terminating the view from Church Street.



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

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



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

- The framing of the shop front with columns, piers or pilasters
- A vertical emphasis to the windows
- Traditional materials, usually painted timber
- Colour that should harmonise with the street
- Signs that are painted in a traditional style
- Sensitively designed and located internal security shutters if necessary
- One hanging sign, of traditional appearance if necessary (illuminated if needed)



Summary

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

Spaces, Landscape and Boundary Features

The major open space in this tightly built urban form is the King Street Market Place, which is a gap site in the street frontage. Recent environmental improvements have given the site definition and character and it makes a positive contribution to the street. However, a greater sense of enclosure would benefit the space particularly to the rear.



The yards behind the street frontages are tightly knit and are attractive spaces. They have an intimate character with shops and houses on either side.

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

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

There are several footpaths amongst the buildings that provide good pedestrian routes. Little attention has been given to their appearance or to the safety of their users. They are a valuable resource adding to the interest and vitality of the town centre and could be enhanced further.

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



Street furniture and road and pavement surfaces have developed over a number of years resulting in too great a variety of materials. Generally surfaces are also of poor quality and in poor condition. The spaces between buildings detract considerably from the high quality of the architecture. However, improvements have been undertaken on King Street and Queen Street with the introduction of Yorkstone paving for the one-way system.

Summary

- *King Street Market Place would benefit from some form of enclosure particularly at the rear where this will make a significant improvement to the townscape quality.*
- *The rear yards are generally attractive spaces and if the opportunity arises for further regeneration this could further enhance the attractiveness of the area as a whole.*

TOWN CENTRE - LISTED BUILDINGS

STREET	BUILDING	GRADE
<i>CHURCH STREET</i>	3 – 7 Catherines	II
<i>HALAM ROAD</i>	2 The Cottage & attached boundary wall	II
<i>KING STREET</i>	1	II
	2,4, 6, Lloyd's Chemists	II
	3	II
	5	II
	7	II
	8	II
	10	II
	12	II
	15 & 15a	II
	20 & 22	II
	24 & 26 Gossips coffee shop	II
	25, 25a, 25b, 27 A – C	II
	29 (including 31)	II
	36 & 38	II
	46 – 52	II
	49 and 51	II
	54	II
	56	II
	58	II
	58a & 60	II
	62	II
<i>KING STREET (cont.)</i>	63	II

	64, 64a, 66	II
	71 & 73	II
	81 & 83	II
	85 & 85a	II
	Admiral Rodney Hotel	II
	Wheatsheaf Inn	II
<i>KIRKLINGTON ROAD</i>	1 & attached boundary wall	II
	Former Sunday School	II
<i>MARKET PLACE</i>	Gascoines	II
	1, 1a, 3	II
	6, Mills the Newsagents	II
	13 & 15	II
	16 & 18	II
	17	II
	Crown Hotel	II
	Saracen's Head Hotel	II *
	Milestone to left of carriage arch at Saracen's Head	II
<i>PREBEND PASSAGE</i>	Southwell Methodist Church	II
<i>QUEEN STREET</i>	2 & 4	II
	9 St Margaret's & attached boundary wall and railings	II
	11, 13 & 15 The Post Office & adjoining shop	II
	32 The Hollies	II
	Boundary wall and railings at The Hollies	II
<i>QUEEN STREET (cont.)</i>	Gascoines Sale room	II

Hardwick House II

Boundary wall and gate at
Hardwick House II

SHEPPARD'S ROW 4 II

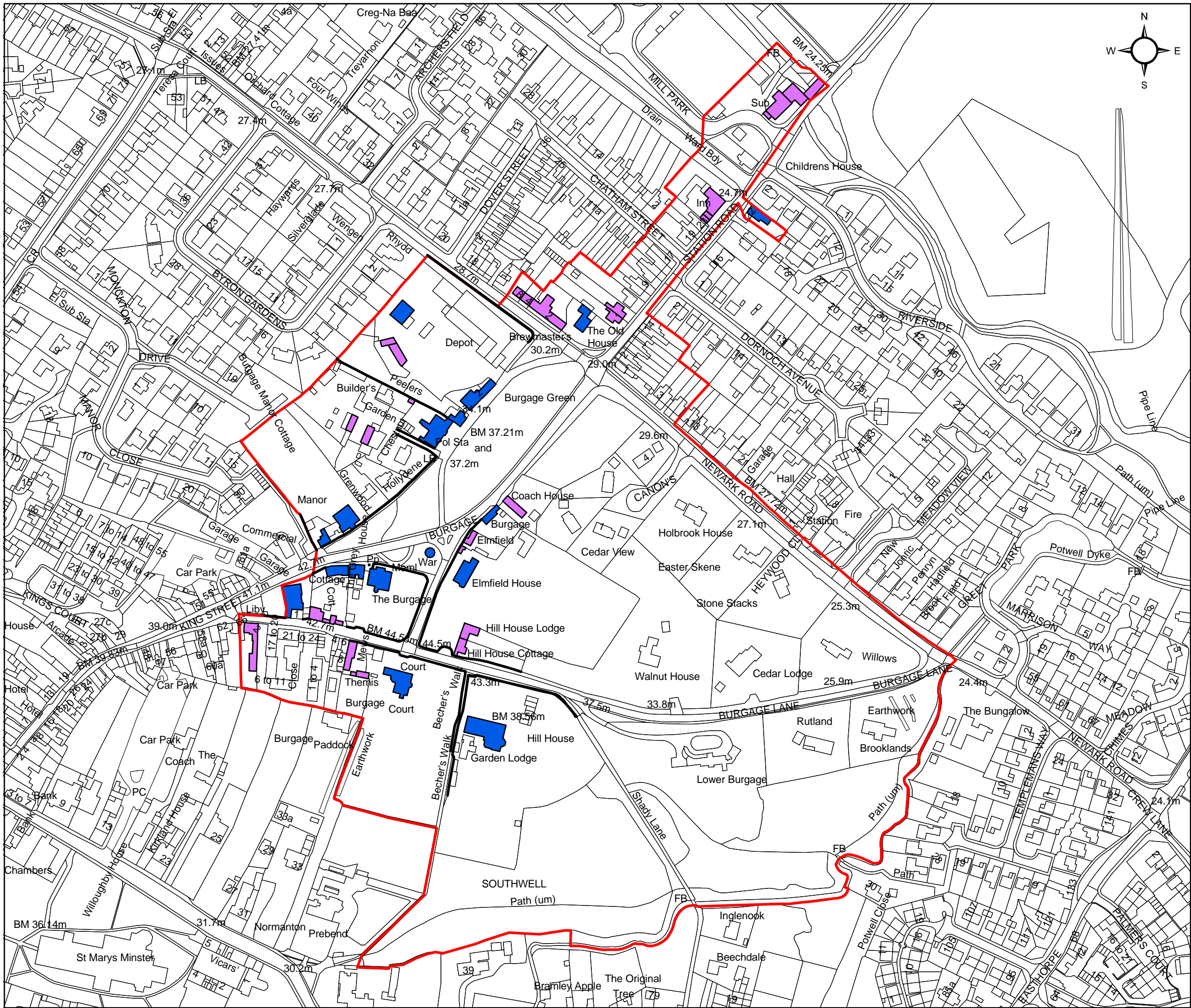
TOWN CENTRE - UNLISTED BUILDINGS OF LOCAL INTEREST

STREET	BUILDING
<i>HALAM ROAD</i>	4, 6 Denholme Cottage
<i>KING STREET</i>	14,16 & 18 17 & 19 Wall behind 21 28,30,32,34 40,42,44 75 & 77 Building in car park Portland Arcade Waterloo Yard Bull Yard
<i>KIRKLINGTON ROAD</i>	5 York Cottage 6 Vine Cottage 9 Pinfold Cottage 12 School Cottage 15 Appletree Cottage
<i>PREBEND PASSAGE</i>	Wall along north side
<i>THE ROPEWALK</i>	1 and attached wall
<i>QUEEN STREET</i>	5 6-8 13 and building to rear 10,12,14,16,18,20
<i>QUEEN STREET (cont.)</i>	Wall at Maryland 22 & adjoining wall

SHEPPARDS ROW

6-8

W.I. hall and passage wall



Map 7 - Burgage Buildings

- Character area boundary
- Significant walls, listed and unlisted
- Grade**
- II
- Unlisted Buildings of local interest

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Map 8 - Burgage Topographical Features

- Character area boundary
- ★ Focal points
- Views
- Footpaths
- Traditional surfaces
- Significant open spaces
- Significant groups of trees and hedges

Scale 1:2750

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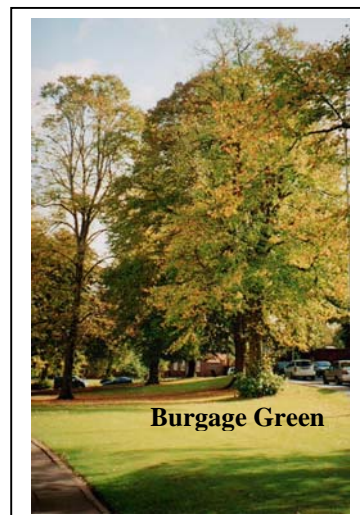
THE BURGAGE

Burgage Green, Burgage Lane, Lower Kirklington Road, Station Road

Layout

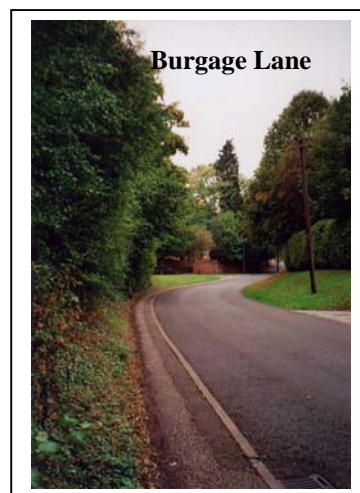
The Burgage area is the surviving remnant of Burgage Manor, which was a separate Manor within the parish of Southwell. It was agricultural in character in contrast to the urban Prebendage and today the contrast between the tightly built commercial area of King Street and the more open character of the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

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



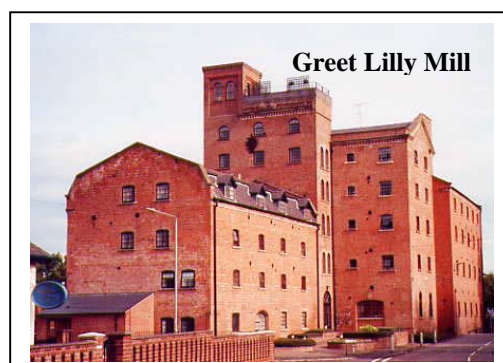
Burgage Lane was formerly called Back Lane and served the backs of the Prebendal houses on Church Street providing access to the fields behind. Fields still remain on the south side of Burgage Lane and it is a feature of the conservation area that grazing is still continued in the heart of the town.

Although there are some superb listed buildings in The Burgage, it is still the park like setting that remains the dominant feature. Both the modern and historic development pattern has been characterised by large houses in large plots and many dwellings are obscured from open view behind attractive green boundaries.



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

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



Summary

- *The distinct boundary between the commercial area of King Street and the Burgage should be maintained.*
- *The open fields to the south of Burgage Lane should remain undeveloped.*
- *Any proposals to increase density by further development in large plots should be resisted.*

- *A change in the boundary of the conservation area is proposed. This involves the removal of the south east end of Manor Drive from the conservation area. This is a modern development and the previous boundary was based on old property plots.*

Buildings

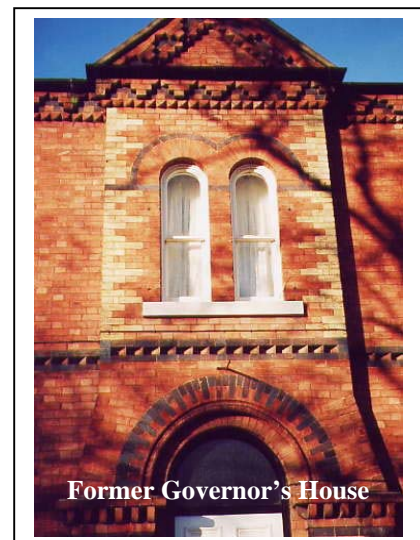
The Burgage Area together with the Prebendage has some of the most elegant Georgian buildings in Southwell. Burgage House, The Burgage, Elmfield House, Burgage Manor, Burgage Lodge and Hill House all occupy superb sites around Burgage Green or at the top of Burgage Lane. They all have classical features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



The Burgage is also the site of the former House of Correction. The first House of Correction was built as a prison in 1611. The gateway and adjacent house, the former workshop and the enclosing walls represent the second rebuilding in 1807. It closed as a House of Correction in 1880 and has since been used for a lace factory and now by Rainbows as a distribution depot. The former workshop, gateway and adjoining house are listed buildings and by virtue of being in their curtilage, so are other buildings and the wall surrounding the site.

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

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



The post war C20 houses are of little architectural quality but the very low density of development has helped to maintain the semi-rural character.

Generally all the buildings in the Burgage area are of good quality and more recent development has had no adverse impact. The only exception to this is the modern flat roof building on the northern corner of Burgage Green and opportunities to re-develop the site (as marked by the word 'Depot' on Burgage Green on Map 7) ideally in association with the House of Correction site, should be taken.

Summary

- *The very high quality of buildings and spaces in this area must be maintained.*

- *Any new development should compliment the existing buildings in the area and respect the established character of the site.*
- *Landscape treatment should be an integral element of all new development*
- *Redevelopment of the House of Correction site is encouraged provided the setting of the listed buildings and the character of the Burgage is respected.*

Spaces, Landscape and Boundary Features

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



The most prominent area of open space is Burgage Green itself. It is an attractive grassed open space with fine mature trees. It has a natural appearance with no formal planted areas and traditionally no boundary fences. However, protecting edges from damage by parked cars is a problem.

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



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

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



Road and footpath surfaces are generally poor and there is a lack of traditional materials. The short stretch of Yorkstone paving in front of the property “The Burgage” assumes greater importance because of the lack of it elsewhere.

Trees are significant in this area for defining boundaries and as specimens on Burgage Green. They are particularly important along Newark Road, Potwell Dyke and Burgage Lane where they form a strong visual barrier and define the edge of the character area.

Summary

- *Burgage Green should be retained as open parkland and not used for development.*
- *The parkland feel must remain dominant to buildings in the Burgage Green/Burgage Lane area.*
- *The area of land between Burgage Lane and Potwell Dyke should not be developed.*
- *The distinctive detail of boundary walls in the area should be respected. All boundary walls are important in the context of the conservation area and their maintenance should be encouraged.*
- *Visually important groups of trees on Newark Road, Potwell Dyke and Burgage Lane should be protected.*
- *Footpaths could be enhanced with improved surface treatment and suitable lighting. Public footpaths across open fields should remain natural and unlit.*
- *Lighting columns are of a standard modern design and could be more sympathetic to the traditional character of the area.*
- *Overhead wires detract and opportunities should be taken to re-locate them underground.*
- *The grass verges around Burgage Green are vulnerable to damage by parked vehicles and if the opportunity arises a suitable scheme to alleviate the problem should be considered.*

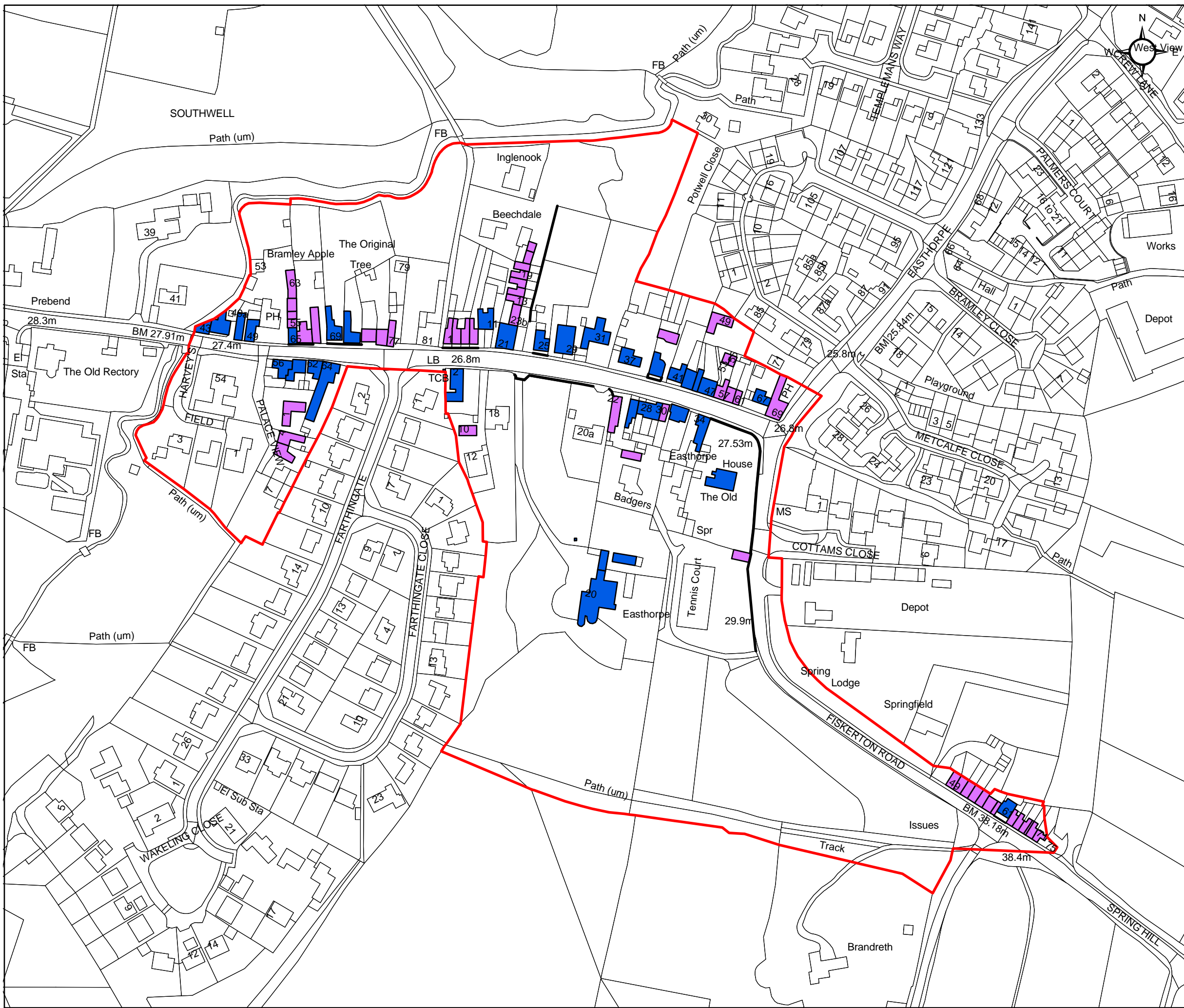
THE BURGAGE - LISTED BUILDINGS

STREET	BUILDING	GRADE
<i>BURGAGE GREEN</i>	Burgage Cottage	II
	Burgage Hill Cottage and Boundary Wall and Gate Piers	II
	Burgage House and boundary walls	II
	Burgage Manor and boundary wall	II
	War memorial	II
	Elmfield house and attached garden walls	II
	Former workshops at former House of Correction	II
	Gateway to former House of Correction and adjoining house to left	II
	Police Station and Courthouse	II
	The Burgage	II
	Brick garden walls to north, east and south of The Burgage	II
	The Burgage Cottage	II
	Water Pump 5m NW of The Burgage	II
	The Grey House	II
The Old Police House	II	
<i>BURGAGE LANE</i>	Burgage Court	II
	Hill House	II
	Boundary Wall and gate piers at Hill House	II
<i>LOWER KIRKLINGTON</i>	Boundary wall at the former	II

<i>ROAD</i>	House of Correction	
	1, The Brewmasters House	II
<i>STATION ROAD</i>	Station House	II

THE BURGAGE - UNLISTED BUILDINGS OF LOCAL INTEREST

STREET	BUILDING
<i>BURGAGE GREEN</i>	House SW of former workshops at former House of Correction
	Wall at House of Correction
	The Old Coach House
	Garden Cottage and building to north west
	Outbuilding to rear of police station
<i>BURGAGE LANE</i>	2 "The Old Forge"
	Burgage Mews and Themis Villas and boundary wall
	Wall at Burgage Court
	Hill House Cottage and Hill House Lodge and boundary wall
	Wall at Bechers Walk/Hill House
Buildings opposite 25 Burgage Lane	
<i>LOWER KIRKLINGTON ROAD</i>	No's 2,4,8
<i>STATION ROAD</i>	The Newcastle Arms Public House
	Greet Lily Mill No. 1-3



Map 9 - Easthorpe Buildings

- Character area boundary
- Significant walls, listed and unlisted
- Grade**
- II
- Unlisted Buildings of local interest

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Map 10 - Easthorpe Topographical Features

- Character area boundary
- ★ Focal points
- Views
- Footpaths
- Traditional surfaces
- Significant open spaces
- Significant groups of trees and hedges

Scale 1:2000

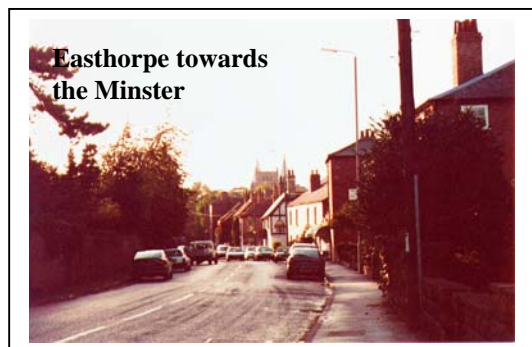
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EASTHORPE

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

Layout

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



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



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



The traditional tight knit character of Easthorpe is unfortunately diluted by the Farthingate estate, a large cul-de-sac of bungalows with a wide splayed junction to Church Street that was built in the 1960s. This estate is excluded from the conservation area.

Summary

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

Buildings

The majority of buildings date from the late eighteenth and early nineteenth century. There are equal numbers of listed buildings to unlisted buildings in this part of the conservation area.

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

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



There is no church within this area but there is one shop, at 21 Church Street. One early nineteenth century building, which has a small-paned shop front, is 64 Church Street. Other traditional shop fronts can be seen at 65 and 77 Church Street although these are all now residential.

There are a number of details that are characteristic of the area.

These include red brick, red pantiles, hipped roofs, small paned casement windows, vertical sliding sash windows and Yorkshire sliding sash windows, six and four panelled doors with traditional mouldings and ogee boot scrapers.

Easthorpe is built on poor alluvial clays and there are some spectacular examples of subsidence as seen at 28/30 Easthorpe.

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



Summary

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

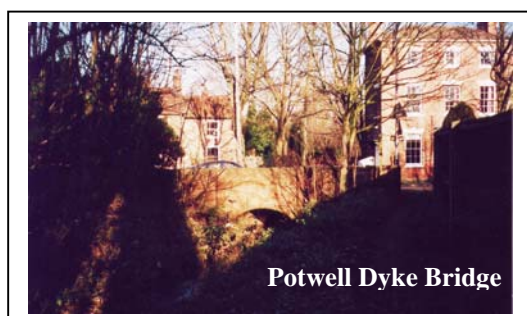
Spaces, Landscape and Boundary Features

There are paddocks and fields to the south that are included within the conservation area to conserve the setting of the area. These are important spaces that show how close to the countryside the village's buildings are. To the north of Easthorpe, one of these areas extends along the dyke from 53 Church Street to Shady Lane. Another extends to the east of Inglenook

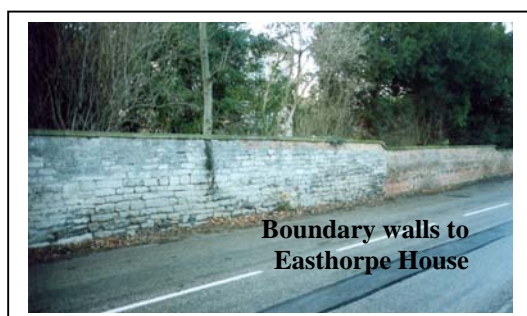
along the Dyke to the conservation area boundary and south into gardens of properties along Easthorpe. To the south of the road important areas of open space include those to the south and south east of Easthorpe Court (also known as Easthorpe Lodge). There are a number of important views within this part of the conservation area of the Minster, Easthorpe Court and other large houses.

The proposed Southwell by-pass will have a major impact on open spaces to the south and there will be a particular conflict on the Fiskerton Road frontage. A review of this part of the by-pass would be welcomed.

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



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



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

Generally there are few different types of traditional surfacing. Granite setts can be seen at the entrance of Easthorpe House and gravel surfacing has been used for in many driveways of this area.

Summary

- *The open areas that provide the setting of the conservation area should not be developed.*
- *Important open spaces within the conservation area and important areas of trees should be protected from development.*
- *The route of the proposed by-pass should be reviewed where it crosses Fiskerton road because of the possible adverse impact on this part of the conservation area.*
- *Retain and encourage use of traditional surface treatments that are typical of the area.*
- *Church Street and Easthorpe has a very narrow carriageway in places. There is generally too much traffic travelling along this route and too many cars parked along the road.*

- *Farthingate, although outside the conservation area, has a detrimental visual effect on the character of the area.*
- *In some cases poorly matching bricks have been used on new buildings that are not in keeping with the character of the area.*

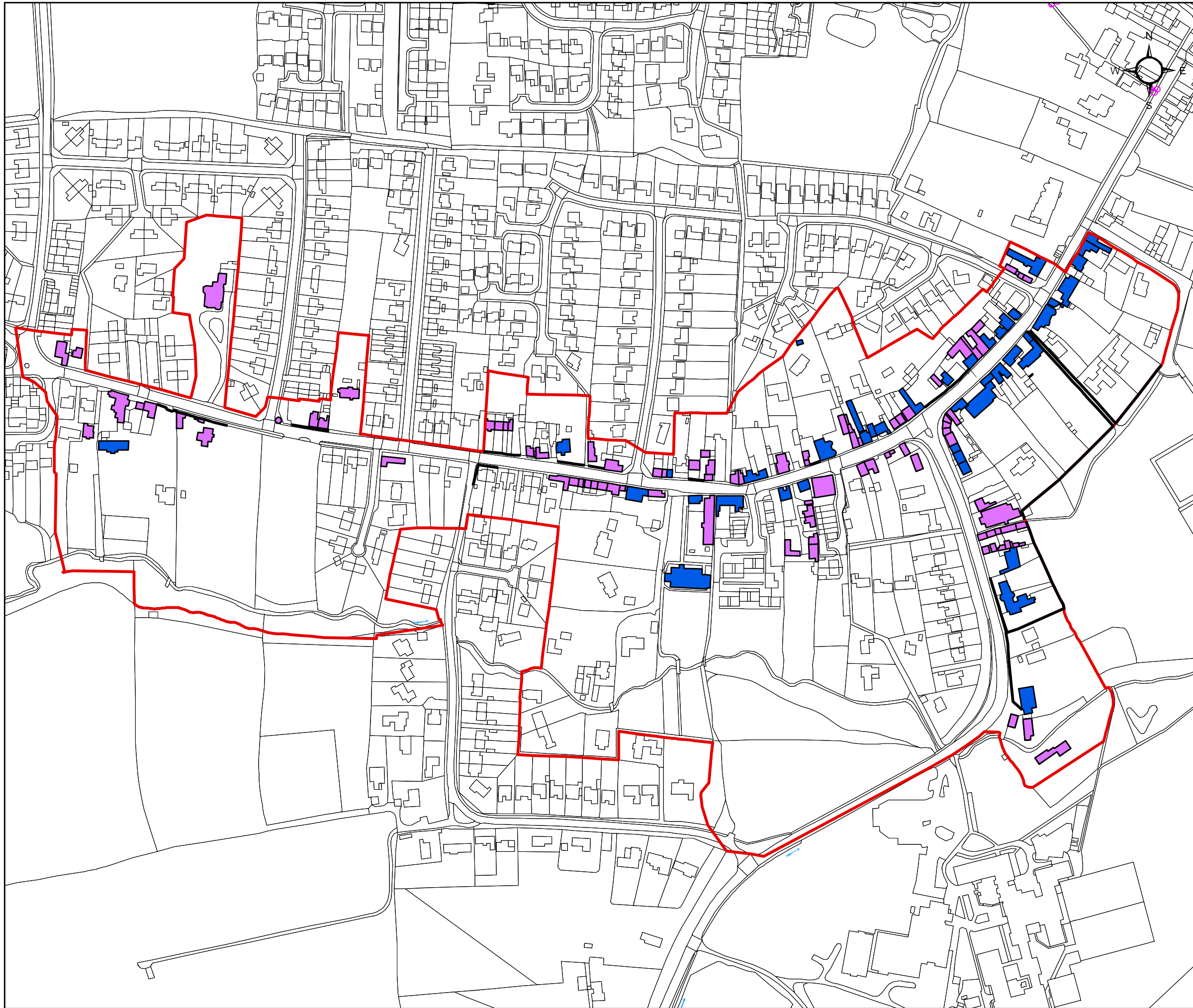
EASTHORPE - LISTED BUILDINGS

STREET	BUILDING	GRADE	
<i>CHURCH STREET</i>	43 Bridge House	II	
	45	II	
	47	II	
	49	II	
	56	II	
	58	II	
	62	II	
	64	II	
	65	II	
	69 and adjoining wall	II	
	Apiary House (No. 71) and attached boundary wall	II	
	<i>EASTHORPE</i>	2	II
		9 and 11	II
		Boundary Wall and gates at Easthorpe Lodge	II
Stable and Potting Sheds 5m north of Easthorpe Lodge		II	
Well head 70m northeast of Easthorpe Lodge		II	
Easthorpe Lodge and Easthorpe Court, 20		II	
23A		II	
24		II	
25		II	
26 and 28		II	
27 and 29	II		

<i>EASTHORPE</i>	31	II
<i>(cont.)</i>		
	32	II
	34	II
	35	II
	39 and adjoining boundary wall	II
	41	II
	43	II
	45	II
	47 and 47A	II
	67	II
	Easthorpe House	II
	Boundary Wall and Gate Piers at Easthorpe House	II

EASTHORPE - UNLISTED BUILDINGS OF LOCAL INTEREST

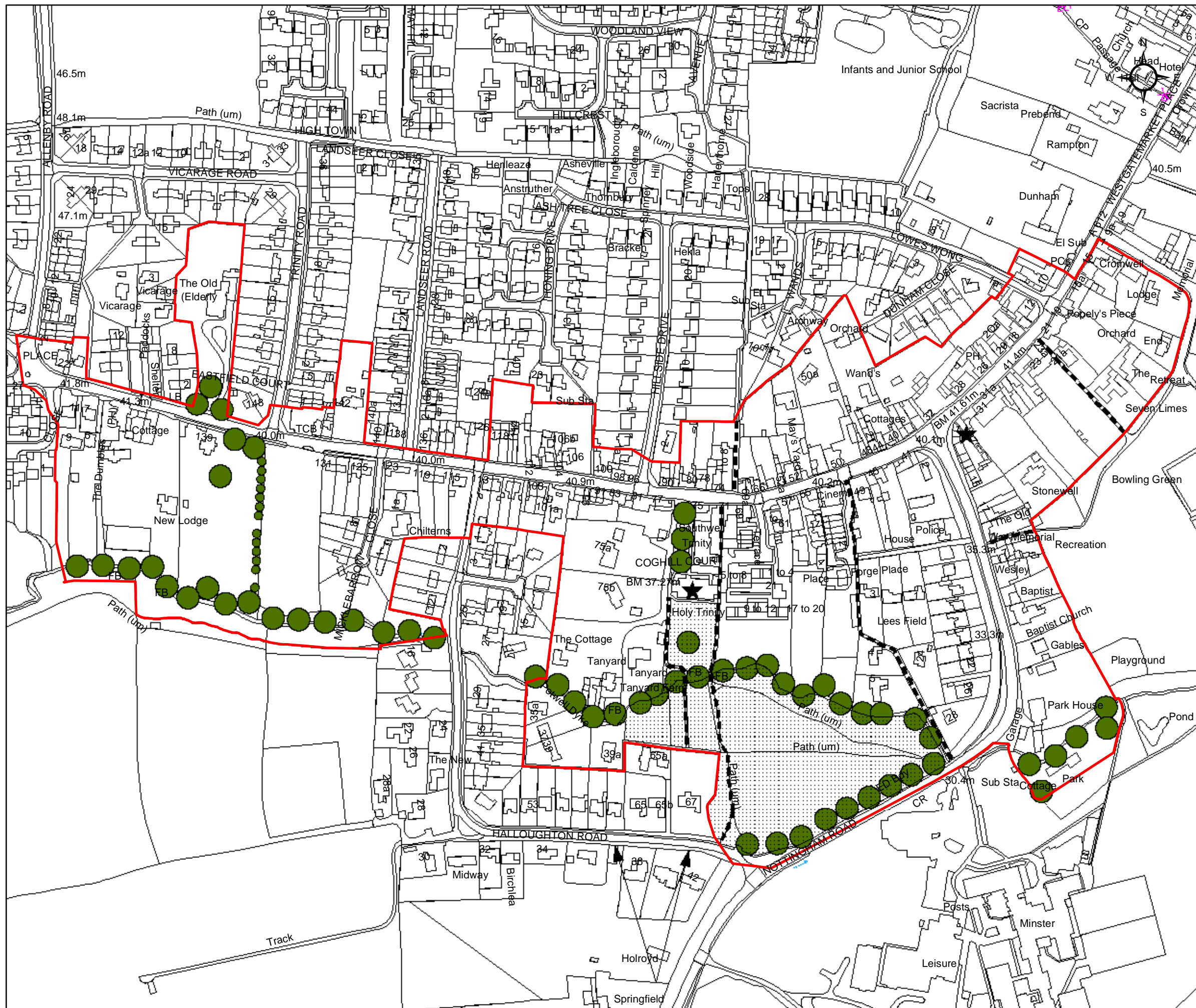
STREET	BUILDING
<i>CHURCH STREET</i>	55, 57, 59, 61 and 63 67 67A 73 75 77
<i>PALACE VIEW</i>	1, 4, 5
<i>EASTHORPE</i>	1, 3, 5, 7 10 23B, 19, 17, 15, 13 22 30 Building to the rear of 39 49 53, 55 57, 59, 61 69
<i>FISKERTON ROAD</i>	Cart shed adjacent to Road opposite Cottams Close 49-75



Map 11 - Westgate Buildings

- Character area boundary
- Significant walls, listed and unlisted
- Listed Buildings
- Grade
- II
- Unlisted Buildings of local interest

Scale 1:3000



**Map 12 - Westgate
Topographical Features**

- Character area boundary
- ★ Focal points
- Views
- Footpaths
- Traditional surfaces
- Significant open spaces
- Significant groups of trees and hedges

Scale 1:3000

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WESTGATE

Nottingham Road, Westgate, Westhorpe

Layout

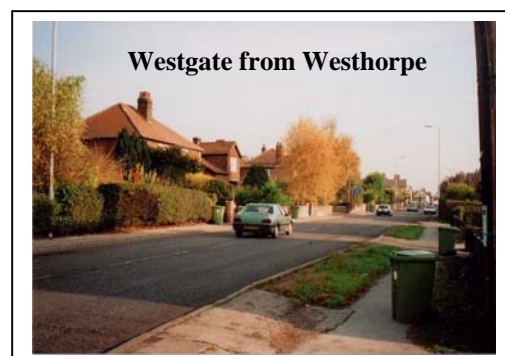
Westgate is the road that links Southwell with the former hamlet of Westhorpe and is essentially a ribbon of residential development. The conservation area boundary is drawn relatively tightly along the road, particularly on the north side, to exclude the swathe of C20 suburban housing immediately behind it.

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



On the Westhorpe side of Holy Trinity, the pattern changes with a more dispersed layout and fewer buildings of any significant merit. Here there is a mix of C20 century development with no architectural unity or any regard for its historic context. Here more than anywhere else in the conservation area is the potential to improve the physical appearance of the environment.

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



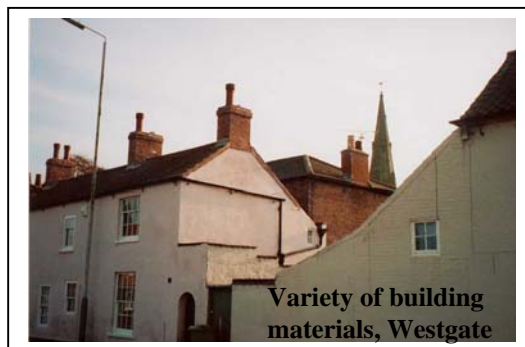
Buildings

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

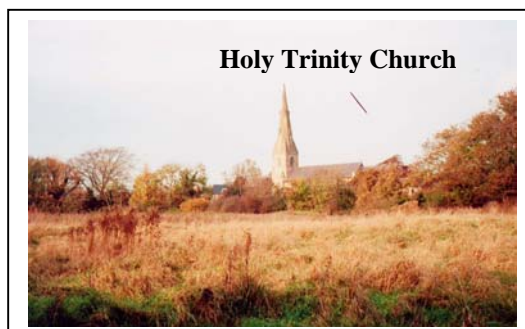


Nottingham Road has less potential for improvement, the east side already has a high proportion of listed and locally important buildings and the west side is fully developed with C20 dwellings.

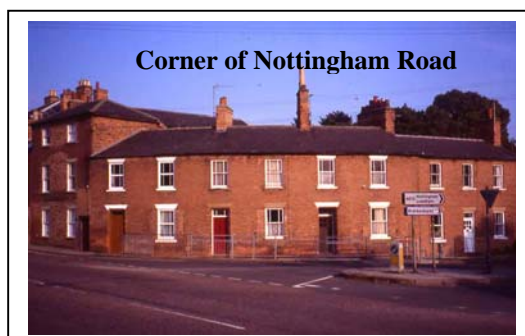
Building materials as well as styles are variable in this area. Buildings are predominantly brick but there are also several rendered or painted buildings and roofing materials include slate, pantile and plain tiles. All would be appropriate for any new buildings or larger scale development.



The most outstanding building in Westgate is Holy Trinity Church. Together with the Minster it is prominent in views into the area. The Local Plan shows a site adjacent to Holy Trinity on its South East boundary as housing land (H2Sn). Any proposed development here should take advantage of this unique location by creating a layout that ensures that glimpses of the church and its tower are maintained. Development here should also not intrude too closely on Potwell Dyke and should retain the important hedgerow boundaries here.



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



Generally Westgate has several examples of inappropriate “improvements” to old buildings such as replacement windows, unsympathetic extensions and the use of concrete roof tiles. This can be damaging not just to the character and appearance of the individual building but the cumulative effect is to detract from the quality of the conservation area.

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

Summary

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

- *The layout of the Local Plan housing site to the south of Holy Trinity Church should embrace the opportunity to protect the views of the church.*

Spaces, Landscape and Boundary Features

Formal open space is not generally a feature of the Westgate area where the layout is one of ribbon development along the road. Within this general pattern, there is a small enclave of open space and trees around Holy Trinity Church and a larger area to the south east of the church, which is currently allocated for housing the Local Plan.

Westhorpe Dumble/Potwell Dyke (it changes its name along Westgate) provides an important natural corridor through the area. A combination of water, trees and bushes provides the natural character of the dumble. The water course is very deep though the volume of water is usually quite low. Buildings are mostly at some distance away. It is important to maintain this natural feature and its setting and not allow building too close to it.



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



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

Summary

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

WESTGATE - LISTED BUILDINGS

STREET	BUILDING	GRADE
<i>NOTTINGHAM ROAD</i>	9	II
	11,13	II
	15	II
	Park House	II
	Boundary wall & railings at Southwell Baptist Chapel	II
	Southwell Baptist Chapel and adjoining house	II
	Wesley Manse	II
	<i>WESTGATE</i>	10
	11	II
	13, Cromwell House	II
	14	II
	15	II
	16, Pathway House	II
	17, Kelham House	II
	18	II
	19	II
	20	II
	21 Stenton House	II
	23 Clyde House	II
	23 Ornamental Garden Arch	II
	23a	II
	25 Westgate House	II
<i>WESTGATE (cont.)</i>	26 The Reindeer Public House	II

	27 – 29	II
	28 Park View House	II
	Boundary wall at 28 & 32	II
	31 Regency House	II
	31a Norwell House	II
	32	II
	33 Norwell Cottage	II
	40	II
	42	II
	44	II
	50 Westby House & boundary wall	II
	Orangery 10m north of 50a	II
	55	II
	57 Trinity House	II
	60, 62 & 66	II
	69 & 71	II
	75	II
<i>WESTGATE (contd.)</i>	81 & 81a	II
	84	II
	102 Honing House	II
	Boundary wall and gatepiers at Honing House	II
	1 – 4 Archway Cottages	II
	Church of Holy Trinity and attached boundary wall	II
<i>WESTHORPE</i>	1 Westhorpe Lodge	II

WESTGATE - UNLISTED BUILDINGS OF LOCAL INTEREST

STREET	BUILDING
<i>NOTTINGHAM ROAD</i>	1,3,5,7
	2
	17
	The Old School House
	1-8 Park Terrace and associated buildings
	Wall at the Gables
	Wall at Park House
	Outbuildings at Park House
	Park Cottage
<i>WESTGATE (north side)</i>	Buildings west of 10
	20a
	22,24
	Buildings to rear of 26
	30
	34,36,38
	48 Allwoods Discount Store
	52
	Buildings to west of 52
	68, 70
	74
	76
	78 Bromley House and railings
86, 90 The Winters Tale	
<i>WESTGATE</i>	96, 98

(north side)

100 Centenary House and wall

108 St Mary's House

110

114, 116,118,124 and wall

142

144,146 and wall

The Old Vicarage

K6 telephone box on the corner of West Gate and Holy Trinity Road

(south side)

35

41 and adjoining wall & outbuildings

45,47

51-53

1-5 Trinity Place

Holy Trinity School

77

83-101

Wall at 111/113

123 and railing

139 Orchard Cottage, adjoining wall and buildings to the north west

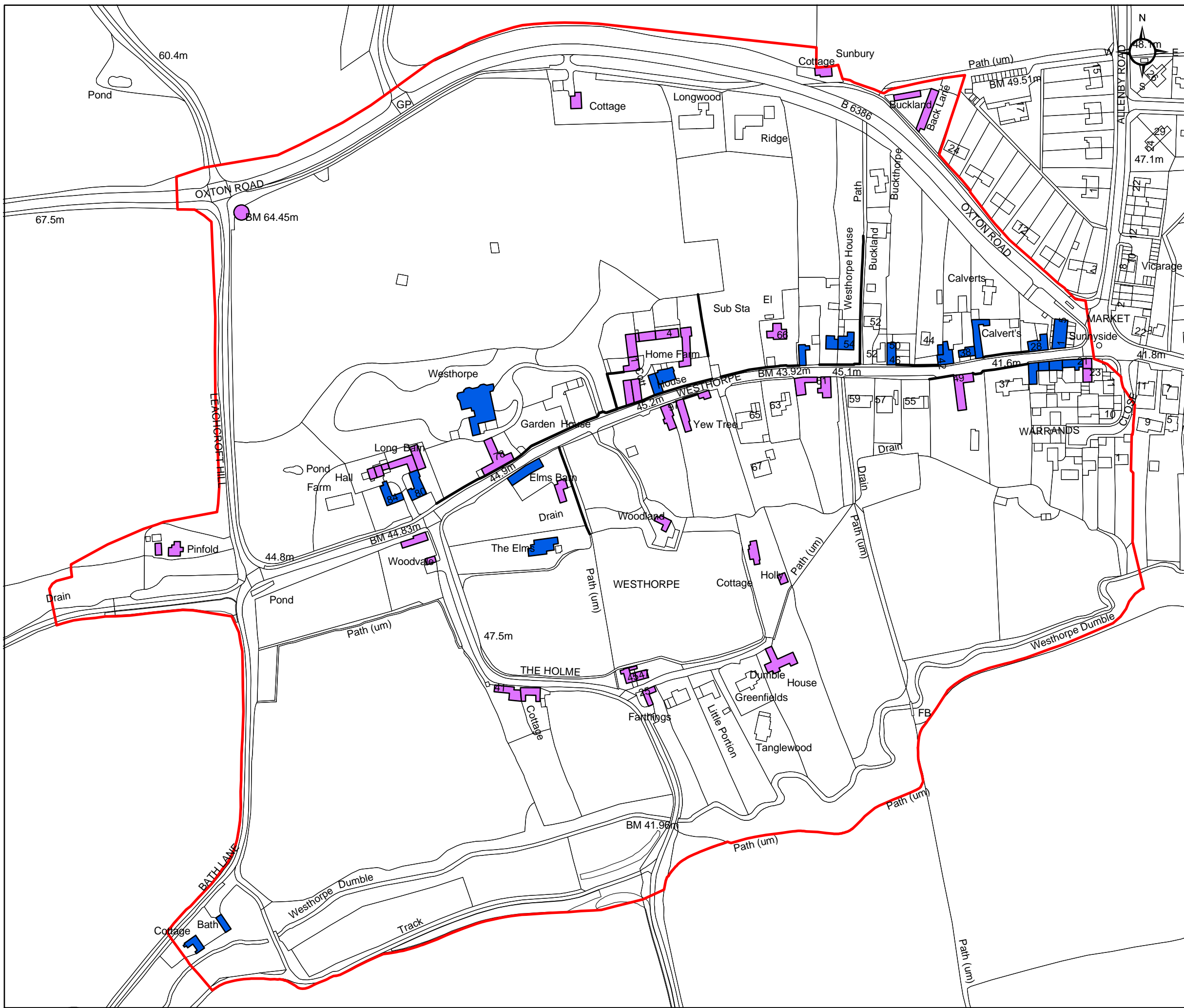
WESTHORPE

22 and attached shop

5

The Dumbles Public House

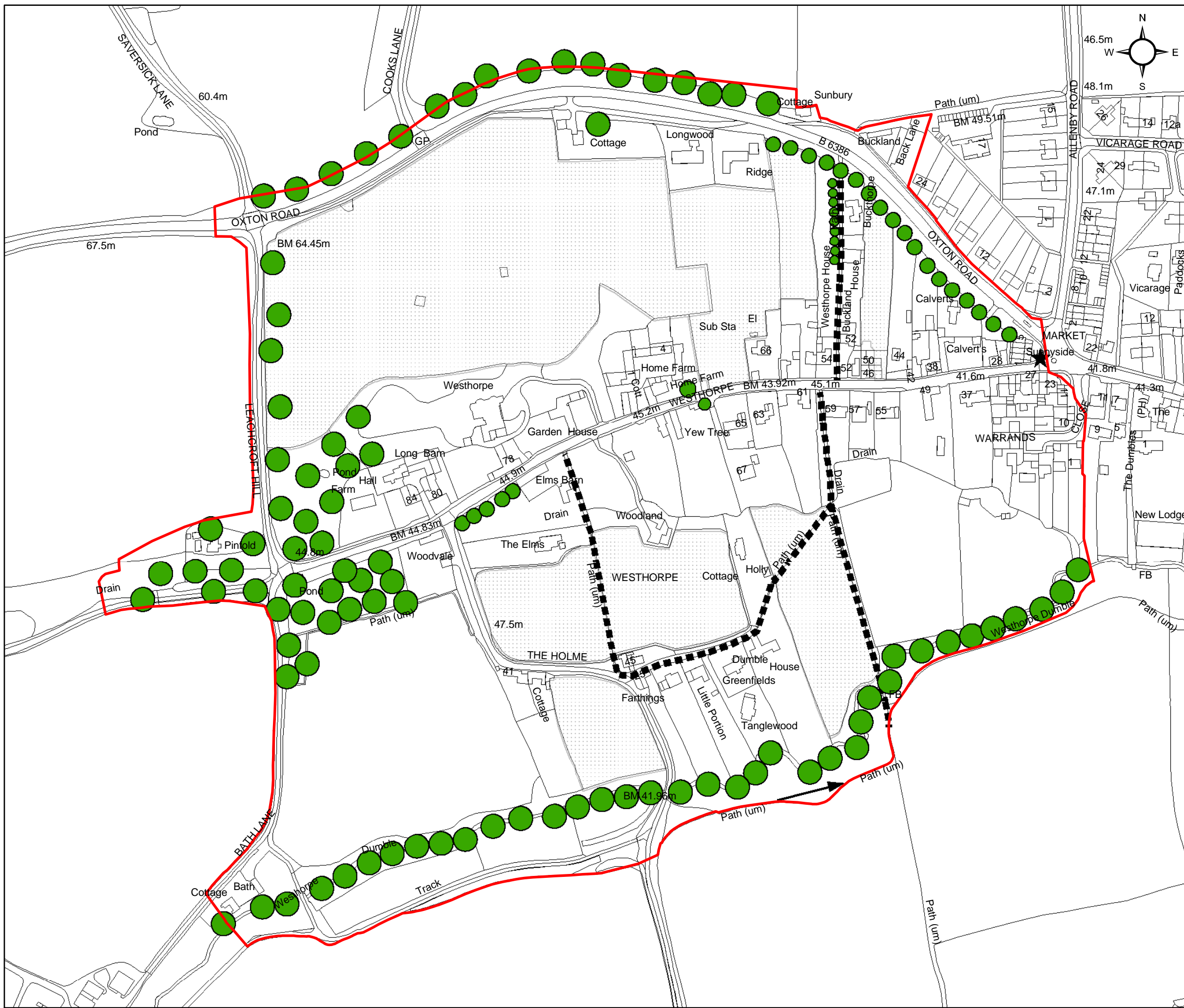
The Cottage and adjoining walls and outbuildings



Map 13 - Westhorpe Buildings

- Character area boundary
- Significant walls, listed and unlisted
- Grade**
- II
- Unlisted Buildings of local interest

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Map 14 - Westhorpe Topographical Features

- Character area boundary
- ★ Focal points
- Views
- Footpaths
- Areas of important open space
- Significant groups of trees and hedges

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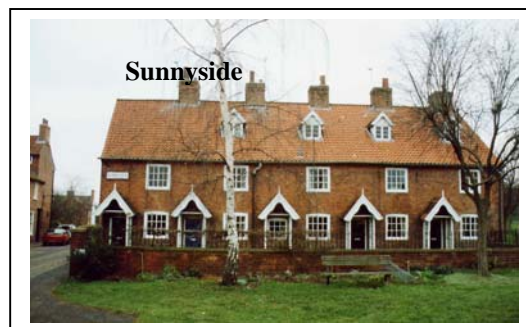
WESTHORPE

Bath Lane, Leachcroft Hill, The Holme, Oxton Road, Westhorpe

Westhorpe is regarded in the Local Plan as countryside and any new development is strictly controlled. As a result Westhorpe has retained its rural charm in contrast to the dominant urban form of the majority of Southwell. It presents a pleasant combination of mellow brick buildings and roadside walls, large specimen trees and smaller areas of casual woodland, open fields, hedgerows and pleasant gardens. These qualities warrant firm protection from inappropriate disturbance.

Layout

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



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

The layout is a simple one. Westhorpe is essentially a single road along which the majority of buildings are located with a further small grouping around the area called The Holme. The road serves only Westhorpe and so unlike the rest of the conservation area, there is no through traffic. This greatly contributes to its quiet and peaceful character.

Behind the buildings there is an undulating backdrop of farmland with small fields and paddocks surrounded by hedges. These greatly contribute to the rural quality of Westhorpe and set it apart from the rest of Southwell.



Buildings are dispersed at low density but are nevertheless prominent in the street because the majority of them are sited at the back edge of pavement and many are positioned at 90⁰ to the road. Despite buildings being well dispersed along Westhorpe, there is little open space perceived in the street scene mainly because buildings are sited on the road frontage and are linked by boundary walls. The only exception is the paddock to the east of Home Farmhouse and as an open break this is very important.

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

There is no central focus to Westhorpe such as a church or any other local facilities.

Summary

- *The Newark and Sherwood Local Plan shows Westhorpe being outside the settlement area for Southwell and as such there is a presumption against new development.*
- *A change in the boundary conservation area is proposed. This involves the extension of the southern boundary to run along the track and footpath. This provides a more concise boundary for the area and includes these paths, from which impressive views of the Minster are gained.*

Buildings

Westhorpe has a high proportion of traditional buildings most of which are listed or have an important contribution to make towards the character and appearance of the conservation area. They are characterised by their generally modest scale and their use of consistent building materials, which are normally brick and pantile.

There are no buildings of higher listing than Grade II and few with any formal architectural pretensions. Westhorpe Hall is the only building on the grand scale and this is set in its own grounds and does not address the street.

There are several former farms and cottages but there are no longer any working farms. There have been several conversions of barns to residential use where the key has been to retain the barn-like appearance.

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

Summary

- *Any proposed alterations or extensions to existing buildings should reflect the scale, form and massing of the building and respect design detail of the original building.*

Spaces, Landscape and Boundary Features

An important feature of Westhorpe is its landscape setting and the fact that open space encloses Westhorpe so that it is not visible in the wider landscape. The effect can best be seen from the Oxtan Road where there is no view at all of any buildings along Westhorpe even though the Cedar tree at Westhorpe Hall can be seen.

All around the built form of Westhorpe are fields



and hedgerows and the pattern has changed very little from that shown on the Southwell tithe map of 1841 (see map 2). This is a significant feature of Westhorpe. There is in addition evidence of ridge and furrow and medieval croft layouts running up to the Oxton road that are significant as an historic reference. The field east of Dumble House also shows ridge and furrow.

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

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

Elsewhere boundaries are formed by Oxton Road and Bath Lane and all are heavily wooded. Trees as boundary features and within the general landscape are very important. Wildflower grass verges also contribute to the rural feeling of Westhorpe.

Boundary walls in Westhorpe present striking features and contribute significantly to the conservation area with long stretches linking the buildings along the roadside. The wall at Westhorpe Hall is listed in its own right. The loss of any of these walls would be detrimental to the conservation area.

There is a pair of unlisted stone gate piers at the junction of Oxton Road and Leachcroft Hill at the entrance to a field. They mark the original entrance to Westhorpe Hall and they should be repaired and retained in their original position.

Lighting columns are a mixture of traditional and modern. Traditional detailing throughout would be welcomed if replacements are ever considered.

Summary

- *Retain the slope between Westhorpe and Oxton Road as an undeveloped area.*
- *Protect all areas of open space including paddocks, casual woodland and gardens from inappropriate changes.*
- *Retain the historic field boundaries shown on the Tithe map (map 2).*
- *Protect the heavily wooded boundary of the conservation area.*
- *Seek to avoid further alien suburban residential development that does not respect the plan form, or 'grain', of the village character*

WESTHORPE - LISTED BUILDINGS

STREET	BUILDING	GRADE
<i>BATH LANE</i>	Bath Cottage	II
	Barns 50m NE of Bath Cottage	II
<i>WESTHORPE</i>	Westhorpe Lodge, 1 Westhorpe	II
	Westhorpe Hall	II
	Gatepiers and walls to Westhorpe Hall	II
	Sunnyside, 4/8 Westhorpe	II
	24 & 28 Westhorpe	II
	27/29 Westhorpe	II
	31 Westhorpe	II
	33 Westhorpe	II
	Calverts Farmhouse, 34 Westhorpe	II
	35 Westhorpe	II
	36/38 Westhorpe	II
	40/42 Westhorpe	II
	40/42 Outbuildings and Pump	II
	46,48,50 Westhorpe	II
	54 Westhorpe, Westhorpe House	II
	56 Westhorpe	II
	58 Westhorpe	II
	Barn & adjoining Stable opposite 78(Elms Barn)	II
	80 Westhorpe, Hall Farmhouse	II

<i>WESTHORPE</i>	82/84 Westhorpe	II
<i>(cont.)</i>	Home Farm Cottage	II
	Home Farmhouse	II
	The Elms	II

WESTHORPE - UNLISTED BUILDINGS OF LOCAL INTEREST

STREET	BUILDING
<i>LEACHCROFT HILL</i>	The Pinfold and building to the rear Stone piers at Farm Gates
<i>THE HOLME</i>	41 Dumble Cottage 45 & 47 25 Dumble House Holly Cottage and outbuilding
<i>OXTON ROAD</i>	Back Lane Cottage Buckland Cottage Sunbury Cottage Lilac Cottage
<i>WESTHORPE (south side)</i>	21 & 23 Westhorpe 49 Manton Cottages and adjoining wall 61 Westhorpe & outbuildings Yew Tree Cottage, adjoining wall and outbuilding 97 Westhorpe Elms Barn wall and pigeoncote (listed building) Woodvale Cairns
<i>WESTHORPE (north side)</i>	Wall at Calverts House (listed building) Wall between 42 and 48 (listed buildings) Wall at 54 and 56 (listed buildings)
<i>WESTHORPE (north side)</i>	Wall between 58 and Home Farm House

(cont.)

(listed buildings)

66

Home Farm barn conversions

78 Westhorpe

Barns to rear of 82/84 (listed buildings)

Conclusions and Strategic Summary

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

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

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

The District Council sometimes has grants available for the repair and reinstatement of traditional features on buildings of architectural merit. This can include a variety of different structures, including boundary walls. For enquiries please contact Conservation staff in Planning Services at Kelham Hall.

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

- Southwell Conservation Area has several character areas. These are quite distinct and care must be taken to preserve their intrinsic character and avoid any blurring between adjacent areas.
- A contextual approach that demonstrates a good understanding of the townscape qualities of the area will be essential in any new development proposals and design statements will almost always be needed to explain the approach to development proposals in the conservation area.
- Southwell is a rural town and its extensive setting is vital to its character. This setting is especially important when considering development proposals that could harm the views of landmark buildings or obscure the setting itself.
- This rural character extends right into the heart of the conservation area in places and is a vital element of the character of several parts of the conservation area. A good network of footpaths leads through the town, linking the open land to the more built up areas.
- The natural landscape contributes significantly towards the character of the conservation area in Southwell. Its retention should be the consideration of any development proposal. In this study swathes of open land are identified as being of importance to the character of the conservation area and it is intended that no further development take place on these areas. Trees, the dumbles and tracks form natural corridors, these and other natural boundaries and should be preserved.
- Whilst the landscape plays such a significant role it is inevitable that views become a key part of the character and appearance of the conservation area. Every care should be taken to protect important views within the area.

- Traditional boundary walls (both unlisted and listed) play a crucial part in the quality of the public realm within the Southwell Conservation Area. Their retention and repair is of utmost importance in the character and appearance of the Southwell Conservation Area and it is important that their character is not affected by changes that can occur when, for example, vehicular accesses are formed.
- The quality of the street surfacing and street furniture is equally important within the public realm and is of varying standards throughout the conservation area. Where traditional surfacing survives it should be conserved and regard should be had for the potential of hidden traditional surfacing. Modern lighting columns and overhead wires intrude into the traditional and rural character of much of the conservation area. Southwell would benefit from a comprehensive public realm strategy.
- A public realm strategy should also include the network of important footpaths that are a characteristic feature of the Southwell Conservation Area, providing valuable access to some of the more rural elements or area and those not accessible by vehicles.
- The built environment within the conservation area is generally of a very high quality but it is vulnerable to minor alterations to architectural features like windows, chimneys and roof coverings for example. These changes are starting to have a cumulative damaging effect on the appearance of the built environment within the conservation area. Consideration should be given to introducing an Article 4 Direction, which brings such changes under planning control by requiring an application for Planning Permission to be made for changing windows, doors and roof covering, for example. As part of this process research into the extent of damage caused in the absence of an Article 4 Direction and a public consultation exercise would both be essential.
- Southwell is very special for being a Minster town and the associated Prebendal houses are a valuable legacy. It is very important that the setting of these large, high status properties is not undermined by subdivision and development of the plots.
- Southwell is a historic town with a long heritage and is rich in archaeology. Archaeological implications should be a consideration in most development proposals.

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Sustainability Appraisal

Contents:

	Page
1. Purpose of the Sustainability Appraisal	69
2. An explanation of the Sustainability Appraisal process	69
3. Objectives of carrying out a Conservation Area Character Appraisal	70
4. Options Appraisal	70
5. Mitigation of negative effects	71
6. The relationship to the Local Plan	71
7. Difference the Sustainability Appraisal process made	75
Table 1: Which Sustainability Criteria will be affected by the Conservation Area Character Appraisal?	76
Table 2: Impact of various ‘to do’ options on the sustainability criteria	77
Table 3: Effect of the Local Plan Policies on the Sustainability Criteria	78
Sustainability Criteria	79
Appendix A – Relevant Local Plan Policies	81

1. Purpose of the Sustainability Appraisal

- 1.1 This Draft Sustainability Appraisal was prepared by the District Council in September 2005. It was prepared using the Central Government Guidance “Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks – Consultation Paper” (ODPM Publications, September 2004).
- 1.2 Under the Planning and Compulsory Purchase Act 2004, it is a legal requirement that all Supplementary Planning Documents carry a Sustainability Appraisal (SA). The purpose of the SA is to promote sustainable development by integrating sustainability considerations into the preparation and adoption of planning documents.
- 1.3 The Sustainability Appraisal incorporates a Strategic Environmental Assessment (SEA) in order to comply with the EC Directive 2001/42/EC. The sustainability criteria that make up the SEA are highlighted in table 1.

2. An explanation of the Sustainability Appraisal process

- 2.1 The first stage in carrying out the SA for a Conservation Area Character Appraisal (CACA) is to establish the effect of the CACA on a list of sustainability criteria. A full list and definition of the sustainability criteria is provided at the end of the Sustainability Appraisal. The impact of the CACA on these criteria is shown in Table 1. Where sustainability criteria are affected by the CACA the resulting effects can sometimes be monitored in a measurable form. The indicators for measuring this change are shown in Table 1 and baseline data is provided where possible.
- 2.2 It is then necessary to look in more detail at the sustainability criteria that will be affected by the CACA. It is necessary to see how the criteria would be effected should the District Council chose to one of three options: a) not carry out a CACA, b) carry out an appraisal of the conservation area, or c) carry out an appraisal of the conservation area and a review of its boundary. The results of this investigation are given in Table 2. The conclusions from this ‘Options Appraisal’ are given in paragraphs 4.1 to 4.8, which justifies the course of action chosen by the District Council in carrying out the CACA.
- 2.3 If Table 2 shows that the CACA might have a negative affect on some of the sustainability criteria it is necessary to outline some form of mitigation measures - these are given in paragraphs 5.1 to 5.2.
- 2.4 The CACA will relate to several Local Plan policies. The list of relevant policies is given in paragraphs 6.1 to 6.23. Table 3 investigates how the relevant Local Plan Policies impact on the sustainability criteria. A detailed look at how the sustainability criteria are affected by the relevant Local Plan policies is given in paragraphs 6.1 to 6.23.
- 2.5 The Character Appraisal has been produced in line with the following Acts, Planning Policy Guidance Notes and Advice Notes:

- **Planning (Listed Buildings and Conservation Areas) Act 1990**
- Section 71 of this Act places the Local Authority under a duty to “formulate and publish proposals for the preservation and enhancement of [their] conservation areas.”
- **PPG15 Planning and the Historic Environment** (HMSO, September 1994) Section 4 of this guidance note concerns Conservation Areas.
- **PPG16 Archaeology and Planning** (1990)
- **Conservation Area Appraisals** (English Heritage, March 1997) and **Guidance on conservation area appraisals** (draft) (English Heritage, August 2005). The structure and content of the appraisal is based on the ‘checklist’ contained in this non-statutory advice note.

3. Objectives of carrying out a Conservation Area Character Appraisal

3.1 The objectives of a Conservation Area Character Appraisal are as follows:

- To describe the character and appearance of the Conservation Area
- To summarise the Conservation Area’s architectural, historic and archaeological interest
- To guide the design of new developments and the determination of planning applications
- To identify opportunities for enhancement and to take best advantage of grants that may become available

4. Appraisal Options (see also Table 2)

4.1 In considering this Conservation Area Character Appraisal, the following options were considered:

Option A – Do Nothing

4.2 Do not appraise the conservation area; continue to make conservation advice on the present ad-hoc basis. As can be seen from Table 2 this resulted in a mostly negative impact on the sustainability criteria.

Option B – Carry out appraisal

4.3 Appraise the character of the conservation area according to the template laid out in English Heritage guidance and consequently, make conservation advice based on the contents of the appraisal.

4.4 This option was considered as the District Council has a duty under statute (see above) to formulate and publish proposals for the preservation and enhancement of its conservation areas.

4.5 This led to a mostly positive impact on the sustainability criteria.

Option C – Carry out appraisal with boundary review

4.6 As Option B, but also revise the conservation area boundary to consider historic buildings and spaces that may have been previously excluded from the area.

- 4.7 This option was considered because the District Council has a further duty under statute to consider, from time to time, whether it should designate new conservation areas or extend existing ones.
- 4.8 Option C is the preferred option, as an appraisal with boundary review is likely to provide the greatest protection of the historic fabric of the area and bring about the most positive effect on the District Council's Sustainability Criteria, as illustrated in Table 2.

5. Mitigation of Negative Effects

- 5.1 Table 2 indicates that Option C triggers one negative impact on the sustainability criteria and this is the area of emissions. Carrying out a CACA is likely to actually increase emissions through discouraging the use of some energy saving technologies, like double glazing and solar panels, for example. Double glazed units rarely suit historic buildings and their use would have a negative impact on the visual amenity of the area. This is therefore likely to have a negative impact on thermal efficiency and encourage higher emissions. However, this can be mitigated by secondary glazing, which can and has been used with success at many historic buildings.
- 5.2 It should also be noted that the implementation of Option B or Option C will have positive effects on resource efficiency and that this may outweigh the negative effects of higher emissions. The protection of historic buildings from demolition safeguards their considerable embodied energy. The specification of timber doors and windows, rather than plastic, ensures the use of renewable materials and requires less energy to produce; the production of plastic windows can be seen as an inefficient use of finite oil resources.

6. The Relationship to the Local Plan

- 6.1 The Conservation Area Character Appraisal is to become a Supplementary Planning Document to the **Newark and Sherwood District Local Plan** (March 1999). There are several relevant policies in the Local Plan: The list of these policies and the effect of these policies on the sustainability criteria are discussed below.
- 6.2 Policy C1 (Development in Conservation Areas) states:

'Planning permission will not be granted for development which would harm, the character and appearance of a Conservation Area. Development should be designed to preserve or enhance the character or appearance of Conservation Areas – in terms of scale, form and massing and the use of traditional materials'.

- 6.3 Without a CACA in place the special character and appearance of the conservation area remains undefined, leading to planning decisions being made on an 'ad hoc' basis, which can be damaging for the area. Through its promotion of good design this policy is likely to preserve and enhance the visual amenity of the area, thus

benefiting the townscape of the area and its attractiveness as a tourist destination. In its promotion of natural materials it is likely to have a positive impact on resource efficiency. However, it is also likely to discourage the use of some energy saving technologies and therefore may have a negative effect on emissions.

6.4 Policy C3 (Demolition in Conservation Areas) states:

“Where a proposal for development would of involve the demolition of an unlisted building in a Conservation Area, the District Council will have regard to the architectural and historic contribution of the existing building in considering whether the development proposal would preserve or enhance the character and appearance of the Conservation Area’.

Conservation Area Consent for the demolition of a building in a Conservation Area will not be granted if the building makes a positive contribution to the character or appearance of the area and could be put to effective use. If a building makes no positive contribution, or is not reasonably capable of effective use, Conservation Area Consent will be granted only if there are acceptable detailed proposals for the redevelopment of the site, or demolition would itself enhance the character or appearance of the Conservation Area.”

6.5 A CACA identifies unlisted buildings that make a positive contribution to the conservation area, as such the presence of CACA means it is less likely that buildings of merit will be lost to demolition. This helps preserve the townscape of the area as well as the cultural heritage by retaining architecturally and historically significant buildings. This in turn helps maintain the area as a tourist destination. By protecting the embodied energy in these buildings this helps with resource efficiency.

6.6 Policy C4 (Natural and other Features of Interest in Conservation Areas) states:

“The District Council will seek the retention of open spaces, trees, hedges, walls, fences and other features upon which the character and appearance of a Conservation Area depends. Planning permission will not be granted for development which involves the loss of such features - where they are considered to be important to the character or appearance of the area.”

6.7 A CACA identifies significant areas of open space, trees, hedges, walls and other important natural features. In identifying these features as being special planning decisions can be more informed and these features can be protected. In doing so this has a direct effect on the landscape and townscape of a place by protecting its visual amenity. In identifying potentially historically important features, significant to the local community, this helps protect cultural heritage and community identity. In helping preserve the visual amenity of a place this has a direct effect on tourism, which relies heavily on the physical appearance of a place. In protecting important features from demolition or removal this is protecting their embodied energy and therefore has a positive effect on resource efficiency.

6.8 Policy C5 (Environmental Improvement Schemes) states:

“The District Council will promote and implement environmental improvement schemes in Conservation Areas, such as re-paving, planting or provision of high quality street furniture. Private owners or tenants of land will be encouraged to implement appropriate schemes of hard and soft landscaping using traditional materials.”

6.9 In promoting an improvement to the physical environment this has an immediate effect on the landscape and townscape of a place, and by improving the visual amenity of an area this is likely to boost tourism. Improvements to the physical surroundings are likely to increase a sense of local ‘ownership’ and therefore boost community identity.

6.10 Policy C12 (Under-utilisation of Historic Buildings) states:

“Planning permission and/or Listed Building Consent will not be granted for development which would result in the under-utilisation of the upper floors of Listed Buildings, and buildings of character, within Conservation Areas - and the under-utilisation of redundant, large volume buildings of character elsewhere.”

6.11 In promoting the use and re-use of historic buildings this is likely to discourage vacancy within conservation areas, which can have a very powerful negative effect on the townscape, also reducing the vitality of town and village centres. In seeking to prevent vacancy this policy will have a positive effect on these sustainability criteria. This has an immediate effect on the vitality of town and village centres. In encouraging the re-use of existing facilities, rather than the creation of new, this helps promote resource efficiency.

6.12 Policy C13 (Relaxation of Planning Policy) states:

“In exceptional circumstances, the District Council will accept a relaxation of the relevant planning policies, including car parking standards, to help ensure that significant buildings of character, considered to be at risk, are fully and properly maintained.”

6.13 This policy is designed to protect significant buildings of character and in doing so is helping to protect the townscape of a place. It is also in favour of the retention of such buildings and is therefore protecting their embodied energy and helping promote resource efficiency.

6.14 Policy C14 (Retention of Buildings of Character) states:

“The District Council, when granting planning permission for major development proposals, will seek to secure the retention and restoration of significant buildings of character - through the use of legal agreements under Section 106 of the Town and Country Planning Act 1990.”

6.15 By seeking the retention and restoration of significant buildings this will help protect and potentially enhance the townscape of a place. Where these buildings are architecturally or historically important this is protecting and enhancing the cultural heritage of a place and helping protect community identity. As above, by aiming to retain existing buildings this promotes resource efficiency.

6.16 Policy C15 (Advertisements in Conservation Areas and on Listed Buildings) states:

“Where advertisement consent is necessary, this will not be granted in Conservation Areas or on Listed Buildings for:

- 1. Internal or external illumination of fascia signs or internal illumination of projecting box signs;*
- 2. Signs which use excessively bright or intrusive colour schemes or highly reflective synthetic materials;*
- 3. Excessively large or obtrusive signs; and*
- 4. High level signs, other than hanging signs, above normal fascia level, including blinds and canopies.”*

6.17 By seeking good quality advertisements this has an immediate effect on retail image and therefore on the vitality of town and village centres. It also affects the quality of the townscape and therefore has a knock on effect on the tourist potential of a place.

6.18 Policy C16 (Existing Shopfronts of Architectural Value) states:

“Planning permission will not be granted for development which results in the loss or obliteration of original architectural features of quality in existing shopfronts. Wherever possible, existing shopfronts of high architectural value in Conservation Areas and on Listed Buildings shall be retained and restored complete with all traditional features.”

6.19 This policy seeks to protect existing attractive historic shopfronts and will have a direct effect on the townscape and retail image of a place, and therefore on the vitality of the town and village centres as well as tourism. By protecting existing fabric this policy promotes resource efficiency.

6.20 Policy C17 (New Shopfronts in Conservation Areas) states:

“Planning permission will only be granted for new shopfronts in Conservation Areas, if they preserve or enhance the character or appearance of the area and respect the character, scale, proportion and detailing of the building into which they are to be inserted.”

6.21 This policy seeks to protect the visual amenity of an area by the use of appropriate new shopfronts. This will have an immediate impact on the townscape of an area as

well as the vitality of the town or village centre. This, again, will have an effect on the tourist potential of a place.

6.22 Policy C18 (Use of Traditional Materials in Shopfronts) states:

“In Listed Buildings and other buildings of character in Conservation Areas, planning permission will only be granted for new shopfronts which use traditional materials. Elsewhere in Conservation Areas, the use of such materials will be encouraged and consent for the installation of intrusive alien features will not be granted.”

6.23 By promoting the use of traditional materials over modern artificial materials this has an effect on emissions. Potentially this might prevent energy saving technologies to be incorporated into a shop, but it also avoids the need to produce modern plastics etc, which require a large input of energy in their production. The use of good quality natural materials generally makes for a more attractive shopping environment and is therefore more likely to improve the vitality of town and village centres and make for a more attractive tourist destination.

7. The Difference the Sustainability Appraisal process made

7.1 Most of the objectives of the Character Appraisal were fully compatible with the District Council’s Sustainability Criteria. By carrying out a Sustainability Appraisal it was possible to highlight the one area where a possible negative effect might be had on the sustainability criteria and how to mitigate this effect. This exercise has confirmed that no changes are now required to the substance of this SPD.

7.2 The SA process also highlighted the need to carry out a boundary review as part of the character appraisal, as this would bring potentially wider conservation control over the historic environment of the Conservation Area and increase the benefits this can bring.

Table 1 Which Sustainability Criteria will be affected by the Conservation Area Character Appraisal?

SEA	Criteria	Direct Effect?	Indicator	Research Area	Collection Method	Baseline Data
	Environment					
°	Biodiversity	N				
°	Landscape	Y	<ul style="list-style-type: none"> • Number of trees • Number of significant walls 	Conservation Area	Monitor applications for removal of trees and demolitions of walls	As indicated on maps accompanying CACA
°	Townscape	Y	Not directly measurable	Conservation Area		
°	Cultural Heritage	Y	Numbers of buildings in poor condition	Conservation Area	Use data from the Buildings at Risk Survey	
	Natural Resources					
°	Land and soils	N				
°	Air Quality	N				
°	Traffic and Transport	N				
°	Waste recycling	N				
°	Resource efficiency	Y	Rate of replacement of existing buildings and features	Conservation Area	Monitor applications for demolition and monitor change of features through Buildings at Risk Survey	
°	Emissions	Y	Thermal efficiency of buildings	Conservation Area	No accurate surveys yet carried out	
°	Flooding	N				
	Social Issues					
	Healthy and safe living environment	N				
	Access to services and facilities	N				
	Housing	N				
	Community consultation	N				
	Health	N				
	Crime	N				
	Community identity	Y	Not directly measurable	Conservation Area		
	Economic Issues					
	Reduction of poverty	N				
	Economic growth	N				
	Employment	N				
	Vitality of town and village centres	Y	Not directly measurable	Conservation Area		
	Tourism	Y	Number of visitors where measured	Tourist Information centre or museums where present	Records kept by Tourist Information Centre or museums where present	

Table 2 The impact of various 'to do' options on the sustainability criteria

	Option A – Do Nothing		Option B- Carry out appraisal		Option C – Carry out appraisal and boundary review	
Sustainability Criteria	Effect	Justification	Effect	Justification	Effect	Justification
Environment						
Landscape	Slightly negative	Standard protection; 'ad hoc' planning decisions more likely to fail at appeal stage	Positive	Enhanced protection of trees and green spaces through coordinated planning decisions.	Greater positive	Wider protection of trees and green spaces
Townscape	Slightly negative	Standard protection; 'ad hoc' planning decisions more likely to fail at appeal stage	Positive	Guidance on enhancement of the public realm.	Greater positive	Potentially wider enhancement of the public realm
Cultural Heritage	Slightly negative	Standard protection; 'ad hoc' planning decisions more likely to fail at appeal stage	Positive	Enhanced protection of historic buildings and archaeology through coordinated planning decisions.	Greater positive	Wider protection of historic buildings and archaeology
Natural Resources						
Resource efficiency	Slightly negative	Embodied energy of historic buildings more likely to be lost through 'ad hoc' decisions for demolition.	Positive	Enhanced protection of embodied energy of historic buildings; specifying renewable materials.	Greater positive	Wider protection of embodied energy of historic buildings.
Emissions	No effect	No additional restrictions on the use of energy saving technology	Negative	Greater restrictions on use of energy saving technology.	Greater negative	Potentially restrictions over a wider area.
Social Issues						
Community Identity	No effect	No greater understanding of local architectural history or distinctiveness	Positive	Better understanding of local architectural history and distinctiveness	Greater positive	Appreciation of local architectural history and distinctiveness over a potentially larger area
Economic Issues						
Vitality of town and village centres	Slightly negative	Centres likely to show fall in visual amenity, which will affect retail image, due to 'ad hoc' planning decisions.	Positive	Guidance on visual enhancement of buildings and townscapes likely to improve overall appearance of retail areas	Greater positive	Visual enhancement likely over a larger area
Tourism	Slightly negative	Likely to show fall in visual amenity due to 'ad hoc' planning decisions.	Positive	Better understanding of local architectural history aids promotion of the area; guidance on visual enhancement of buildings and townscape likely to improve overall appearance of the area	Greater positive	Better understanding of local history over a potentially wider area and visual enhancement likely over a larger area.

Table 3 Effects of Local Plan Policies on the Sustainability Criteria

SEA	Sustainability Criteria	Direct Effect of Local Plan Policies										
		C1	C3	C4	C5	C12	C13	C14	C15	C16	C17	C18
	<i>Environment</i>											
°	Landscape		Y	Y	Y							
°	Townscape	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
°	Cultural Heritage		Y	Y				Y				
	Natural Resources											
°	Resource efficiency	Y	Y	Y		Y	Y	Y		Y		
°	Emissions	Y										Y
	Social Issues											
	Community Identity		Y	Y	Y			Y				
	Economic Issues											
	Vitality of town and village centres					Y			Y	Y	Y	Y
	Tourism			Y	Y				Y	Y	Y	Y

Sustainability Appraisal Criteria

Environment

1. Biodiversity

Maintain and enhance biodiversity, flora and fauna. Maintain or increase the number of Sites of Importance to Nature Conservation.

2. Landscape

Maintain and enhance the quality of landscapes and landscape features. Increase public open space.

3. Townscape

Maintain and enhance the quality of townscapes within towns and villages, including conservation areas. Maintain and enhance the public realm and promote quality urban design.

4. Cultural Heritage

Preserve and enhance the historic environment, including the character of Conservation Areas.

Natural Resources

5. Land and Soils

Make the most efficient use of land, increasing the proportion of development on brownfield sites within settlement boundaries. Reduce the number of contaminated land sites. Maintain the quality of good to high quality agricultural land.

6. Air Quality

Reduce the incidence of airborne pollution, particularly close to dwellings.

7. Traffic and Transport

Encourage efficient patterns of movement. Increase the number of people that use public transport, walk or cycle to work and thus reduce the impact of private car journeys and congestion.

8. Waste Recycling

Increase the percentage of household waste recycled.

9. Resource Efficiency

Use resources efficiently and with care – energy, water and other natural resources, as well as buildings.

10. Emissions

Reduce carbon dioxide emissions.

11. Flooding

Reduce the number of developments located on land that is liable to flood or in areas that could lead to flooding elsewhere.

Social Issues

12. Healthy, Safe Living Environments

Increase the proportion of households with access to public open space and improve the satisfaction of people with their neighbourhood as a place to live.

13. Access to Services and Facilities

Maintain or increase the proportion of households with access to public transport, community facilities and services.

14. Housing

Increase the number of affordable housing units. Ensure that the total number of houses available within the District meets local housing demand.

15. Community Consultation

Sustain appropriate community consultation and participation in the preparation of plans.

16. Health

Improve health and encourage healthy lifestyles.

17. Crime

Reduce crime, the fear of crime and anti-social behaviour

18. Community Identity

Encourage community identity

Economic Issues

19. Reduction of Poverty

Reduce poverty and social exclusion.

20. Economic Growth

Encourage sustained economic growth. Maintain or increase the number of enterprises. Maintain or increase economic stability by maintaining the diversity in turnover size of enterprises.

21. Employment

Reduce Employment Deprivation. Increase the number of jobs and the diversity of enterprise sizes. Increase the number of employment areas that have access to public transport and are located within settlement boundaries.

22. Vitality of town and village centres

Maintain and enhance the vitality of town and village centres ensuring new development provides a sustainable mix of uses and enhances the image of these areas.

23. Tourism

Maintain and increase the number of tourists visiting and spending nights in the District and thus encourage the development of a sustainable tourism sector.

Appendix A Relevant Local Plan Policies

Policy C1 (Development in Conservation Areas) states:

“Planning permission will not be granted for development which would harm the character or appearance of a Conservation Area. Development should be designed to preserve or enhance the character or appearance of Conservation Areas - in terms of scale, form and massing, and the use of traditional materials.”

Policy C2 (Outline Planning Applications in Conservation Areas) states:

“Outline planning permission will not normally be granted for development within Conservation Areas.”

Policy C3 (Demolition in Conservation Areas) states:

“Where a proposal for development would involve the demolition of an un-Listed building in a Conservation Area, the District Council will have regard to the architectural and historic contribution of the existing building in considering whether the development proposal would preserve or enhance the character or appearance of the Conservation Area.

Conservation Area Consent for the demolition of a building in a Conservation Area will not be granted if the building makes a positive contribution to the character or appearance of the area and could be put to effective use. If a building makes no positive contribution, or is not reasonably capable of effective use, Conservation Area Consent will be granted only if there are acceptable detailed proposals for the redevelopment of the site, or demolition would itself enhance the character or appearance of the Conservation Area.”

Policy C4 (Natural and other Features of Interest in Conservation Areas) states:

“The District Council will seek the retention of open spaces, trees, hedges, walls, fences and other features upon which the character and appearance of a Conservation Area depends. Planning permission will not be granted for development which involves the loss of such features - where they are considered to be important to the character or appearance of the area.”

Policy C5 (Environmental Improvement Schemes) states:

“The District Council will promote and implement environmental improvement schemes in Conservation Areas, such as re-paving, planting or provision of high quality street furniture. Private owners or tenants of land will be encouraged to implement appropriate schemes of hard and soft landscaping using traditional materials.”

Policy C9 (Demolition of Listed Buildings) states:

“Planning permission and/or Listed Building Consent will not normally be granted for development which involves the demolition or partial demolition of Listed Buildings.”

Policy C10 (Alterations, Extensions and Changes of Use to Listed Buildings) states:

“Planning permission and/or Listed Building Consent will not be granted for development which involves internal or external alterations, or extensions to Listed Buildings, or changes of use to such buildings - which would adversely affect their architectural or historic interest.”

Policy C11 (Setting of Listed Buildings) states:

“Planning permission will not be granted for development which adversely affects the setting of Listed Buildings or involves the loss of features which contribute to the setting of such buildings. Planning permission will also not be granted for development within the curtilage of, or adjoining, a Listed Building, where this would threaten the viability of the historic building.”

Policy C12 (Under-utilisation of Historic Buildings) states:

“Planning permission and/or Listed Building Consent will not be granted for development which would result in the under-utilisation of the upper floors of Listed Buildings, and buildings of character, within Conservation Areas - and the under-utilisation of redundant, large volume buildings of character elsewhere.”

Policy C13 (Relaxation of Planning Policy) states:

“In exceptional circumstances, the District Council will accept a relaxation of the relevant planning policies, including car parking standards, to help ensure that significant buildings of character, considered to be at risk, are fully and properly maintained.”

Policy C14 (Retention of Buildings of Character) states:

“The District Council, when granting planning permission for major development proposals, will seek to secure the retention and restoration of significant buildings of character - through the use of legal agreements under Section 106 of the Town and Country Planning Act 1990.”

Policy C15 (Advertisements in Conservation Areas and on Listed Buildings) states:

“Where advertisement consent is necessary, this will not be granted in Conservation Areas or on Listed Buildings for:

- 1. Internal or external illumination of fascia signs or internal illumination of projecting box signs;*
- 2. Signs which use excessively bright or intrusive colour schemes or highly reflective synthetic materials;*
- 3. Excessively large or obtrusive signs; and*
- 4. High level signs, other than hanging signs, above normal fascia level, including blinds and canopies.”*

Policy C16 (Existing Shopfronts of Architectural Value) states:

“Planning permission will not be granted for development which results in the loss or obliteration of original architectural features of quality in existing shopfronts. Wherever possible, existing shopfronts of high architectural value in Conservation Areas and on Listed Buildings shall be retained and restored complete with all traditional features.”

Policy C17 (New Shopfronts in Conservation Areas) states:

“Planning permission will only be granted for new shopfronts in Conservation Areas, if they preserve or enhance the character or appearance of the area and respect the character, scale, proportion and detailing of the building into which they are to be inserted.”

Policy C18 (Use of Traditional Materials in Shopfronts) states:

“In Listed Buildings and other buildings of character in Conservation Areas, planning permission will only be granted for new shopfronts which use traditional materials. Elsewhere in Conservation Areas, the use of such materials will be encouraged and consent for the installation of intrusive alien features will not be granted.”

Policy C19 (Access to Upper Floors) states:

“Planning permission will not be granted for new shopfronts which result in the loss of independent access to upper floors.”

Policy C22 (Scheduled Ancient Monuments and Archaeological Sites of Major Local Importance) states:

“Planning permission will not be granted for development which would destroy or detrimentally affect Scheduled Ancient Monuments and their setting. In addition, planning permission will not normally be granted for development which would adversely affect archaeological sites of major local importance.”

Policy C24 (Archaeological Evaluation Elsewhere) states:

“In assessing planning applications elsewhere within the District, the District Council will take account of the effect of development upon sites of known archaeological interest. Where such proposals are likely to disturb/destroy important sites, the District Council will normally request an archaeological evaluation prior to determining the application.”

Policy C25 (Archaeological Record) states:

“Where damage to suspected archaeological deposits by development is felt justifiable in light of the benefits brought about by a particular proposal, planning permission will be granted only where satisfactory provision for an archaeological record has been made, involving (where appropriate) funding, time and access for excavation and/or salvage, recording, publication, treatment and custody of finds. This will be secured by means of a voluntary agreement or through the imposition of a negative planning condition.”

Policy NE8 (Mature Landscape Areas) states:

“Development which would have an adverse effect on the visual or nature conservation importance of a Mature Landscape Area will be permitted only where it can be shown that there are reasons for the proposal that clearly outweigh the need to safeguard the area’s intrinsic value. Where development is permitted, proposals should minimise the harm to the area. The District Council will make use of planning conditions or negotiate planning obligations in order to secure appropriate conservation measures.”

Policy FS7 (Main Open Areas) states:

“Planning permission will not be granted for built development in the Main Open Areas, defined on the Proposals Map.”