

# Winthorpe Conservation Area Appraisal

## January 2007



NEWARK &  
SHERWOOD  
DISTRICT COUNCIL

## Document Passport

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<b>Title:</b>	Newark and Sherwood District Council; Winthorpe Conservation Area Appraisal
<b>Summary:</b>	This document sets out in draft the Council's appraisal of the character and appearance of the conservation area of Winthorpe
<b>Please note:</b>	<b>This document is available in alternative formats on request</b>

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### Consultation Summary:

Consultation period: 5<sup>th</sup> February – 19<sup>th</sup> March 2007

Copies are deposited at Kelham hall (open between 8.30am and 5.15pm Monday to Thursday and until 4.45pm on Friday) and on the Council's web site, [www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)

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### After the consultation

Once the round of consultations is complete on the Draft Conservation Area Appraisal the District Council will consider the responses it has received and then prepare a document for approval by Cabinet.

**Estimated Date of Final Adoption:** May 2007

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# WINTHORPE CONSERVATION AREA APPRAISAL

## 1. Status of the Appraisal

- 1.1 This document is an assessment of the special interest, character and appearance of Winthorpe Conservation Area.
- 1.2 This report, following consultation, is to be adopted by the District Council.
- 1.3 It is hoped that the document will improve the understanding of the history and context of Winthorpe, generate an awareness of what is special about Winthorpe and provide residents with an idea of what it is in the conservation area that should be conserved.
- 1.4 The Appraisal 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.

## 2. Introduction

- 2.1 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.
- 2.2 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 properties, 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.
- 2.3 This conservation area assessment seeks to highlight these qualities in Winthorpe as a framework against which decisions about future development can be made.

## 3. Planning Policy Framework

- 3.1 This report relates to several policies in the Newark and Sherwood District Council Local Plan (Adopted March 1999), which are given in Appendix A.
- 3.2 When considering development please note that several policies may also be relevant. A full list of all the policies are available in the Local Plan, which can be



viewed at Kelham Hall or on our web site from <http://www.newark-sherwooddc.gov.uk/>

- 3.3 There are a few other designations in the Local Plan relating to Winthorpe that merit mention here. Winthorpe has a village envelope, which follows the edge of the existing building line of the village. Beyond this the land is classed as Open Countryside under Policy NE1, whereby planning permission will not be granted here for development, with six exceptions.
- 3.4 A swathe of open land to the east of Winthorpe is identified as an Open Break Between Settlements (Policy FS2) which means that Planning Permission will not be granted for development in the break identified here between Newark and Winthorpe.
- 3.5 Land to the west of the village has been designated as a Mature Landscape Area (Policy NE8), which seeks to protect the visual or nature conservation importance of the designated area.
- 3.6 Adopted as Supplementary Planning Guidance to the Local Plan is guidance on 'Shopfronts and Advertisements', June 1995, which is relevant to anyone considering advertisements in the village.
- 3.7 Adopted as a Supplementary Planning Document is the Council's guide on 'Conversion of Traditional Rural Buildings', October 2005, which covers a range of building types, what is significant about them and how best to approach their conversion.
- 3.8 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, February 2006). The structure and content of the appraisal is based on the 'checklist' contained in this non-statutory advice note.

**Guidance on the management of conservation areas** (draft) (English Heritage, February 2006)

### 3.9 Statutory Designations

#### *Conservation Areas*

3.10 Conservation areas were introduced in 1967 but the current legislation relating to them is the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Conservation areas are designated by local planning authorities as part of their statutory responsibilities following consultation with local communities.

3.11 Designation brings certain responsibilities for 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.

3.12 There is also a range of certain planning controls that relate specifically to development in conservation areas:

- Permitted development rights are more restrictive in conservation areas.
- 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 of their intentions to the District Council.
- New development should be designed to respect and enhance its surroundings and complement the character of the area.

3.13 The existing boundary of Winthorpe is marked on map 1. Some changes are proposed to the boundary, which are identified on map 2. An explanation of these proposed changes is given in section 10.

#### *Listed Buildings*

3.14 A listed building is one recognised as being of special architectural or historic interest. Listing is made at three levels of importance - Grade I, Grade II\* and Grade II. Listed Building Consent is required before any alterations, extensions or demolitions are made to a listed building which might affect its character.

3.15 In Winthorpe Conservation Area there is one Grade II\* building and 15 Grade II buildings, as listed below:

<b>STREET</b>	<b>BUILDING ADDRESS</b>	<b>Grade</b>
HOLME LANE	VILLAGE CROSS	II
HOLME LANE	THE OLD RECTORY FARMHOUSE	II

STREET	BUILDING ADDRESS	Grade
GAINSBOROUGH RD	CONSERVATORY AT THE GROVE	II
GAINSBOROUGH RD	WINTHORPE HOUSE	II
GAINSBOROUGH RD	WINTHORPE HALL	II*
GAINSBOROUGH RD	LORD NELSON PUBLIC HOUSE	II
GAINSBOROUGH RD	THE ACADEMY	II
GAINSBOROUGH RD	DIAL HOUSE	II
GAINSBOROUGH RD	THE GROVE	II
GAINSBOROUGH RD	STABLE BLOCK AT WINTHORPE HOUSE	II
GAINSBOROUGH RD	GRANGE COTTAGE	II
GAINSBOROUGH RD	LOWWOOD	II
GAINSBOROUGH RD	GATE PEIRS TO CHURCH OF ALL SAINTS	II
GAINSBOROUGH RD	CHURCH OF ALL SAINTS	II
GAINSBOROUGH RD	PENNYWISE HOUSE	II
GAINSBOROUGH RD	THOMPSON TOMB IN CHURCH OF ALL SAINTS CHURCHYARD	II

- 3.16 All the listed buildings within the conservation area can be seen marked on map 5.
- 3.17 Listed building legislation may also apply to what are called *curtilage* listed buildings, which are normally buildings with a historic association with the main listed building, for example a barn associated with a listed farmhouse.
- 3.18 The listed buildings marked on the maps are only the principal listed buildings as noted on the statutory list and curtilage buildings are not often identified - please be aware of this when using these maps. Please also note that some buildings marked as being buildings of Local Interest could also be curtilage Listed Buildings. Please seek the advice of the Conservation Officer on this matter if there is any doubt.

#### 4. Winthorpe Conservation Area – A Summary of Special Interest

- 4.1 The conservation area is notable for the following reasons:
- Quiet and secluded village in attractive rural setting
  - Civil War archaeology
  - Unusually high number of high status houses, including two country houses and landscaped parkland
  - Legacy of estate cottages
  - Relatively small amount of vernacular architecture, given special significance to that which does survive
  - Medieval church no longer survives, current church is a very distinctive Victorian church, the result of successive rebuilds
- 4.2 Gainsborough Road in Winthorpe was once connected directly through to Newark but this route is now cut off by the current A1. Gainsborough Road now terminates at the underpass at the south of the village. While this has substantially altered the character of this area of the village, it has meant that there is very little through traffic in Winthorpe. This, combined with its attractive

rural setting, makes Winthorpe a quite peaceful village, with an appealing sense of seclusion, which is very much an important part of its character.

- 4.3 Winthorpe is a village of medieval or older origins and is mentioned in Domesday. It is particularly special archaeologically for having had Civil War (1642-1646) defences around the village including two bastions flanking the southwest approach from Newark. These defences are now destroyed but in part traceable.
- 4.4 Despite these early origins the village's current appearance seems to have been principally shaped in the C18 and C19. The village's close proximity to Newark allowed Winthorpe to develop as an attractive commuter settlement for the wealthy businessmen of Georgian, Victorian and Edwardian Newark. As a result Winthorpe is now home to a remarkably large number of high status house, including two country homes with extensive parkland, Winthorpe Hall and Winthorpe House, as well as numerous C18 and C19 villas, principally located along Gainsborough Road, the main road once leading from Newark. The presence of so many large and significant houses is rarely seen in a typical Nottinghamshire rural village. The large portion of the conservation area given over to historic parkland also makes the landscape setting of Winthorpe very special.
- 4.5 The village's close association with The Hall has also left a legacy of estate cottages, built in a distinct style, forming an architecturally interesting and unique building type.
- 4.6 As a consequence Winthorpe is also special for having remarkably little in the way of vernacular architecture, making that which does still survive all the more important. Most of the more humble and vernacular buildings are concentrated around the village cross at Holme Lane and Chapel Lane, making this a distinct character area from the high status polite architecture of Gainsborough Road.
- 4.7 Unlike most English villages the medieval parish church of Winthorpe, which did once exist, has been replaced by a Victorian Church dating to 1886, which is the latest in at least three rebuilds on the site. This has led to the curious situation of a Victorian church pre-dated by several of the gravestones in the churchyard. The church spire can be seen for miles around and forms a distinctive local landmark.
- 4.8 Winthorpe was first designated a conservation area in 1974. An outline of the existing boundary is given on map 1.

## **5. Location and Setting**

### *5.1 Location*

- 5.1.1 Winthorpe is a village situated just north of Newark, now less than a mile from the outer edge of Newark but about 2 miles from the historic centre. The River Fleet runs through the village, partly under ground in places. The River Trent is about ½ mile south west of the west. The village is now bounded to the south by the A1

(which cut off the historic link road into Newark), and by the A46 to the south east.

5.1.2 There is a population of 2050 (2001 Census returns) living in the Parish of Winthorpe.

## 5.2 *Character and Plan form*

5.2.1 Winthorpe is now predominantly a residential village with only one obviously non-residential building, being the Lord Nelson public house. Historically the village had the usual mix of local trades, including a shoemaker, taylor, miller, carpenter and wheelwright, but there is no sign of any significant local industry or manufacturing trade.

5.2.2 In addition there were a few farms, two of the three shown on the OS 1<sup>st</sup> series map (1878-1889) still survive today, being at Glebe Farm (now at Old Rectory Court) and a threshing barn at Hargon Lane. A further set of farm buildings appear to be shown on the lane leading to Lowwood but these have been replaced with modern farm buildings. Lowwood was built in 1787 as the Home Farm to The Hall.

5.2.3 Chapman's map of 1774 shows a layout broadly similar to that shown today, with the village shown around a cross roads created by Gainsborough Road and Holme Lane. At this time Holme Lane continued in a south east direction out towards the Fosse Way (A46). This road survives now in the form of a green path next to the Lord Nelson public house and beyond that is a footpath leading out to the A46. The old road can be traced as it seems to follow the route of the stream here. A church is depicted in this map in broadly the same position as it is today. The grounds of The Hall are clearly visible, stretching out west towards the Trent. The parkland of The Hall is now bisected by the railway line and much reduced in size.

5.2.4 By the 1831 Holme Lane has been reduced in length and no longer connected all the way to the Fosse Way. By this date development had spread north towards Hykenham Lane. A map of this date shows the formation of two possible village greens, one by the junction of Hykenham Lane and Gainsborough Road, and this area still retains a green wedge, the other being the confluence of Gainsborough Road and Holme Lane, encompassing the two village greens still surviving today.

5.2.5 By Sanderson's Map of 1835 the grounds of The Hall had extended south slightly, up to and slightly beyond the current A1. The layout of the historic village as shown here in 1835 is very similar to that of the village today, the main exceptions being the C20 developments north of Hykenham Road and the creation of The Spinney. A windmill is depicted on this map - only fragments now remain at Mill Cottage, north of the village. An enclosure immediately south of the church is shown at this date, which is the site of the walled gardens surviving here today.

5.2.6 The Ordnance Survey First Series (1878-1889) map shows that both the Lord Nelson and the post office were established in their respective uses by this date.

The grounds of Winthorpe House were smaller at this date and did not extend to their current limit until some time between 1878 and 1900.

- 5.2.7 A modern housing development called The Spinney was developed over the site of yet another large house in Winthorpe, known as The Grange. This dates back to at least 1807 and is shown in the County Series map of 1919 as a large residence with 6 glasshouses and a landscaped garden. The Lodge, possibly associated with The Grange or The Hall, still survives on the corner of Gainsborough Road and The Spinney and it is suggested that the conservation area boundary be extended to include this building.
- 5.2.8 The 1919 OS map also shows a sheepwash by the footbridge south of the Lord Nelson and also a smithy, the latter surviving today as a narrow L shaped building next to Apple Tree Cottage on Holme Lane.

### 5.3 *Landscape Setting*

- 5.3.1 Winthorpe lies within the *Terrace Sandlands* Landscape Character area, which is an enclosed and in places well wooded, low lying landscape with a remote rural character.
- 5.3.2 These are intensively farmed, enclosed agricultural landscapes, with a largely remote rural character located on broad river terrace deposits to the east of the River Trent. The pattern of land use and settlement has historically been determined by the physical environment of the terrace with the principal components consisting of intensively managed arable farmlands, small red brick settlements and a variable pattern of woodland cover.
- 5.3.3 One of the distinctive features of the *Terrace Sandlands* is the small rural villages and dispersed pattern of isolated farmsteads. Buildings within the villages are constructed from traditional red brick and pantile materials. The vernacular style is an important component of the region's character, although there has been a degree of modern infill in most settlements.
- 5.3.4 The village of Winthorpe occupies a position on the edge of the area. The mature trees are a special and important feature of the landscape both within the village and in the surrounding fields, creating a strong sense of identity and enclosing the village so that distance views out are restricted. Species include Yew, Beech, Holly, Birch, Oak, Lime, Horse Chestnut, Ash, Maple and Pine.



Mature deciduous trees at the south end of Gainsborough Road

- 5.3.5 The village is surrounded by a small pocket area of pastoral landscape including remnant parklands to the east and west associated with Winthorpe Hall and Winthorpe House.



Historic parkland associated with Winthorpe Hall

- 5.3.6 The Landscape Guidelines for this character area considers that these grasslands are of historic, landscape and nature conservation importance, and should be conserved and, where possible, managed in a traditional manner. Where opportunities arise, consideration should be given to the restoration of former grassland areas to help restore the historic landscape integrity of the parklands.
- 5.3.7 The visual and ecological importance of stream corridors are also an important feature of the *Terrace Sandlands* and the small stream that flows through the village around Holme Lane is typical of this. An essential element of the riparian character of the stream is the presence of trees and shrubs, notably willow, ash and hawthorn. These trees pick out the meandering course of the streams and offer valuable habitats to a range of wildlife. It is important that these should be conserved and managed to retain their interest. The visual prominence and ecological diversity of these features should also be strengthened by encouraging natural regeneration or through new planting.

## 6. Historic developments and archaeology

- 6.1 There have been no known archaeological finds within Winthorpe village before the C17. Ridge and furrow can still be seen in the cricket ground, a remnant from the medieval ploughing system.
- 6.2 The earliest documentary reference to Winthorpe is in Domesday book where the village is referred to as 'Wimunthorpe' and it was at this time in the Manor of Newark, in the ownership of Lady Godiva. The estate was seized by the Crown and in 1215 King John granted the manor and church to the Bishop of Lincoln.
- 6.3 There are various documentary references to Winthorpe from the C12 to the C17, with the place name varying from Winetorp in 1155, Wynethorpe in 1287, Winthorpe in 1316 to Winthrope in 1615. The name is thought to come from the village of a man called 'Wigmund' or 'Vigmund'.

- 6.4 The medieval village cross is documented as having come from the church. The remains of the cross, which may actually be a preaching cross, date to the C14 and are now situated outside the almshouses in the village. The earliest reference appears to be of a small cross near the centre of the village, having apparently been brought from the churchyard. It is thought not to be on its original site when a sketch, showing it as a fragment of shaft on a square plinth and standing over a well marked by a pump in the village green, was made in 1889. The 1891 the then curate-in-chief wrote that the fragment had been removed from the crossroads near his residence to its present site. The remains now comprise a plain square socket with the stump of a shaft, set up on a brick plinth.



Remains of the C14 cross, now on the Common Land at Holme Lane

- 6.5 While the present church dates from 1886 Thoroton's history of 1677 refers to a medieval church. Throsby's 1790 update to Thoroton's history then describes how the present church was 'not long built of brick', the patron being Roger Pocklington who also owned The Hall. This means that there were at least three rebuilds of the church in Winthorpe – the medieval church mentioned in Thoroton, a brick built church not long since built in 1790 and the current brick church, dating to 1886. Fragments of the medieval church are thought to be incorporated into the gardens at Winthorpe House. An article on the consecration of the existing church also says that the church was knocked down during the Civil War and rebuilt on the same site. Excavations carried out in the late C19 for the current church apparently revealed cannon platforms and gunpowder along with skeletons and hundreds of men buried in rows, without coffins. Rubble from the old church was left in the churchyard and apparently prevents part of the churchyard being used for burials.
- 6.6 By 1672 Winthorpe was annexed to Newark. Its proximity to Newark is also no doubt behind its fortification during the Civil War in 1642-1646. The defences at Winthorpe are now destroyed but are in part traceable. The defences enclosed a roughly rectangular area aligned along the Newark to Gainsborough Road but excluding the site of the present church, with two demi-bastions flanking the south west approach from Newark. No earthworks survive but a stream north of the village preserves the outline of the north west side of the defences. It is also interesting to note that the garden terrace in the grounds of The Hall also align with the line of the defences.
- 6.7 In 1790 Throsby describes Winthorpe as a 'pleasant situation' of thirty dwellings, formerly held by the Lord of Newark, the Bishop of Lincoln, and now in the ownership of Roger Pocklington. He describes how the village gives attractive



views towards the church and castle in Newark, with seat of the Earl of Lincoln being visible beyond at Kelham.

- 6.8 Throsby gives an interesting description of Winthorpe Hall as it was in 1790 describing it as distinguished from other abodes of the gentry by the variety of objects that surround it, including a timber temple with a table made from the wrecks of Spanish vessels destroyed in Gibraltar. He describes The Hall as 'lovely, even to the incurious, or inattentive traveller' and goes on to describe the plantations as being laid out 'with a degree of taste' and although 'largely of a modern age' they 'abound in variety'. He praises the improvements undertaken by Mr Pocklington asking 'can a man, possessed of affluence, be occupied in works of a less harmless, or of a more pleasing nature?'
- 6.9 The gardens, which are now over 200 years old, were in the French style with woods to the north and south west to protect from winds. There was a large lawned area with two landscaped copses, leading down to the River Trent.
- 6.10 During World War II the Army owned Winthorpe Hall and the scars of this occupation can apparently be seen by bullet holes in the wall of the Hall. Just after World War II, the Army sold two acres for a private house, presumably this is Ulverscroft, where there are reportedly traces of the original garden and driveway in these later houses here on Gainsborough Road.
- 6.11 The owners of Winthorpe Hall were clearly very important in the village and over a hundred years ago owned the four largest houses in the village along with several other buildings and farms, including Old Rectory Farm. The property portfolio of The Hall when it was put up for auction is impressive and included what were then described as, 'pairs of modern cottages with gabled roofs'. These buildings are seen dotted throughout the village and have a distinct 'estate' style - those on The Drive undoubtedly being these estate cottages. The Hall had an impressive array of associated buildings including stables, coach house, head gardeners house and a hunting lodge. They also employed a large number of staff and the C19 and early C20 trade directories list several people employed as servants at The Hall.
- 6.12 The population of Winthorpe was 228 in 1832 and continued to climb throughout the C19 to 269 in 1864, it then declined back to 227 in 1928. The massive rise in the population of the village to its current figure of over 2000 occurred with the large post-war housing developments around the edge of the historic core.

## **7. CHARACTER AREAS**

- 7.1 Despite its relatively small size Winthorpe has two distinct character areas – the outline of which are shown on map 3 and which for the purpose of this Appraisal have been called the Gainsborough Road and Holme Lane/Chapel Lane character areas.

## **7.2 Gainsborough Road**

- 7.3 Gainsborough Road is the main road leading through the village of Winthorpe and once connected Winthorpe directly to Newark, until the A1 cut this route off in 1964. What is now the end of the village by the A1 underpass was previously the entrance to the village. The Church and The Hall were both designed to be enjoyed from the south approach and this subtlety has now been lost with the radical change in the road network.
- 7.4 This road is characterised primarily by its preponderance of large, high status houses, including several significant properties that can comfortably be described as country houses. The likely reason behind this high number of significant properties has been outlined above and relates to the close proximity of Winthorpe to Newark, making it the C18 and C19 equivalent of the commuter village.
- 7.5 The distinctive character of this area is taken from its use of high status, polite architecture of the C18 and C19, with large houses set back from the road surrounded by gardens. Significant country parks surround both The Hall and Winthorpe House. The large extent of the conservation area given over to historic parkland gives Winthorpe a very special landscape setting and an unusual character.
- 7.6 In addition there are many other C18 and C19 villas along Gainsborough Road. Several of the high status buildings in the Gainsborough Road character area have associated outbuildings, adding stables, coach houses, dairies, glass houses etc to the building stock and giving a variety of building types and architectural features. Of particular note are the numbers of lodges in the village, once marking the entrances to their associated high status houses. In its architecture this area contrasts with the much more domestic scale and vernacular character of Holme Lane/Chapel Lane.
- 7.7 While Gainsborough Road is quite a consistent area there are a few lower status buildings of more vernacular origins. One such building is Wren Cottage at 43 Gainsborough Road, which, while altered, is probably C19 in date. It is built of red brick and pantile with raised gables and a simple plan form, with a rear range stretching off down what was once a remnant medieval boundary strip. There is also a significant farm building on Hargon Lane, which is one of only two surviving farm complexes in the village.
- 7.8 Most of the properties in the Gainsborough Road character area sit facing the road, set back slightly behind a front garden. This creates a significant swathe of greenery lining the main road. Street front enclosure here is given not so much from buildings but from walls, trees and hedges, giving a rather soft and low-density character to the area. This greenery forms an important backdrop to the series of views created by the gentle bends in Gainsborough Road.
- 7.9 Very few buildings in this character area sit right up to the pavement; exceptions include 56 Gainsborough Road and Grange Cottage, also on Gainsborough Road, which sit gable end directly onto the road, the front of the building being at

right angles to the road. This is a layout that reflects the long, thin medieval boundary plots and is normally associated with more humble buildings, as such it is more the exception than the rule here.

- 7.10 The entrance to the conservation area from the north is drawn within the village settlement but broadly separates the historic village core from the C20 sprawl. The two modern houses at Woodstock and The Glebes break the generally good enclosure of Gainsborough R/hd by their absence of strong front boundary, however a hedgerow has been planted at The Glebes, which in time will help seal this leakage in the enclosure.
- 7.11 There is a small green wedge on the south corner of Hargon lane and Gainsborough Road and historic map evidence suggests this may be a remnant village green. This one small area would benefit from less street furniture.



Small green area, possibly a remnant village green, on the corner of Gainsborough Road and Hargon Lane. The area could be improved if there was less street furniture here

- 7.12 Hargon Lane is a narrow road leading out towards the A46 (although no longer a through road), bordered on the south side by a row of trees and bushes. The road is now home to mainly C20 development, the majority of which is outside of the conservation area. The small amount of C20 development within the conservation area here generally has a neutral impact, however the garage extension to number 20 has brought a modern pair of up-and-over garage doors right to the street front, which sits at odds to the overall green character of this lane. Set back from the road on the south is the large and impressive former threshing barn, now converted to residential. Hargon Lane offers glimpsed views out into the landscape park of Winthorpe House. The sound of the traffic on the nearby A46 intrudes on an otherwise peaceful lane.



Converted former threshing barn on Hargon Lane, one of the few surviving former agricultural buildings within Winthorpe

- 7.13 Winthorpe House is one of the more significant country houses within the village. Its appearance is Georgian although it is not marked on Sanderson's map of 1835. It is surrounded by formal gardens with extensive parkland stretching out to

the east of the village towards the modern day A46. This parkland can be enjoyed from the footpath running through the grounds and from views on Hargon Lane.

- 7.14 The focal point of Gainsborough Road and probably of the whole village is the small green area created by the junction of Gainsborough Road and Holme Lane. This is a registered Village Green. The Green itself has been rather over run by modern street furniture and the cluttered appearance could be improved.



The registered Village Green, at the confluence of Holme Lane and Gainsborough Road, forms the focal point of the village. It could be improved if there was less street furniture here.

- 7.15 Dial House sits on this junction and is quite a distinctive building, with its projecting central gable with sundial and triple blind arches below. The brickwork clearly shows that this building has been raised a storey in the early C20. The perimeter of the grounds is bounded by trees and hedges, giving an important wedge of greenery to this area. Dial House was originally a school in the earlier part of the C19.



Dial House, on the corner of Gainsborough Road and Holme Lane, is one of the more distinctive buildings in the conservation area, with its projecting central pediment, sun dial and triple arches below, as well as the change in brickwork indicating that the building has been raised at some point.

- 7.16 Curving away from this focal point are the boundary walls of Roslyn, The Laurels and Dolls Cottage, which are attractive Victorian and Edwardian villas. Between Dolls Cottage and The Laurels is the driveway up to The Academy where a very pleasing Wellingtonia tree terminates the view. The Academy was previously the Dower House to Winthorpe Hall and in the early C19 a private school was run from the building, giving rise to its name.

- 7.17 The Lord Nelson public house, while a quite large building, has a slightly more vernacular feel than many of the buildings on Gainsborough Road. It dates from the C17 and has a steeply pitched roof and unusual rounded bay at the front,

housing the staircase. While the front of the building displays the typical six over six Georgian sashes the rear has Yorkshire sliding horizontal sashes, typical of more humble buildings. With its prominent location, white washed façade and distinctive shape The Lord Nelson is a local landmark building.

- 7.18 Next to the Lord Nelson a footpath leads out into the parkland of Winthorpe House and forms an attractive green lane along side the stream, before traversing the stream and becoming a footpath. The abundance of pipes and vents associated with the Lord Nelson here detracts from the quality of this area. The footbridge over the stream was the site of an old sheep wash and the modern footbridge can be seen to be built on a much older brick footing. This route is the remnant of a road seen marked here in a map of 1774. The green lane up to the footpath is registered Common Land. The footpath opens up into attractive parkland with carefully placed trees. Unfortunately this setting is now against a backdrop of the A46 and the Mastercare building.



The green path leading out along the side of the Lord Nelson public house into the parkland to the rear of Winthorpe House is the line of former road and lead past a former sheep wash. The abundance of pipes and vents associated with the Lord Nelson here detracts from the quality of this area.

- 7.19 The village hall on Gainsborough Road is an attractive building with an interesting history - having actually started life as the chapel in Brough in 1874 it was brought to the village of Winthorpe in 1885. The hall was used as a Sunday School, library and meeting place.



The village hall on Gainsborough Road, which was originally the Chapel at Brough but was brought to Winthorpe in 1885.

- 7.20 The Hall is the primary country house in Winthorpe and dates to c1760. It was built initially for Dr Robert Taylor of Newark but was completed for Roger Pocklington, a wealthy Newark banker. It is thought that the Hall is built to the designs of architect John Carr of York, who also designed Newark Town Hall. Winthorpe Hall is of a typical Georgian design, using Classical style architecture, as seen in the use of the *piano nobile* (see also paragraph 8.18) and projecting pedimented gable. The Hall has formal gardens surrounding the house and



stretching out to the west is extensive parkland, with swathes of grass and carefully placed specimen trees. These grounds were historically much more extensive than they are now, originally stretching right down to the River Trent.

- 7.21 Associated with The Hall are several outbuildings, including Stable Cottage and the old Dairy. In the garden of Stable Cottage are several free-standing red brick arches, reputedly remains of the old stables. The Dairy has a rather vernacular appearance, being single storey, of a simple plan form with simple fenestration. There is interesting decorative detail, however, incorporated on the raised gable end.



The Dairy on Gainsborough Road, associated with The Hall, is a simple vernacular building, but distinguished by interesting decorative detail on the gable end

- 7.22 Numbers 84 - 90 Gainsborough Road, whilst modern, follow the general character here of high status houses set back from the road in significant plots. Ulverscroft in particular is an attractive Arts and Crafts style house. What has been successful about this later development is the significant tree belt behind the wall and the overall preservation of the boundary wall fronting Gainsborough Road, which predates the houses behind and is no doubt part of the old boundary around The Hall. Remnants of some sort of ball or finial decoration can be seen on this wall, which are mirrored on the boundary wall on the opposite side of Gainsborough Road.



Boundary wall to 84-90 Gainsborough Road, with an important line of trees behind providing an attractive belt of greenery. The wall previously surrounded The Hall and still retains remnant decorative finials.

- 7.23 Gainsborough Road is also home to the parish church, which is a Victorian building on an older site and some of the tombs and gravestones pre-date the current church. It is also very likely that the blue lias elements to the churchyard

wall pre-date the current church. The spire of this church can be seen from miles around and is a very important and distinctive local landmark, being of red brick and striped with cream ashlar.



Church of all Saints, as seen from the A46. The church is a landmark building, visible from several miles around and distinctive with its red brick and ashlar banded spire.

7.24 The Grove is situated behind the Church and is a significant C18 property, built c1800 by Roger Pocklington for his son. Just south of this is a walled enclosure, known as 'The Gardens' and originally the walled gardens for Winthorpe Hall, dating back to 1768-1771. The walled garden still preserves the brick elements of the old green houses and the walls have been repaired and restored and are now relatively well preserved. Interestingly, the garden walls actually run through the original gardener's cottage (known as The Gardens, at 75 Gainsborough Road). While not being visible from the public realm the walled gardens are historically a very significant space, being an important and often quite rare, survival of the large country estate. Preserving this character will be an important consideration here.

7.25 Lowwood at the very south of the conservation area is an attractive Georgian villa accessed from a narrow lane off Gainsborough Road and was built as the Home Farm for The Hall. A lodge by the same name sits at the entrance to this lane. Surrounding Lowwood are attractive open areas including a former orchard.

7.26 The entrance and exit to the conservation area from the south is by the underpass under the A1. This is an unattractive feature and gives a very abrupt end to the conservation area. Tempering this is a bank of vegetation on the A1 embankment, which provides an important visual screen. The noise of the A1 has a significant impact on the village, being an unwanted intrusion in an otherwise quiet rural setting.

#### 7.28 *Summary*

- The overriding character of the Gainsborough Road character area is one of large houses enjoying large plots and this should be protected. Infill development in the grounds associated with these large houses would harm the character and appearance of this part of the conservation area.
- Architecture here is generally high status and polite, showing typical Classical features popular in the C18 and C19.

- The area is special for having two significant swathes of historic landscaped parkland and this forms an important part of the landscape setting and character of the village.
- The street front is generally enclosed by significant walls, trees and hedges and this overriding green enclosure to Gainsborough Road should be maintained.
- The green at the junction of Holme Lane and Gainsborough Road forms an important focal point in the village and opportunities to enhance this area should be taken. The remnant village green at the junction of Gainsborough Road and Hargon Lane should also be protected.
- The A1 intrudes visually and audibly into the character of the conservation area and opportunities to reduce its impact should be taken.

#### 7.29 **Holme Lane/Chapel Lane**

7.30 In stark contrast to the Gainsborough Road character area this area has a markedly more intimate, informal and domestic feel to it, with smaller properties of a more vernacular style and materials.

7.31 The building on the north side of Chapel Lane, on the corner of Gainsborough Road, is much altered but closer inspection reveals an older brick at ground floor, suggesting it has been raised in height at some point. It has a segmental arched cart entrance and two first floor loading doors. This combined with a slatted, timber ventilation window to the rear suggests a possible former agricultural building or outbuilding. Historic maps show that this building dates back to at least 1889 and that it was associated with number 56 Gainsborough Road.

7.32 Lining Chapel Lane is a row of small cottages, previously charity almshouses erected by Thomas Brewer, a yeoman living in Winthorpe in the C16 and early C17 and one of the village's best known benefactors. The cottages were restored by Nottinghamshire Building Preservation Trust. They are said to date from 1615 and to contain remains of timber framed construction. They are particularly special as they are one of only a few structures in the village built using the local stone, a soft bluey grey stone called blue lias. These cottages form a terrace, sitting directly on the street front and provide good street front enclosure, drawing the eye around the bend in the road.

7.33 A key part of the character of this area is derived from the farm complex at Old Rectory Court. The farm buildings here are of red brick and pantile and are simple structures, contrasting sharply with the ornate polite architecture of Gainsborough Road. Part of this complex sits right up to the street edge on Chapel Lane and curves around with the bend in the road, continuing the strong enclosure on this side of the road. This is one of only two surviving farm complexes in Winthorpe.

7.34 Old Rectory Farmhouse is positioned so as to terminate views north along Chapel Lane, providing an attractive focal point within this character area. This



was never actually the old rectory but got its name as the farmhouse was given to the Rector when the old mud and thatch rectory was cleared by Roger Pocklington.



Views looking north along Chapel Lane show Old Rectory Farmhouse holding a prominent position. Farm buildings at Rectory Court on the right hug the road, giving good enclosure here.

- 7.35 The former Methodist Chapel is located on Chapel Lane, giving the road its name. Built in 1849 only about 2/3 of the building now survives – it originally came out to the street front and a vehicular access has been created through the ground floor.
- 7.36 The road here terminates with a modern housing development, which has a neutral impact on the character and appearance of the conservation area.
- 7.37 Between Holme Lane and Chapel Lane, in front of the almshouses and leading up to Old Rectory Farmhouse, is an attractive area of open land, part of which is registered Common Land. Again, this has a very informal feel, being set on a slope with the stream at the bottom and an attractive cluster of trees around the C14 village cross, which was relocated here some time in the late C19. It is important that this area of land retains its open and informal appearance. The cross itself is in a degrading condition and could benefit from repair and enhancement works.



An attractive green is formed between Chapel Lane and Holme Lane with the Brewer's almshouses beyond

- 7.38 Apple Tree Cottage and Fleet Cottage on Holme Lane also follow the more humble vernacular character of the area, being a simple row of two storey cottages, built of brick and pantile with paned Yorkshire sliders.



Apple Tree Cottage and Fleet Cottage on Holme Lane characterise this character zone with their simple plan form, traditional materials and traditional fenestration

- 7.39 There is a slight change in land levels here with Holme Lane being in a dip and land rising gently either side providing views of staggered rooftops and chimneys up to the buildings at Rectory Court to the east and on The Drive to the west.
- 7.40 Situated on Holme Lane at the junction with The Drive is a possible lodge to The Hall. Also on this junction are two of the quite distinctive estate style houses, one of which has suffered an inappropriate flat roofed extension. The boundary wall at this property shows remains of the same ball finial also seen on the boundary wall of The Hall.
- 7.41 The Drive is a narrow road, curving gently uphill, previously leading to The Hall, but now terminating at the top of the drive with a bank of trees. The road contributes to the informal nature of this area with its track like appearance and grassy verges with hedgerows. Remnants of possibly historic brick pavers are visible below the current road surface.
- 7.42 Home Lane continues as a narrow, curving lane, leading out into open countryside, at one point offering attractive views back towards the spire of All Saints church. The lane has grassy verges, flanked by fields, giving this area a very rural and informal feel. This is reinforced by the small stream and dykes that wind through the area, creating water meadows on the east side and providing a green corridor. Jubilee Walk, the footpath between Holme Lane and the playing fields, follows one of these dykes and leads the walker through attractive areas of open space. The cricket field to the north of this footpath contains ridge and furrow earthworks, remnants of medieval ploughing. At the north end of the conservation area, by the railway track, are a pair of attractive, although altered buildings. One is a further estate building and possibly the hunting lodge for The Hall. The other is a distinctive single storey, yellow brick and slate railway crossing cottage, typical of this type of building.



Holme Lane looking north, showing the informal nature of the road, with its gentle curves and grassy verges, leading off into open countryside

### 7.43 *Summary*

- The intimate and domestic character of the Holme Lane/Chapel Lane area should be preserved. Architecture here tends towards small cottages with vernacular materials and features and a simple plan form.
- The estate cottages associated with The Hall make a particularly special contribution to the character and appearance of the Winthorpe conservation area and any proposals for change need to respect their original appearance.
- The traditional agricultural character of the farm buildings at Old Rectory Court and on Hargon Lane should be preserved.
- The informal grass verges of Holme Lane, Chapel Lane and The Drive are an important part of the character of the area here and should be preserved.
- Watercourses form an attractive green corridor and are an integral part of the conservation area.
- The open land between Holme Lane and Chapel Lane should remain open and informal and its character considered in any works on or surrounding this parcel of land.

## **8. General Character Analysis**

### **8.1 Materials**

8.1.1 The most common walling material in Winthorpe, in common with this area of Nottinghamshire, is brick, being an orangey red soft brick, typical of the C18 and C19 in this area. 68% of buildings surveyed are built of exposed brick<sup>1</sup>. A few additional buildings are rendered or colour washed brick. Some of the historic properties use Flemish bond brickwork, which is traditionally a high status element. At Lowwood a particularly fine example of decorative brickwork is seen in the projecting central section (which was once surmounted by a pediment), which alternates red and cream headers to make an attractive chequer board pattern. This brick bond uses far more bricks than is necessary and is an obvious show of wealth and status. This house also uses a more unusual pale yellowy brick, with red bricks for dressings.

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<sup>1</sup> The survey sample consisted of listed buildings and additional vernacular buildings surveyed under the 'Student Survey' of 1968 – a survey collated by Nottinghamshire County Council. The sample was restricted to the conservation area and covered 21 buildings.



Lowwood was built in 1787 as the Home Farm to The Hall. It is built of a yellowy brick, in contrast to the usual red and combines the two bricks to decorative effect in a Flemish bond chequer pattern on the front gable.

- 8.1.2 Some particularly fine examples of rubbed brickwork can be seen at Winthorpe House around the windows, where the joints of the brick have been rubbed smooth to ensure a close fit and small mortar joints. This is a skilled process and reserved for the more high status buildings.
- 8.1.3 The Hall is unusual with its fine ashlar facade, with rusticated masonry at the ground floor. Ashlar can also be seen used for dressings on several other higher status houses and is used to good effect at Winthorpe House and the parish church.
- 8.1.4 While part of the church boundary wall is of blue lias and remnants of the stone can be also seen at the Brewers almshouses on Chapel Lane the use of this local vernacular building material is very rare.
- 8.1.5 While historically it is very likely that the village had its fair share of timber framed buildings, no visible timber framing can now be seen but it is thought that the almshouses on Chapel Lane contain the remains of timber framed construction.
- 8.1.6 At the time of Enclosure of the village the old rectory (long since demolished for expansion of the grounds of The Hall) is described as being of stone, mud and thatch, which were presumably once quite common buildings materials and very rarely survive.
- 8.1.7 Pantiles are the typical roofing material for this part of Nottinghamshire and can be seen on 33% of the properties surveyed in the village, especially on the more vernacular buildings in the Chapel Lane/Holme Lane character area. Slates are more common, seen on 52% of buildings surveyed. These are seen at the larger, more high status buildings and is testimony to the predominance of polite architecture within the village. Interestingly, Old Rectory Farm is predominantly pantiles but has one row of slates by the eaves. Plain tiles can also be seen on approximately 16% of buildings surveyed and are especially seen on the 'estate' buildings associated with Winthorpe Hall, although a lot of these have now been lost to concrete tiles. Plain tiles can be seen combined with pantiles at the eaves of The Lord Nelson Public House. This is a feature seen in several buildings in the Newark area but the exact reason behind the arrangement is not known.



The roof of the Lord Nelson public house combines pantiles with plain tiles at the eaves. Note also the interesting quarter circle staircase tower, which is an unusual architectural feature

## 8.2 Local architectural styles and features

- 8.2.1 Winthorpe is predominantly a residential village and most dwellings are two storeys and two rooms deep. Just less than a third are over two storeys tall using either dormers or an additional floor.
- 8.2.2 Roof types are either gabled (57% of the properties surveyed) or hipped (43% of the buildings surveyed) roofs.
- 8.2.3 Perhaps the oldest building now surviving in Winthorpe is the row of almshouses on Chapel Lane, which apparently date back to 1615. These have a simple plan form, with a gable pantile roof, and walls composed of a blue lias stone plinth, with brick and render walls above and possible hidden timber framing. These cottages have dormers, which are seen at a few other historic properties but are not generally a common local feature.
- 8.2.4 The simple plan form of these almshouses is replicated at later cottages, seen in the Holme Lane/Chapel Lane character area. These tend to be late C18/ early C19 red brick and pantile cottages. They are usually seen with paned horizontal Yorkshire sliding sashes or simple paned casements and plank doors. While there is little decorative detail on these cottages they often have cogged or dentilated eaves, a feature seen replicated throughout the village.
- 8.2.5 Perhaps the more typical building in the Winthorpe conservation area is the C18 and C19 villa, designed to be fashionable buildings for the wealthy middle classes. These buildings can all be characterised by their use of symmetry and regular fenestration. Most of these buildings have vertical sliding sash windows (55 % of the buildings surveyed), the number of panes altering depending on the age of the building, but the typical Georgian six over six abounds.
- 8.2.6 Porches are quite rare and over 50% of the buildings surveyed had classical doorways, using pediments, fanlights or simple flat doorcases with classical columns. Doorcases at these high status houses often show the typical Classical



composition of plinth, column and capital. Doors at these villas tend to be four or six panelled timber doors and often have intricate tracery fanlights above.

8.2.7 The popularity of classical architecture in the C18 and C19 is seen in Winthorpe in the use of projecting middle bays, sometimes with a pediment above. Rounded arches are also seen in windows or picked out above windows. The distinctive Diocletian windows at The Grove and the Venetian window at The Hall also echo the Classical Style.

8.2.8 Gothick detail is sometimes seen alongside Classical features and can be seen at the gothic tracery windows at the stable block to Winthorpe House and the glass houses at The Grove.



Gothick style glass houses at The Grove use a pointed arched frame with yellow glass at the apex.

8.2.9 Winthorpe is special for having two very large houses, best described as Country Houses, these being The Hall and Winthorpe House. It is thought that The Hall is built to the designs of architect John Carr of York, who also designed Newark Town Hall. Winthorpe Hall is of a typical Georgian design, using Classical style architecture on a grand scale and of particular note is the use of the *piano nobile*. This is a typical Classical feature giving emphasis to the first floor. At The Hall rusticated masonry distinguishes the ground floor from the smooth ashlar above and a double set of stairs wind up to a Venetian door at first floor. A *piano nobile* is also used at The Grove. Winthorpe House has makes use of projecting pedimented gables, pilasters and large rounded windows with delicate glazing bars. These houses are also special for their carefully landscape formal gardens, with terraces and stone ornaments, before giving way to swathes of open parkland.



Winthorpe Hall, the principal house in the village, built in the Classical style using a projecting central pediment and Venetian windows and doors to the second and first floor. The use of the rusticated masonry on the ground floor and steps up to the first floor distinguishes the first floor as the principal floor, known as the *piano nobile*.

8.2.10 Associated with the large high status houses are an interesting range of outbuildings, including stables, coach houses and a former dairy at The Hall. These structures are generally simple vernacular buildings, but the dairy, for example, has additional architectural interest provided in the gable end with its shaped gable, oval windows, and pointed headed opening (now blocked).

8.2.11 An interesting building type seen in Winthorpe is the estate house, built by and used for The Hall. A row of estate cottages can be seen on The Drive, where pairs of cottages are distinguished by their projecting gables with bargeboard and decorative pendant design. Unfortunately these have now been quite altered and their consistency has been eroded. There are also several lodges, positioned at the entrances to the village's large houses and these again were small cottages but with ornate features. Another good example of the estate style is the former Gardeners Cottage on Gainsborough Road, built 1870 and extended in 1881 by building on the other side of the garden wall. This building has a projecting gable but distinguished here by decorative barge boards around the eaves, finials on the ridge and very attractive chimneys with string courses picked out in brick.



The Gardener's Cottage on Gainsborough Road, one of several Estate cottages, seen here with distinctive bargeboards, ridge treatment and decorative chimney stacks.

The old wall of the walled gardens here actually runs through the building and was incorporated into the building when the building was extended in 1881.

8.2.12 Now rare survivals are the village's few former agricultural buildings, seen at Old Rectory Court and the former threshing barn on Hargon Lane. These are simple, vernacular structures designed with functionality in mind. These have now been converted to residential and it is very important to retain their agricultural character by minimising alterations associated with domestic use.

8.2.13 Boundary walls are important architectural feature within the conservation area, providing good enclosure to the street edge. Most walls are brick, sometimes rendered, and generally with either a stone, red brick or blue brick triangular cap stone.

8.2.14 Traditional gutters, where they survive, tend to be cast iron, half round in profile and held in place by rise and fall brackets.

8.2.15 Map 5 show listed buildings and other buildings that make a positive contribution to the character and appearance of the conservation area. An appraisal is not completely comprehensive and omission of any particular building or wall should not be taken to imply that it is of no interest or value.

### **8.3 Contribution made by trees and open spaces**

- 8.3.1 Map 4 marks significant trees and open spaces that contribute positively to the character and appearance of the conservation area. Again, the omission of any particular trees, feature or space should not be taken to imply that it is of no interest. In particular many private gardens have not been highlighted, not because they do not make a positive contribution to the character and appearance of the conservation area, but because these are largely hidden from the public realm and for ease of mapping. Please also see section 7 on the two character areas for a description of important trees and open areas.
- 8.3.2 Trees and open areas play a very important part in the character and appearance of Winthorpe, which as a rural village with a strong countryside setting the retention of trees, hedgerows and green open spaces is an important part of this character. Hedges play a particularly important role in Winthorpe as the boundaries to properties, often in association with a dwarf red brick wall.
- 8.3.3 In particular the built form of Winthorpe is relatively low density with spacing between buildings and several large houses in large gardens and grounds. It is very important to the character of Winthorpe that this green spacing and the landscaped grounds be preserved. As well as providing greenery and a sense of openness within the area, it is a key part of its historic development, indicative of unusually high number of high status houses in the village. Incremental infill would destroy this special character of Winthorpe.
- 8.3.4 There are no formal open spaces in Winthorpe Conservation Area, like a municipal park for example, but there are significant public spaces in the open land between Chapel Lane and Holme Lane and the village green in front of the Lord Nelson.
- 8.3.5 The village green by the Lord Nelson, which is a registered village green, sits in the centre of the village at the junction of two roads and forms a focal point for the village. It is home to an attractive lime tree. This area could be improved by a purge on excessive street furniture.
- 8.3.6 One of the other main public open areas in Winthorpe is the gently sloping piece of land between Chapel Lane and Holme Lane, part of which is Common Land. This has a very informal feel with no hard boundaries. The weeping willow tree by the village cross is a little incongruous here and obscures the cross from view. It is important that this area of land retains its open and informal appearance.
- 8.3.7 Also registered as Common Land is the attractive green lane next to the Lord Nelson. A footpath along this lane leads out into the parkland behind Winthorpe House and was once the route of a road seen marked here in a map of 1774.
- 8.3.8 Another public area of land worth noting is the cricket ground and it is suggested that the boundary of the conservation area be extended to include this area as well as the field next to it. This is an attractive area of open land, recently softened by tree planting and enjoyed from the footpath at Jubilee Walk. Ridge and furrow



earthworks are still visible in the cricket ground, giving this land additional archaeological significance.

- 8.3.9 The small stream that flows through the village forms an attractive green corridor and makes an informal boundary to the road on Holme Lane. The stream creates attractive water meadows either side and it is proposed to include these fields, located to the north east of Holme Lane.
- 8.3.10 Winthorpe is special for having two quite significant historic landscape parks, associated with Winthorpe Hall and Winthorpe House, both with formal gardens around the house and then extensive open parkland with key groups of specimen trees. The historical significance of the parkland is a justification for the proposed extension of the conservation area around The Hall.
- 8.3.11 Several other areas of important open land are suggested for inclusion in the conservation area boundary and a description of these areas and a reason for their suggested inclusion is given in section 10.
- 8.3.12 There are four main areas designated with a Tree Preservation Order (TPO) in Winthorpe. This includes the parkland of The Hall and Winthorpe House, the belt of trees behind Woodleigh, Oakdale, Ulverscroft and Owls Wood and the field on the west of Gainsborough Road right next to the A1 underpass. The extent of the TPOs is indicated on map 4. Please be aware that all trees within conservation areas have a degree of protection and anyone proposing to carry out any works to a tree that is within a conservation area must give at least 6 weeks written notice to the District Council.

#### **8.4 Paving and Street Furniture**

- 8.4.1 Tarmac is used throughout the main roads in the conservation area, which is a robust road surface and has a neutral impact on the character of the area. This has been used with no formal edging on Chapel Lane and Holme Lane and the road here is bounded by a grass verge, which is important in keeping the informality of these roads and relates to the rural backdrop of this area.
- 8.4.2 This is in contrast to Gainsborough Road, which generally has edged pavements, which suits the more formal character of this area. The tarmac on the pavements here has been layered over successive times and now stands proud of the curb level.
- 8.4.3 The Drive and the track leading to Lowwood are narrow gravelly tracks, which helps maintain their status as informal driveways rather than formal roads.
- 8.4.4 Lighting is of a standard form and with its pale grey colour stands out at odds to the dark leafy backdrop.
- 8.4.5 Street furniture is also of general form and is mainly quite inoffensive. However, the village green by the Lord Neldon public house could be de-cluttered and detracts from the simple and green nature of this open space.

## 8.5 Extent of loss, intrusion or damage

8.5.1 Generally the historic building stock of Winthorpe is impressive and quite well preserved. However, there has been erosion of traditional features in non-listed buildings by the replacement traditional details and finishes with inappropriate materials and extensions.

8.5.2 This has been especially true of the estate buildings, which are a key part of Winthorpe's unique character but have been greatly altered, losing the cohesion and uniformity of this type of building. These buildings have been altered by the use of UPVC and modern casements, concrete roof tiles, the removal of the decorative bargeboard and the colour washing of the exposed brick. These buildings are particularly sensitive to extensions that alter the symmetry of pairs of cottages and can soon alter their small cottage plan form.



8 – 9 The Drive, as photographed in 1968.



8 – 9 The Drive today, showing how much the buildings have been altered. Successive extensions have caused the original form of the buildings to lose its symmetry (most notable in the two new gables on the left), the exposed brickwork and stone dressings have been painted over and the window shape and glazing pattern have also been lost.

8.5.3 Even when traditional materials have been used for replacements it is still very important to be accurate with the detailing and there are several examples of poorly detailed replacement timber doors and windows. Please be aware that with a Listed Building, Listed Building Consent is required to replace any windows and doors, even if the owner intends a like for like replacement.

8.5.4 Overall Winthorpe has had a significant amount of C20 development and infill. This has mostly occurred around the outside of the village core leaving the heart of the village quite well preserved. There has been extensive infill between the

historic properties on Gainsborough Road outside the conservation area, which has weakened the quality of this area.

- 8.5.5 Within the village there has been a small C20 development within the walled enclosure of the former walled gardens associated with Winthorpe Hall. While this brought about some much needed repairs and restoration work to the walled gardens it is important that this historically important space retains its original character as a formal, albeit private, open space, which is a key part of the character of the large country estate.
- 8.5.6 While the new build houses and garages at Rectory Court are acceptable in terms of design and materials they do add very domestic features to the immediate setting of the former agricultural buildings here.
- 8.5.7 The main encroachment in the historic core has been Speight Close and The Spinney, a pair of culdesacs on Gainsborough Road between the church and the village green. These were built on the land of a significant historic building called The Grange. As well as the obvious loss of this house the new road layout fails to fit in with the historic grain of the village.
- 8.5.8 Heavy traffic on the A1 and A46 provides a significant audible intrusion into the conservation area, especially at the very south of Gainsborough Road.
- 8.5.9 The construction of the A1 itself has had a considerable impact on the village by essentially reversing the access into the village, cutting off the main historic route through to Newark at the south of the village and diverting traffic to enter the village from the north. The Church and The Hall, for example, were designed to be viewed from the south and this subtlety has now been lost. The A1 underpass itself is an unattractive, modern structure, giving an abrupt end to the conservation area.
- 8.5.10 Another area that could do with enhancement is the green lane leading out next to the Lord Nelson public house. The elevation of the pub here is quite unattractive, with modern windows and a series of vents. A number of pipes also traverse the stream here. The path is then bound by a tall close boarded fence, which does not particularly suit its parkland setting.
- 8.5.11 The village green in front of the Nelson public house would benefit from less intrusive street furniture, as would the green wedge left on the corner of Hargon Lane and Gainsborough Road.

*Buildings in need of repair*

- 8.5.12 There are no listed buildings within Winthorpe that are on the Buildings at Risk register – a national and local register recording the condition of all listed buildings.
- 8.5.13 The only building worth mentioning here the former forge, now a garage, which is showing potentially serious structural cracks near the gable end.

8.5.14 It is appreciated that all historic buildings need to be maintained and repaired from time to time. It is very important to both carry out this essential work and also to do it in the correct way. Misguided repointing in a cement rich mortar, for example, can do more harm than good to historic brickwork. The District Council has produced a booklet called 'How to Repair Historic Buildings' (2001) which offers useful guidance to anyone undertaking repairs to a historic building. Grant opportunities can also help fund and guide repairs. Please contact the District Council Conservation officer to enquire about grants.

## **8.6 Neutral Areas**

8.6.1 While the C20 development of Woodleigh, Oakdale, Ulverscroft, Owls Wood and Stone Rings next to The Hall have encroached on former parkland associated with The Hall care has been taken to preserve the old boundary wall of The Hall and properties do at least fit in with the predominant quality of large high status houses in significant grounds. Overall these properties now have a neutral impact on the character and appearance of the conservation area.

8.6.2 The odd infill property within the historic core generally has a neutral impact and sticks to the overall grain of the village.

## **8.7 Problems, pressures and capacity for change**

8.7.1 Common to most conservation areas is the cumulative effect of small but significant alterations to the architectural features of historic, but non-listed, properties. The prime example being the exchange of traditional timber windows for UPVC replacements and in Winthorpe specifically there has been a problem with alteration of the former estate buildings. Alterations like this can be very damaging to the character and appearance of the conservation area. It is possible to bring such alterations under planning control by the implementation of an Article 4 Direction, which would require an application for planning permission for alterations which otherwise fall outside of planning control, like altering windows and doors, cladding, changing roof covering etc.

8.7.2 Winthorpe is characterised by large houses in large plots and there are extensive swathes of open land, not just the two large parklands but the large gardens associated with several of these significant houses. This can present a significant pressure for new housing developments, infill plots and backland development. However, it is a fundamental part of the character of the village that these large plots be retained as they provide part of the greenery of the village and is a significant part of the 'grain' of the village and testimony to its high status character.

8.7.3 There is little capacity for significant change in Winthorpe with limited availability of sites for new development within the conservation area. In considering any new development it will be essential to respect the character of the area, with regard to plan form, materials, details, scale, form and massing and it is hoped that this document will provide the necessary guidance to steer any planning proposals.

## **9. Community Involvement**

- 9.1 Conservation areas are designated by local planning authorities as part of their statutory responsibilities, following consultation with local communities. An Appraisal is written to make an assessment of the special interest, character and appearance of the conservation area. There is a statutory consultation period of not less than four weeks, during which time anyone can submit representation on the contents of the Appraisal. The Council advertises the existence of a draft Appraisal in the local press and copies are available in local libraries, on the web site and for reference at Kelham Hall. All comments received within the consultation period will be considered and the Appraisal altered in accordance with the comments received.
- 9.2 In the case of Winthorpe the Council also consulted at an early stage with the Parish Council regarding the proposed revisions to the boundary of the Conservation Area.

## **10. Alterations to the boundary of the Conservation Area**

- 10.1 A number of additions to the boundary of the conservation area are being suggested.
- 10.2 One of the main areas suggested for inclusion is the land around Winthorpe Hall, between the A1 to the south west, the railway line to the north west and Holme Lane to the north east. This includes the historic extent of the parkland of The Hall, which still includes some specimen parkland trees. It also includes an estate building next to the railway line, which is possibly the old hunting lodge for The Hall. Next to this is an attractive Victorian railway crossing cottage which merits inclusion.
- 10.3 This proposed extension also includes the C20 building off Gainsborough Road in the south of the village and while these themselves generally have a neutral impact on the character and appearance of the conservation area it is important to include the front boundary wall, which historically bounded The Hall. The trees behind also form a significant green belt along this road. To the rear of these buildings is an additional significant grouping of trees.
- 10.4 Additional open land either side of Holme Lane has also been suggested for inclusion in the conservation area. This includes the field to the rear of Holme field, which is an attractive area of open land bounded by the river. The river weaves through some fields to the north of Holme Lane, forming lush water meadows. These fields can also be enjoyed from the footpath at Jubilee Walk. This path also leads past the cricket pitch and adjoining field, which are attractive areas of open land with significant trees in their boundary. The cricket pitch also has ridge and furrow earthworks giving additional archaeological significance
- 10.5 All piece of land containing The Lodge, a building on the corner of The Spinney and Gainsborough Road is also being suggested for inclusion. It is possible that

this building, which is Victorian in age, was associated with The Grange (now demolished) or perhaps The Hall.

- 10.6 A small extension is also proposed on the lane leading out to Lowwood, this includes two pieces of land, one is a former orchard and the other is an attractive agricultural field with groups of oak trees.
- 10.7 Map 2 shows the proposed boundary of the Winthorpe Conservation Area.

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## 12. **Contact details**

For any queries about this document or conservation areas generally please contact:

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Newark and Sherwood District Council  
Kelham Hall  
Newark  
Nottinghamshire  
NG23 5QX

Or email [planning@nsdc.info](mailto:planning@nsdc.info)

## 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 FS2 (Open Breaks between Newark and Farndon, Winthorpe and Coddington) states:*

- 1. Newark and Farndon;*
- 2. Newark and Winthorpe;*
- 3. Newark and Coddington; and*
- 4. Balderton and the new community on the former hospital site.”*

## **Appendix B Management Strategy**

As well as defining the character of the conservation area and what makes it special, it is important to develop proposals for the future management of the conservation area. The Management Strategy will be updated and reviewed on an approximately 5-year basis.

There are several mechanisms through which the Council can manage the future of the conservation area:

1. Application of policy
  2. Design guides
  3. Guidance leaflets
  4. Design briefs
  5. Application of an Article 4 Direction
  6. Monitoring change
  7. Monitoring the condition of the historic buildings and developing a strategy for repair
  8. Enforcement proceedings
  9. Proposed enhancement schemes
  10. Proposals for economic development and regeneration (including grants)
- 1. Conservation Area Character Appraisals and the application of policy guidance**
- 1.1 There are several Local Plan policies already in place that deal with the issue of historic buildings and conservation areas specifically - these are given in Appendix A. Once adopted the Conservation Area Character Appraisal will be a material consideration in any planning decision. It is anticipated that the Conservation Area Character Appraisal will help inform and therefore strengthen decisions made in line with these policies, which will be one of the most direct and effective means of managing the conservation area long term.
  - 1.2 Policy C1 of the Local Plan, for example, states that planning permission for development will not be granted for development that would harm the character and appearance of the conservation area. However, it follows that, without a detailed appraisal of the character and appearance of a conservation, decisions made in line with policy C1 are more likely to be ill-informed and made on an ad hoc basis. The

Appraisal, therefore, can help guide development by defining the plan form of the area, the typical scale, form, massing and materials of buildings, traditional detailing, important views, significant trees etc – all elements that must be considered when looking at any development proposal.

- 1.3 The Conservation Area Character Appraisal can also be used to inform other decisions made in line with Local Plan conservation policies, for example with regard to demolition within conservation areas and decisions that effect natural features. By defining and identifying significant buildings and areas of open space, trees etc the Conservation Area Character Appraisal provides a good base line of information for informed and justifiable decisions.
- 1.4 It is anticipated that the information provided in the Conservation Area appraisal advises and informs not only those making the planning decision but also anyone considering development within a conservation area and can feed into Design and Access Statements.

## **2. Design Guides**

- 2.1 The District Council currently has Supplementary Planning Documents on *Extensions to Dwellings* and *Conversion of Traditional Rural Buildings*. Already adopted as Supplementary Planning Guidance is *Shopfronts and Advertisements - Design and Policy*.
- 2.2 All these design guides may be relevant to anyone thinking of undertaking development within conservation areas. It is hoped that these documents can help guide development and help make informed planning decisions and in this way they contribute directly to the positive management of conservation areas.
- 2.3 If you would like a copy of any of these design guides please contact the Conservation Officer.

## **3. Guidance Leaflets**

- 3.1 The District Council produces several leaflets for the public that are relevant with regards to conservation areas:
  - *How to Repair Historic Buildings (2001)*
  - *Tree Surgeons & Arboriculturists/Woodland & Forestry Contractors/Advisory Services (2004)*
  - *Living in a Conservation Area*
  - *Listed Buildings – A Guide for Owners and Occupiers*
- 3.2 It is hoped these leaflets will inform the public about relevant planning constraints (and so avoid unauthorised works) and advise on what kind of development would be appropriate within conservation areas. Through the advice on repairs to historic buildings is hoped that

carrying out repairs to historic buildings will be encouraged and that ill-advised, and often damaging, repairs can be avoided.

- 3.3 If you would like a copy of any of these leaflets please contact the Conservation Officer.

#### **4. Design Briefs**

- 4.1 It is intended that the Conservation Area Character Appraisal will identify any sites that would benefit from a design brief. This might be a gap site, buildings under pressure for demolition and re-development, or perhaps areas that have a neutral impact on the conservation area where there is pressure for redevelopment. The definition and characterisation of the conservation area can be expanded to form a detailed design brief to help promote an appropriate form of development on the site.

- 4.2 There are currently no such gap sites or potential development sites in Winthorpe that would merit a Design Brief.

#### **5. Application of an Article 4 Direction**

- 5.1 Common to most conservation areas is the damaging cumulative effect of small but significant alterations to the architectural features of historic, but non-listed, properties. The prime example being the exchange of traditional timber windows for UPVC replacements.

- 5.2 A small survey has been carried out as part of this Appraisal whereby a survey of 13 buildings in the Winthorpe Conservation Area were recorded in 1968 and then again 2006. Several of these buildings were Listed buildings, which, by virtue of their statutory protection, were still well preserved in the 2006 survey. However, the unlisted buildings, principally the estate cottages, had in some cases been altered almost beyond recognition by white washing of brick walls, removal of the distinctive decorative bargeboards, alteration to windows and extensions. This survey, while very limited, does highlight how vulnerable the non-listed building stock is and how this can easily erode part of the special and unique character of Winthorpe Conservation Area.

- 5.3 Alterations like this can be very harmful to the character and appearance of the conservation area. It is possible to bring such alterations under planning control by the implementation of an Article 4 Direction, which would require an application for planning permission for alterations which otherwise fall outside normal planning control, like altering windows and doors, cladding, changing roof covering etc.

- 5.4 An Article 4 Direction can have a big impact on helping preserve the character and appearance of a conservation area through the additional protection it provides for traditional architectural features.



- 5.5 The implementation of an Article 4 Direction requires a detailed survey of the area, a strong justification for proposing the Direction and local support. There are, therefore, significant resource implications in the implementation of an Article 4 Direction and while often desirable it is not often practicable.
- 5.6 Winthorpe is a Conservation Area where it is worth carrying out the initial survey to see whether an Article 4 Direction can be justified. Resources implications prevent a timetable for this being produced at present but it is important to identify this as a priority should the resources become available.

## **6. Monitoring Change**

- 6.1 Monitoring change, both positive and negative, is very important in the long-term management of a conservation area. It can help highlight problems that can be best tackled with an Article 4 Direction (see above) or show how effective Policies have been, for example. By monitoring change it can assist in identifying where more resources are required and in modifying priorities.
- 6.2 A conservation area is thoroughly surveyed and described when an appraisal is carried out. Local Authorities are then supposed to review conservation areas from time to time and update appraisals. The District Council does not currently have a timetable for reviewing existing conservation area appraisals, as the priority is to carry out appraisals in conservation areas currently lacking them. In time, however, resources will become available to review existing appraisals, allowing detailed monitoring of change.
- 6.3 Through the Buildings at Risk Survey (see below) a survey is undertaken approximately every 5 to 10 years of every Listed building, and some unlisted buildings, within the County. This is designed to monitor the condition of the buildings (see below) but may also record any alteration to traditional features, which can be useful in seeking an Article 4 Direction (see above). The survey is usually accompanied by a photographic record, which when compared with earlier photographs provides a very useful way of monitoring change in Listed, and some unlisted, buildings in conservation areas.

## **7. Monitoring the condition of the historic buildings and developing a strategy for repair**

- 7.1 A countywide survey is carried out approximately every 5 to 10 years of the condition of every Listed, and some unlisted, buildings. This identifies buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as 'Buildings at Risk'. While this survey is largely limited to Listed buildings, this does provide a very good means of

monitoring the condition of a significant proportion of the historic buildings within conservation areas.

- 7.2 A 'Buildings at Risk Register' for the whole County has been produced, giving the result of survey work completed in 2004. This can be compared to previous survey results to monitor change and can be used to identify problem areas or problem building types, for example, and to therefore help target resources. These resources may be in the form of grant aid or can also be the serving of a notice by the Local Authority on the owner, to bring about works to a building to either repair it or make it wind and water tight.
- 7.3 Correct at the time of publishing there are no Listed buildings 'at risk' in Winthorpe. There are, however, three structures classed as vulnerable, which includes two monuments – a chest tomb in the churchyard and the village cross. A scheme is currently under discussion to help stabilise the cross. Structures that cannot be occupied rarely receive the same level of maintenance as an occupiable structure and their slow deterioration is more likely to go un-noticed. Some of these structures may also require a more specialist level of conservation and repair.

## **8. Enforcement Proceedings**

- 8.1 The quality of both the built environment and surrounding spaces within a conservation area can be cumulatively harmed by unauthorised works and breaches of planning control.
- 8.2 An obvious example of this sort of damage is unauthorised works to Listed buildings. A Listed building is a building of special architectural or historic interest and it has Listed status to protect this interest. Listed Building Consent is required for any works of alteration to a Listed building and it is a criminal offence to carry out unauthorised works to Listed buildings. It can be very damaging when misguided and authorised alterations are carried out to a Listed building, like the removal of traditional timber windows and doors and their replacement with UPVC or poor modern imitations, for example. If unauthorised works to Listed buildings are not pursued it cumulatively damages the building stock of conservation areas.
- 8.3 It is not only alterations to Listed building that can damage the character and appearance of conservation areas - the unauthorised demolition of buildings, or unauthorised works to unlisted buildings, through for example the use of non-approved modern materials, can all erode the special character of a conservation area.
- 8.4 It is, therefore, important that the District Council follows up breaches of planning law within conservation areas, as this can help preserve the quality of the environment.

- 8.5 The survey process that goes into producing a Conservation Area Character Appraisal may highlight breaches in planning law and anyone can confidentially report a suspected breach. The District Council regularly follows up reports of unauthorised work and may take enforcement action. Breaches of Listed building law and other issues in conservation areas are regularly reviewed and prioritised across the District.
- 8.6 There is currently one known breach of Listed Building Consent and Advertisement Consent in Winthorpe Conservation Area (being the Lord Nelson Public House) and this is being actively pursued by the District Council.

## **9. Proposed enhancement schemes**

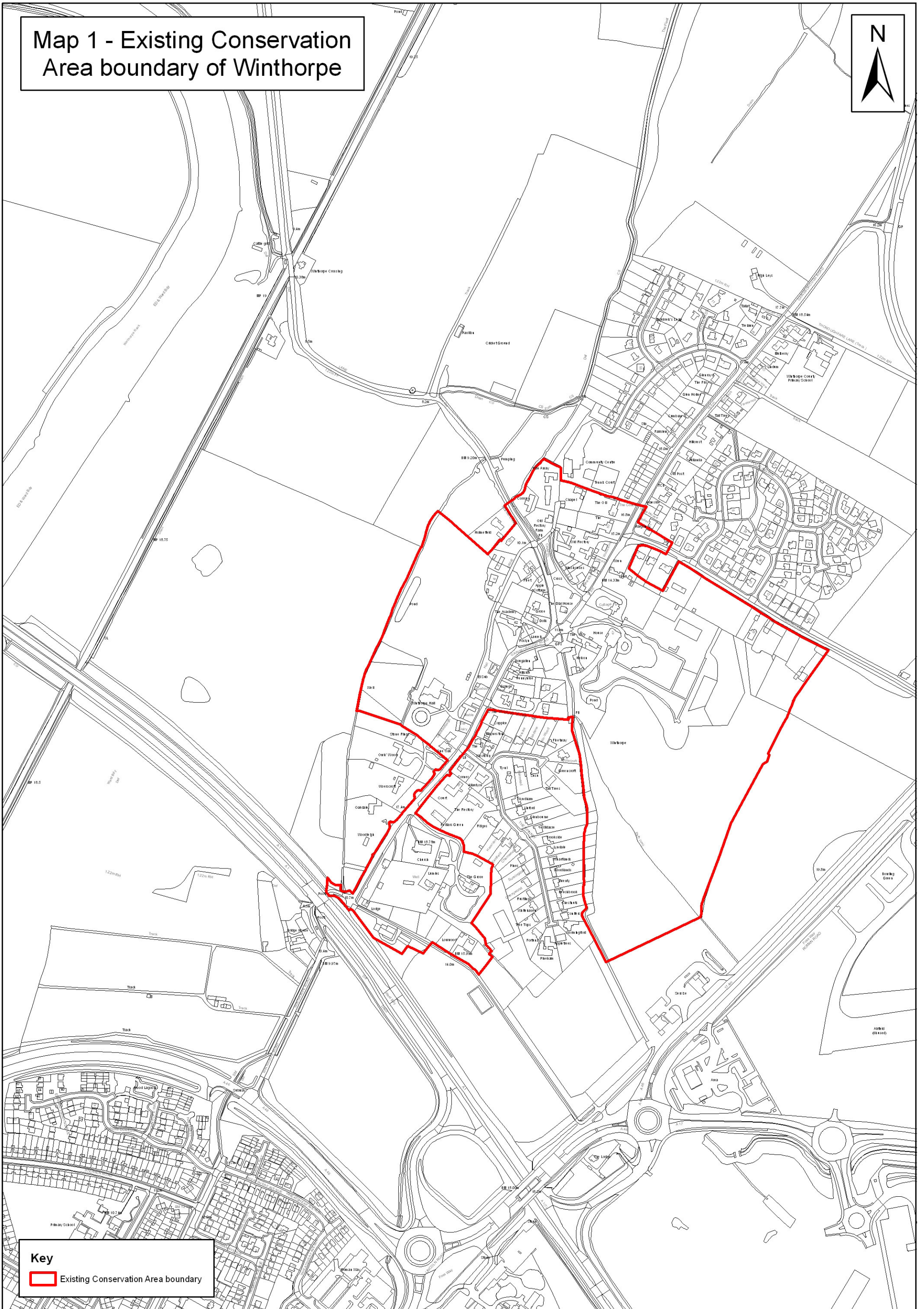
- 9.1 Policy C5 of the Local Plan states that the District Council will promote and implement environmental improvement schemes in conservation areas. The benefit of a Conservation Area Character Appraisal is that it can firstly highlight where such schemes would be beneficial and secondly guide the nature of the works to ensure they are appropriate.
- 9.2 There are no planned enhancement schemes for Winthorpe at the moment. If the opportunity arises then funds can be targeted on improvements to street furniture and scheme specifically targeting estate buildings, which would both benefit the Conservation Area of Winthorpe. If any funds become available reference will be made to the Appraisal in developing priorities and an appropriate approach.

## **10. Proposals for economic development and regeneration (grants)**

- 10.1 The District Council has managed various conservation grant schemes in the recent past and these often target buildings within conservation areas. The Appraisal can be used to help identify a list of properties that would benefit from repair, reinstatement of traditional features, or improvements required to bring the building back into use, for example.
- 10.2 At the moment there is one conservation grant scheme running in the District that can be used to help regenerate conservation areas. The grant can be used towards the cost of repairs and improving the appearance of buildings by reinstating traditional features where these have been lost. A variety of buildings are eligible, they do not have to be listed, but they do need to be historic buildings of architectural or historic merit (and for residential properties these must be within the conservation area). For more information please contact the Conservation Officer.



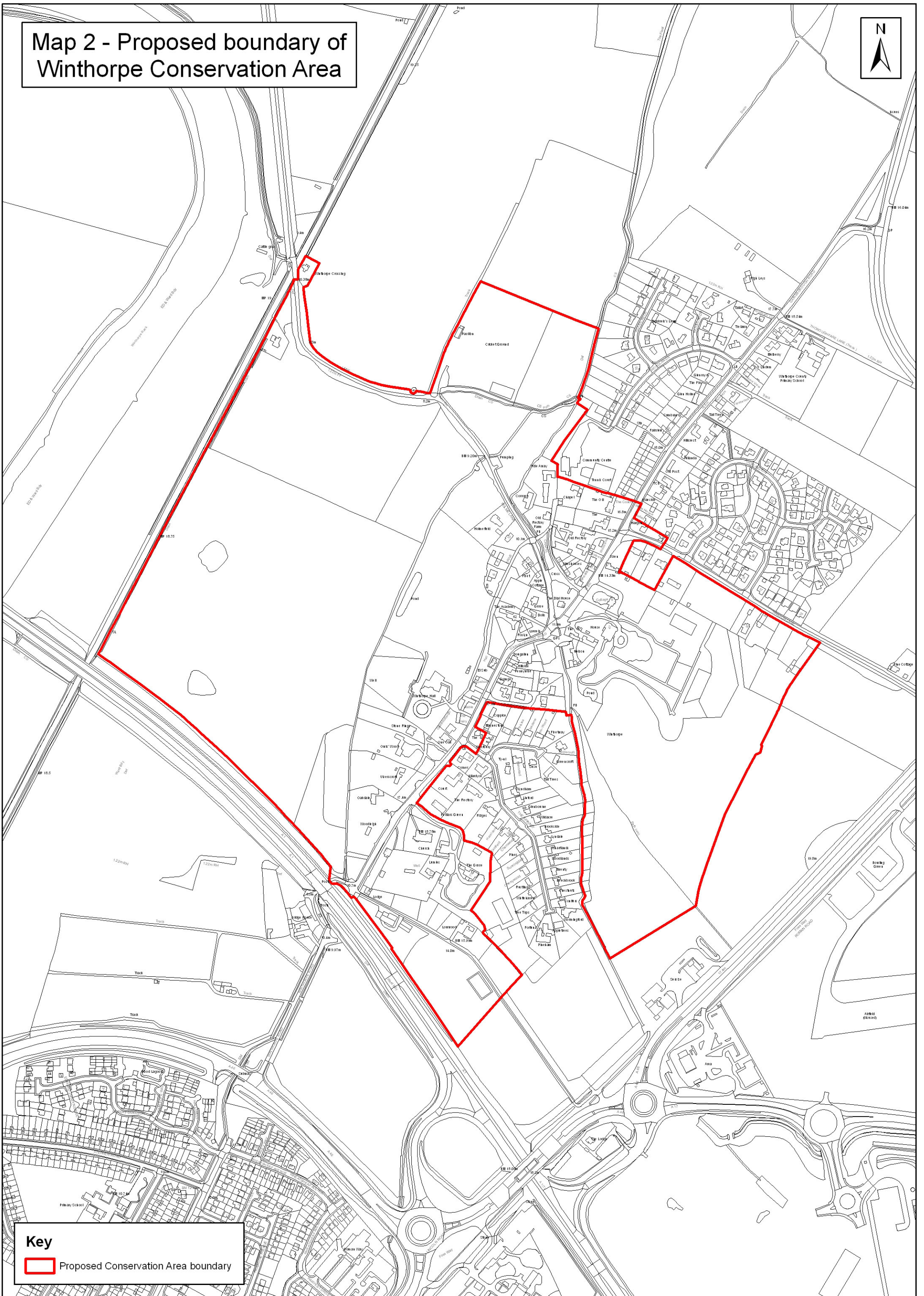
# Map 1 - Existing Conservation Area boundary of Winthorpe



**Key**  
Existing Conservation Area boundary



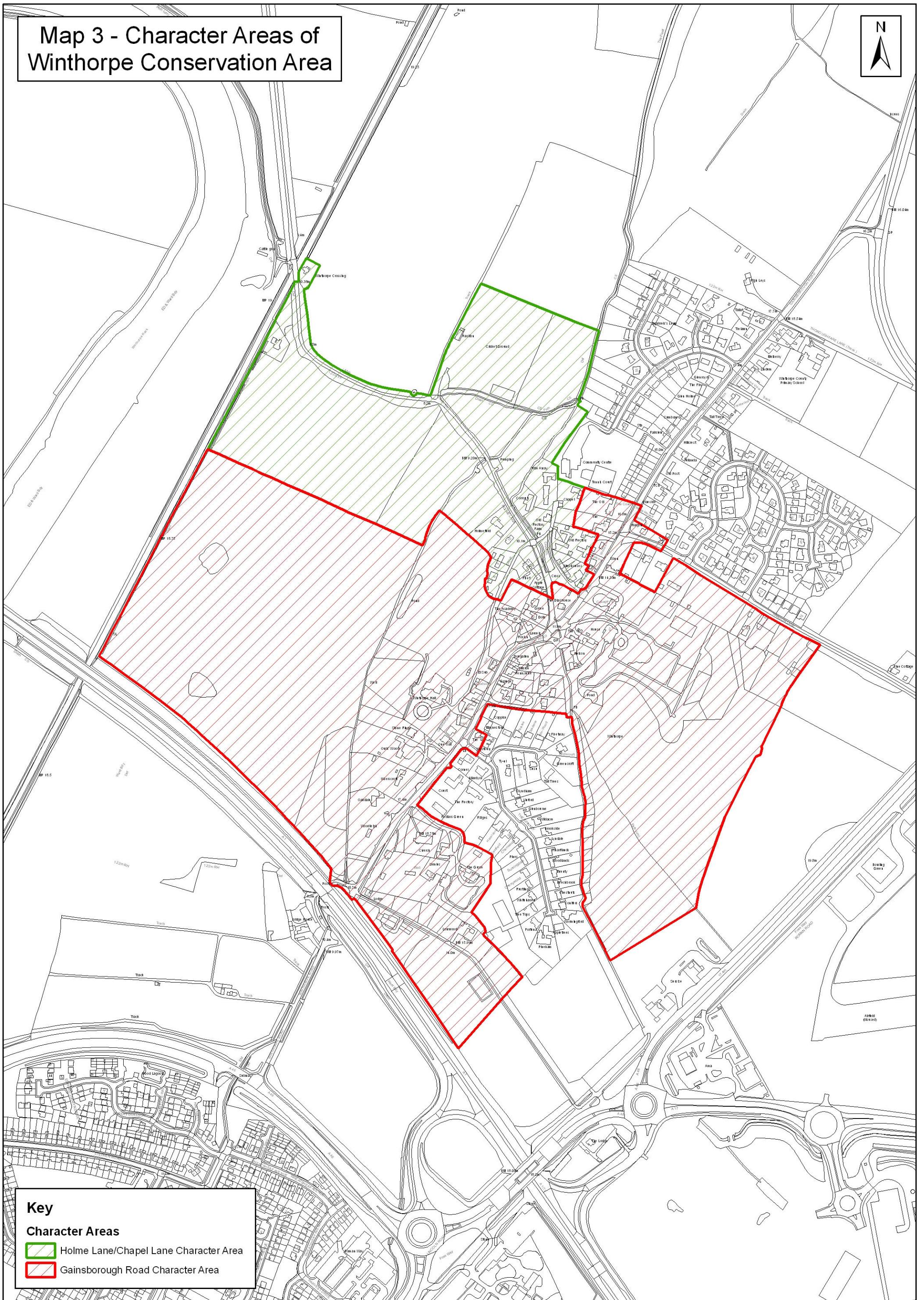
# Map 2 - Proposed boundary of Winthorpe Conservation Area





**Key**  
Proposed Conservation Area boundary



# Map 3 - Character Areas of Winthorpe Conservation Area



**Key**  
**Character Areas**

-  Holme Lane/Chapel Lane Character Area
-  Gainsborough Road Character Area



# Map 4 - Landscape features of Winthorpe Conservation Area

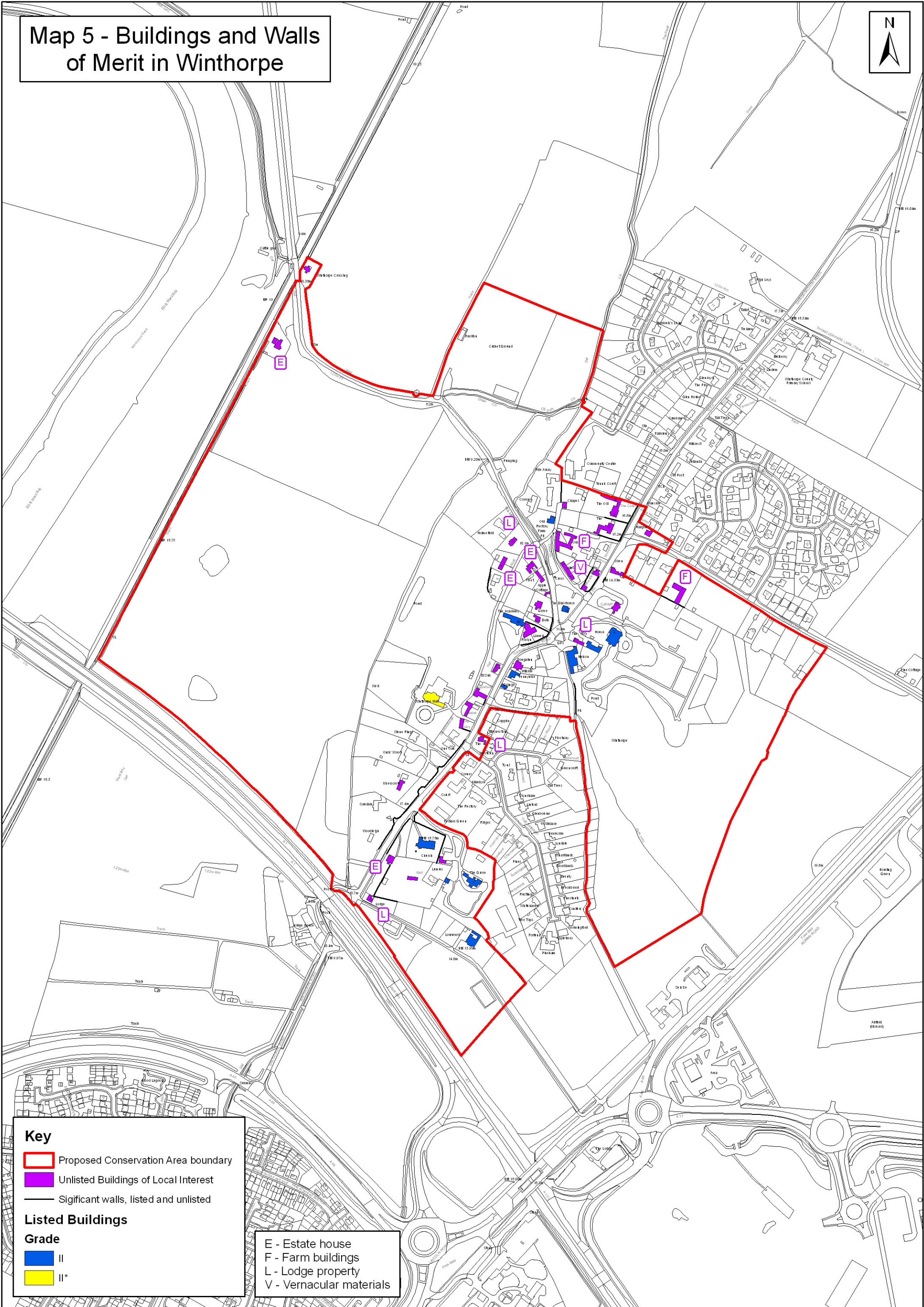


**Key**

- Proposed Conservation Area boundary
- Tree Preservation Orders
- Significant groups of trees and hedges
- Focal points
- Views
- Footpaths
- Areas of important open space
- P Areas of important parkland
- Watercourse



# Map 5 - Buildings and Walls of Merit in Winthorpe



**Key**

- Proposed Conservation Area boundary
- Unlisted Buildings of Local Interest
- Significant walls, listed and unlisted

**Listed Buildings**

**Grade**

- II
- II\*

E - Estate house  
 F - Farm buildings  
 L - Lodge property  
 V - Vernacular materials